



JAMES
SELICKS

Ivydene Court

NASEBY, NORTHAMPTONSHIRE

Occupying a delightful position within the exclusive Ivydene Court development, this substantial Francis Jackson four-bedroom detached family home offers over 2,100 Sq. Ft of beautifully proportioned accommodation, including a double garage, generous south-westerly facing gardens and versatile living spaces ideally suited to modern family life. Presented in excellent decorative order throughout, the property combines spacious reception rooms with a superb open-plan dining kitchen, whilst enjoying the peace and community spirit of the historic village of Naseby. Perfectly placed for countryside walks, excellent road links and rail services from nearby Market Harborough, this is an outstanding family home in one of Northamptonshire's most desirable villages.

Exclusive cul-de-sac position within sought-after Ivydene Court • Approximately 2,100 Sq. Ft including an integral double garage • Four generous double bedrooms • Principal bedroom with ensuite shower room • Spacious dual-aspect sitting room with feature fireplace • Superb open-plan dining kitchen with adjoining utility room • Separate home office ideal for remote working • Beautifully maintained, private rear garden with sunny patio • Double garage and extensive block paved driveway parking • Well-connected village close to Market Harborough, the A14 and excellent rail links to London •

Accommodation

A welcoming entrance hall creates an immediate sense of space and quality, complete with a guest cloakroom and staircase rising to the first floor. The generous dual-aspect sitting room is flooded with natural light and centred around an attractive feature fireplace, with French doors opening directly onto the rear terrace to create a seamless connection between inside and out. Complementing the living accommodation is a separate office, offering an ideal environment for home working or a children's playroom.

Undoubtedly the heart of the home is the impressive dining kitchen, thoughtfully designed with an extensive range of fitted cabinetry, integrated appliances and ample worktop space. There is plenty of room for a family dining table, making it a wonderful everyday living and entertaining space, whilst French doors open onto the garden terrace. A practical utility room provides further storage, appliance space and direct access to the side of the property.

The first floor continues to impress with four well-proportioned double bedrooms arranged around a spacious landing. The principal suite enjoys fitted wardrobes and a contemporary ensuite shower room, whilst the remaining bedrooms are all generous in size, offering flexibility for growing families or those requiring additional home office space. Bedroom two boasts an ensuite shower room, perfect for when guests stay over, while a stylish family bathroom, complete with both a bath and separate shower enclosure, serves the remaining two bedrooms.

Outside

The property enjoys an attractive position within this small, exclusive development on a private road, approached via a block paved driveway providing generous off-road parking ahead of the integral double garage with Ev charger. The front garden is neatly landscaped with established planting, creating an attractive first impression.

To the rear lies a beautifully maintained, enclosed garden enjoying an excellent degree of privacy. Predominantly laid to lawn and framed by mature trees, shrubs and established borders, it provides an ideal setting for both family life and entertaining. A generous paved terrace immediately adjoins the house, creating the perfect space for outdoor dining, summer barbecues or simply relaxing whilst enjoying the peaceful surroundings. The garden is wonderfully established yet remains practical, offering ample space for children to play and keen gardeners to enjoy.





Location

The historic village of Naseby lies approx. 7 miles south of Market Harborough town centre and enjoys a thriving community with the village hall serving as a local hub for sports, art and entertainment. There is a public house and village store with schooling catered for by Naseby C of E primary and Guilsborough Academy secondary school, as well as private schooling including Spratton Hall, Bilton Grange, Rugby and Pitsford school.

Tenure: Freehold

Local Authority: West Northamptonshire Council

Tax Band: F

Listed Status: Not Listed. Built 2011

Conservation Area: No

Services: The property is offered to the market with all mains water and electrical connections. Hot water and heating is provided by an air source heat pump. In addition is wet underfloor heating.

Meters: Electric smart meter, and a water meter

Loft: Insulated with lighting

Broadband delivered to the property: FTTC

Non-standard construction: Of standard construction

Wayleaves, Rights of Way & Covenants: Yes. Title available on request

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications for accessibility

Planning issues: None declared by our clients

Private Road: All 6 properties in the cul-de-sac are equally responsible for the maintenance and repair of the private road.

Satnav Information: The property's postcode is NN6 6DU, and house number 4.





Ivydene Court, Naseby, Northampton, NN6

Approximate Area = 1782 sq ft / 165.5 sq m

Garage = 319 sq ft / 29.6 sq m

Total = 2101 sq ft / 195.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Sellicks Estate Agents. REF: 1486028

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

