

Property details **approval form**

9 Church Lane, Greetham, Oakham, Leicestershire, England, LE15 7NF

Date: 09 May 2025

Property Ref and Version: SFD204034 - 0005

Selling your home with us!

Hurfords

◆ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|--------------------|
| 1. Price | 4. Property Images |
| 2. Key Features | 5. Floor Plan |
| 3. Short Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Hurfords office:

38 St. Marys Street, STAMFORD, Lincolnshire, PE9 2DS

T 01780 752136 **E** stamford@hurford.co.uk

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◆ Price

guide price £725,000

Tenure: Freehold

◆ Key Features

- 4 Bedroom Detached Family Home
- Beautifully Presented Throughout
- Home Office Space
- Master Ensuite & Dressing Room
- Stunning South Facing Garden
- Quiet Village Location
- Great Commuting Village
- Large Garage & Storage
- EPC Rating: D

◆ Short Description

Hurfords welcomes to the market this stunning 4-bedroom detached home situated in an idyllic location opposite the church in Greetham. The home is immaculately presented, boasting modern updates with a serene south facing garden, a truly fabulous family home!

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◆ Description

This exceptional four-bedroom detached residence, situated in the highly sought-after village of Greetham, offers a perfect blend of luxury, space, and convenience. Positioned in a tranquil setting with easy access to the A1 and just a short drive from Stamford and Oakham, this property is ideal for those seeking a prestigious family home with excellent commuter links.

Upon arrival, the property immediately impresses with its expansive block-paved and gravel driveway, leading to a substantial garage and additional storage, including a large shed to the right. Stepping through the front door, you are greeted by a welcoming entrance lobby, perfect for storing coats and shoes. To the right, a door opens into a spacious storage/boot room, which provides access to both the garage and the rear of the property-an ideal feature for busy families.

The main hallway leads to a bright and airy lounge at the heart of the home. This beautifully presented space is flooded with natural light from a large window that overlooks the south-facing garden, while a door provides seamless access to the outdoor area. The room exudes warmth and character, with an elegant wood-burning stove offering a cosy retreat on cooler evenings. Adding to the sense of luxury, the current owners have installed sleek aluminium glass doors that open into a stunning open-plan kitchen and dining area-perfect for entertaining. These doors can also be closed to create an intimate and cosy atmosphere when desired.

The kitchen and dining area is a true showpiece, blending style and functionality with impeccable design. The contemporary kitchen features an array of bespoke base and wall units, integrated double ovens, a dishwasher, and an induction hob, all finished with exquisite oak worktops. A cleverly designed breakfast bar adds both practicality and a focal point for casual dining. The adjoining dining area is a generous space, currently housing a 10-seater dining table, with bifold doors that open onto the conservatory, creating a seamless indoor-outdoor living experience.

To the far left of the home, accessible from the kitchen, is a well-proportioned utility room that accommodates white goods and offers the additional benefit of a downstairs WC, ideal for family life. With doors leading to both the front and rear of the property, this space is perfectly suited for managing muddy boots and outdoor gear after adventures in the garden.

Upstairs, the master suite is nothing short of spectacular. This luxurious retreat boasts fitted storage, a walk-in dressing area, and a beautifully appointed ensuite shower room, finished to the highest standards. A notable highlight is the private balcony accessed through the dressing area, offering a serene view over the meticulously maintained south-facing garden. The three additional bedrooms are all generously proportioned, providing comfort and style, and share two elegant bathrooms-one with a walk-in shower and another with a bath, pedestal basin, and WC. All the bathrooms have been recently refurbished to an impeccable standard, ensuring a cohesive sense of luxury throughout.

The rear garden is a true sanctuary, beautifully landscaped to provide a serene and private escape. A combination of formal lawn and paved areas is complemented by an enchanting bridge that crosses a shallow stream, leading to an additional lawn with mature flower beds, fruit trees, and a charming summerhouse. The south-facing aspect ensures the garden is bathed in sunlight throughout the day, making it an idyllic setting for relaxation and outdoor entertaining.

In summary, this remarkable property offers an unparalleled blend of sophistication, space, and functionality in a prime location. With its beautifully designed interiors, thoughtfully landscaped gardens, and exceptional features, this is a family home that truly stands out. Viewing is essential to appreciate the quality and lifestyle this property affords!

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◆ **Property Images**

Your Hurfords office:

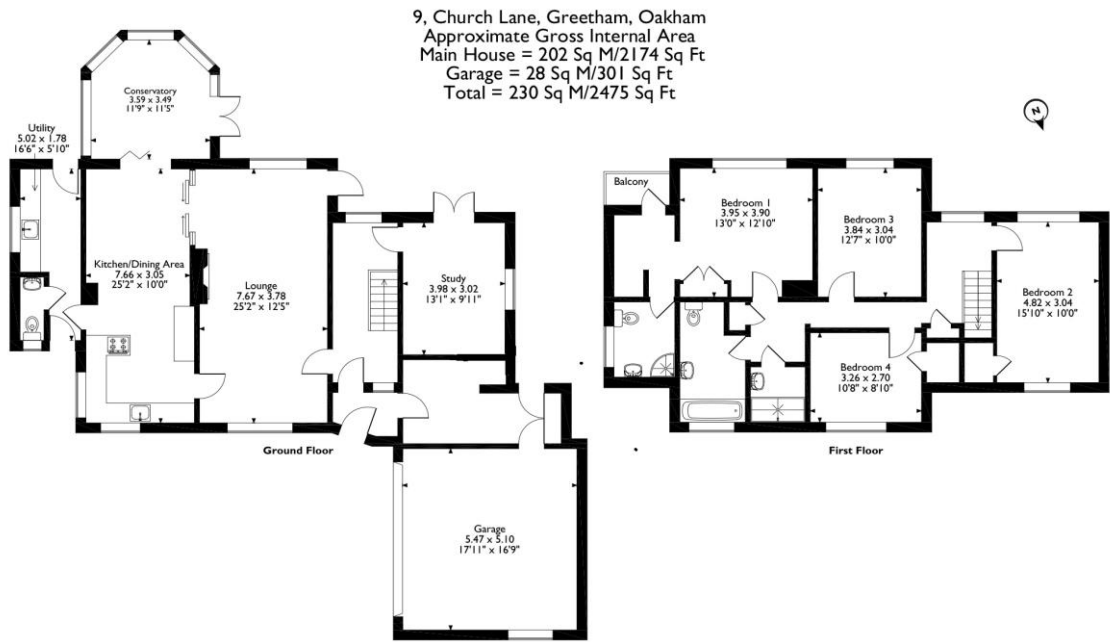
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◆ Floor Plan



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.

◆ Approval

Signature		Date
Ross Dykes		
Mrs S. Day		