



19 Bowling Green Lane, Market Overton - LE15 7PH
£625,000

EASTAWAY

From the street, you'd never guess what lies beyond the front door.
Contemporary architecture, soaring ceilings, incredible privacy and a home
guaranteed to surprise you.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Architecturally designed contemporary home with soaring vaulted ceilings
- Stunning central inner courtyard flooding the home with natural light
- Beautifully landscaped south west facing private garden
- Exceptional open plan living space designed for entertaining
- Luxurious family bathroom renovated in 2024 and stunning principal bedroom with ensuite
- Exclusive Rutland village location with planning permission already granted to enhance further





What the Owner Told Us...

"We instantly fell in love with the house as we stepped through the front door one wet and windy day in April. From the street, you simply don't expect what's waiting inside. The vaulted ceilings, the natural light, the atrium and the completely private garden gave us a real wow moment."

Our Thoughts...

Some homes reveal everything from the kerb. This isn't one of them. From Bowling Green Lane it looks smart, understated and beautifully finished in local stone, but the moment you step inside everything changes. The vaulted ceilings lift the space above you, natural light pours in from almost every direction, and the glazing around the internal courtyard creates a home that feels calm, contemporary and far larger than you'd ever expect from the outside.

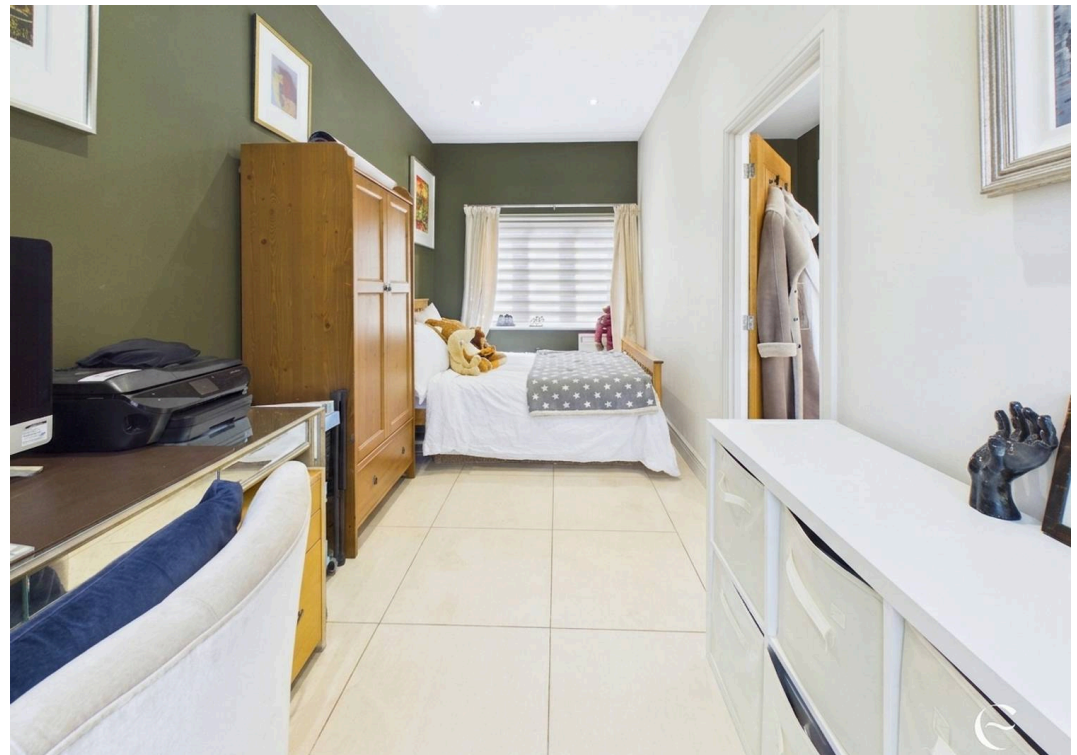
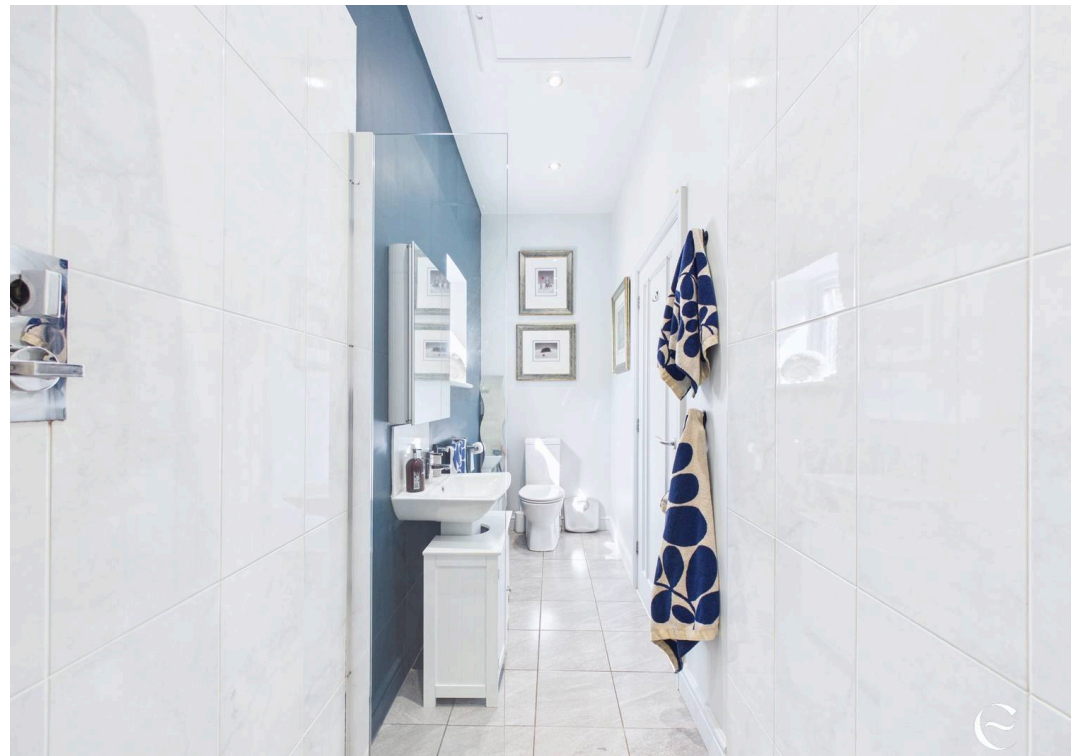
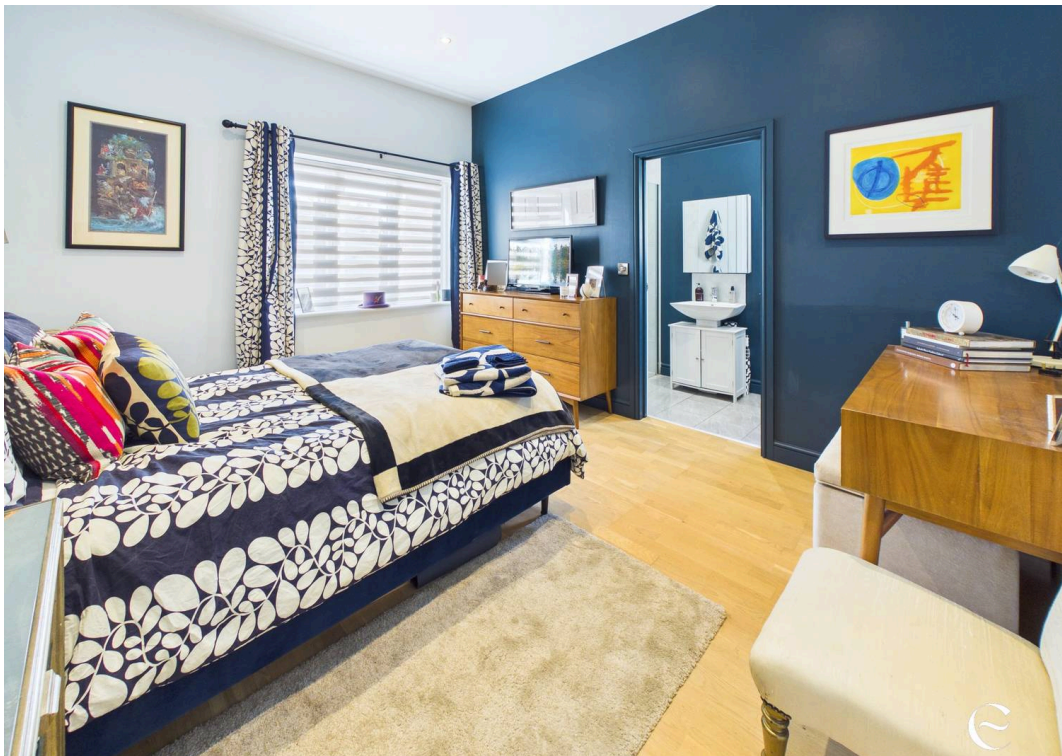
The open plan kitchen, dining and living space is undoubtedly the heart of the home. It's bright, beautifully designed and naturally sociable, with views out towards the landscaped rear garden creating a wonderful connection between inside and out. The internal courtyard is one of the home's most striking features, constantly changing with the light throughout the day and giving the house a character that's incredibly difficult to appreciate until you're standing here.

The principal bedroom benefits from its own contemporary en suite, while the recently redesigned family bathroom adds another touch of luxury. Throughout the house, the Farrow & Ball colour scheme creates a calm, cohesive feel, with every room flowing naturally into the next. Bedroom two also benefits from fitted wardrobes and access to a substantial boarded and insulated loft, providing excellent storage.

