

Kirks Close  
Greetham  
Oakham  
LE15 7NT



- Four Double Bedroom Chalet Style Home
- Master En-Suite
- Modernisation & Extension Potential

- Popular Village Close to Stamford and the A1
- Large Plot
- South Facing Garden
- Double Garage

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# Cedar House Kirks Close Greetham Oakham LE15 7NT

Agents Note: 'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.' Cedar House sits on a large plot at the top of a popular cul-de-sac in Greetham. Benefitting from 4 double bedrooms and a generous living space as well as a double garage on a great South facing plot with potential for modernising and extending STP. Entering through the front door you are met with a large hallway with stairs to the first floor and also to the music room, an ideal space for a home office space for workers from home. On the ground floor to the right is a great sized lounge area with an exposed timber ceiling and double French doors opening up to the garden. Spanning the depth of the house there is bags of light in to this large room. Moving through to the dining room, again a great space for entertaining with views over the garden. The kitchen/dining room is a great size with a full size range cooker also benefitting from a utility room and a back door out to the rear garden. In addition this home benefits from a downstairs W/C perfect for families or when entertaining. Moving upstairs there are 4 generous bedrooms, all with great proportions. Bedroom 1 has the added feature of an en-suite shower room as well as fitted wardrobe space to maximise the space in the room. This bedroom has been altered to include a patio style door out to the rear flat roof and adding extra light to this space. Bed 2 & 4 have the south facing elevation as well and are both great sized family rooms. Along with Bed 3 they all share the generous family bathroom. Bed 3 is to the front on a slightly different level and is again a large double with views over the front of the property from the large window and also has a built in cupboard.

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To the front there is plenty of space for off road parking and also has the benefit of a large integrated double garage. To the rear is a huge south facing garden offering a range of different options subject to planning, including tennis courts, an annex or home office space.

This home has plenty of potential to extend to make a larger family home or update to modernise subject to requirements. Viewing is essential to take in the huge potential on offer.





Cedar House, KirksClose Greetham, Oakham, Rutland  
 Approximate Gross Internal Area  
 Main House = 137 Sq M/1474 Sq Ft  
 Garage = 29 Sq M/312 Sq Ft  
 Total = 166 Sq M/1786 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

Lounge 18'3" x 13'11"  
 Dining Rom 10'11" x 10'0"  
 Kitchen/Diner 18'4" x 10'0"  
 Utility Room 5'5" x 3'7"  
 Music Room 13'1" x 5'0"  
 Garage 17'11" x 17'5"

Bedroom One 14'0" x 9'11"  
 Bedroom Two 14'0" x 9'11"  
 Bedroom Three 11'11" x 9'11"  
 Bedroom Four 10'0" x 9'3"

**EPC BAND: E**

**TENURE: FREEHOLD**



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