Outside, the south west facing rear garden is every bit as impressive as the house itself. Wonderfully private and professionally landscaped, it offers generous patio areas, beautiful planting, a water feature and lawn, creating a space that's designed to be enjoyed throughout the year. Planning permission has also been granted to further enhance the property should the next owners wish. Combined with generous parking and a thriving village community, this is one of those homes that delivers a genuine wow moment the second you walk through the door.











Entrance Hallway

15' 5" x 5' 5" (4.71m x 1.64m)

Hallway

27' 7" x 5' 9" (8.40m x 1.74m)

Living Room

15' 1" x 12' 6" (4.60m x 3.81m)

Kitchen / Dining Area

26' 1" x 15' 1" (7.96m x 4.60m)

Utility Room

5' 3" x 8' 11" (1.60m x 2.73m)

Principal Bedroom

13' 5" x 10' 11" (4.09m x 3.34m)

Principal En-Suite

13' 4" x 4' 0" (4.06m x 1.22m)

Bedroom 2

13' 0" x 9' 3" (3.96m x 2.82m)

Bedroom 3

15' 5" x 7' 8" (4.70m x 2.33m)

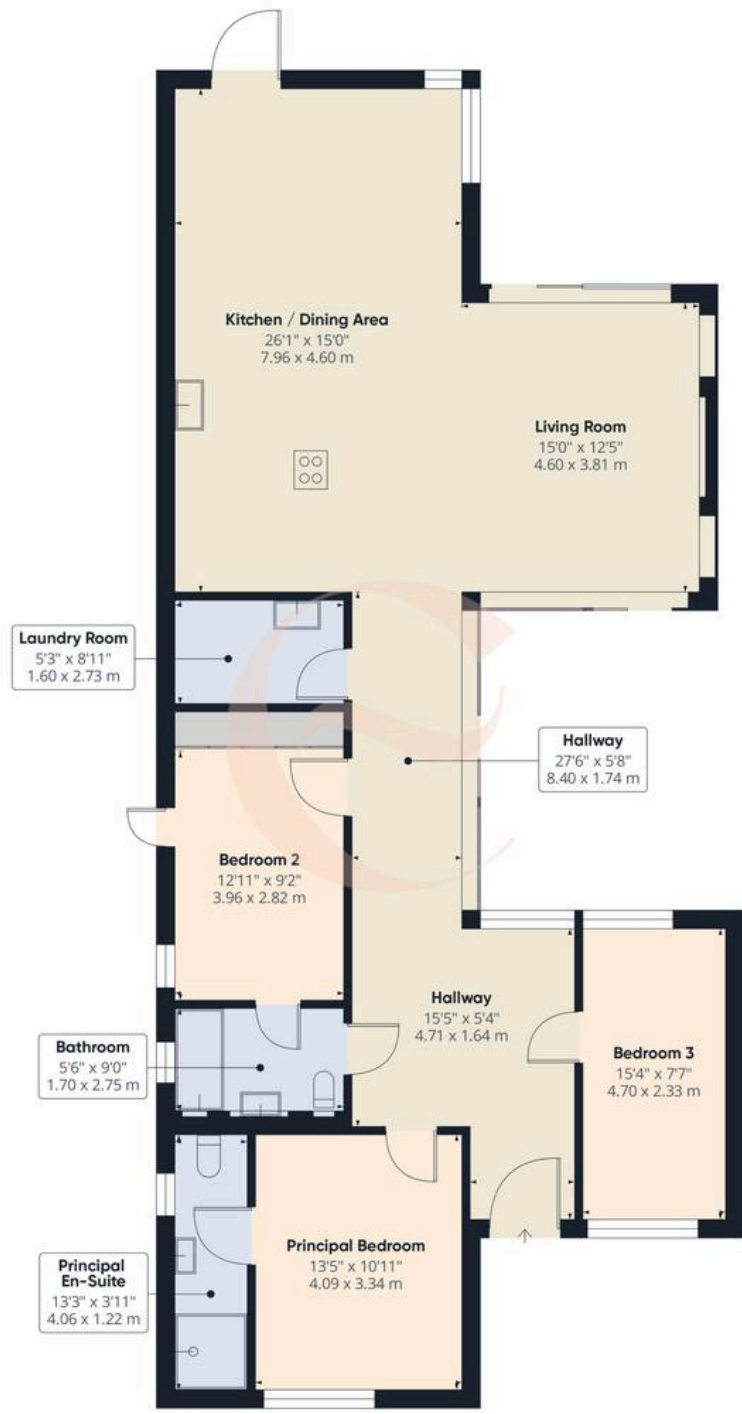
Bathroom

5' 7" x 9' 0" (1.70m x 2.75m)









Approximate total area⁽¹⁾

1422 ft²
132 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





Eastaway Property

63 Scotgate, Stamford - PE9 2YB

Stamford: 01780 672030 | Rutland: 01572 357021

hello@eastaway.co.uk

www.eastaway.co.uk

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