



GREAT LANE
GREETHAM, RUTLAND

JAMES
SELICKS



“... DECEPTIVELY SPACIOUS ACCOMMODATION ...”

A unique five-bedroom home offering flexible and deceptively spacious accommodation with a private driveway and mature garden, all sitting on a generous wrap-around plot in the popular village of Greetham.

Dining Kitchen • Two Reception Rooms • Three Ground Floor Bedrooms
• Two First Floor Bedrooms • Three Bath/Shower Rooms • Generous
Wrap-Around Plot • Mature Garden • Gated Driveway • Village
Location • EER - C

Accommodation

The ground floor accommodation in brief consists of a dining kitchen, two reception rooms, three double bedrooms and two bath/shower rooms. An entrance porch gives way to the main entrance hall that has stairs rising to the first floor and doors into the living spaces at the front of the property and the bedroom and bathroom spaces at the rear. The large open plan dining kitchen has a vaulted ceiling and a dual aspect allowing plenty of light plus a French door opening into the conservatory. The kitchen itself has a good range of modern units with a variety of integrated appliances and space for an American style fridge freezer. The conservatory is fully glazed with a French door stepping out to the patio and garden. The main reception room for the property sits centrally and is of an incredible size with windows to two elevations and a French door opening out to the garden. The ground floor is completed by three double bedrooms, one served by an ensuite shower room and the further two served by a separate bathroom. To the first floor there are two further double bedrooms served by a shower room.

Outside

The property is accessed via an electric timber sliding gate giving way to a block-paved driveway providing ample off-road parking. The well-established garden wraps around three sides of the property and is mainly laid to lawn with a variety of seating areas and mature raised borders creating year-round interest.



Location

Greetham is a pretty village to the east of Oakham with excellent travel links being approximately 3 miles from the A1. The east coast mainline runs through Peterborough, allowing access to London in less than an hour by train. The village boasts two great pubs, with the addition of Greetham Valley Golf Club on the outskirts, a village shop and post office in the neighbouring village of Cottesmore and Oakham being within a 10 minute drive and offering all of the necessary amenities. The village primary school is the Exton and Greetham CofE Primary School with excellent secondary education offered in the nearby Oakham, Stamford and Uppingham.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Rutland County Council – Tax Band E

Tenure

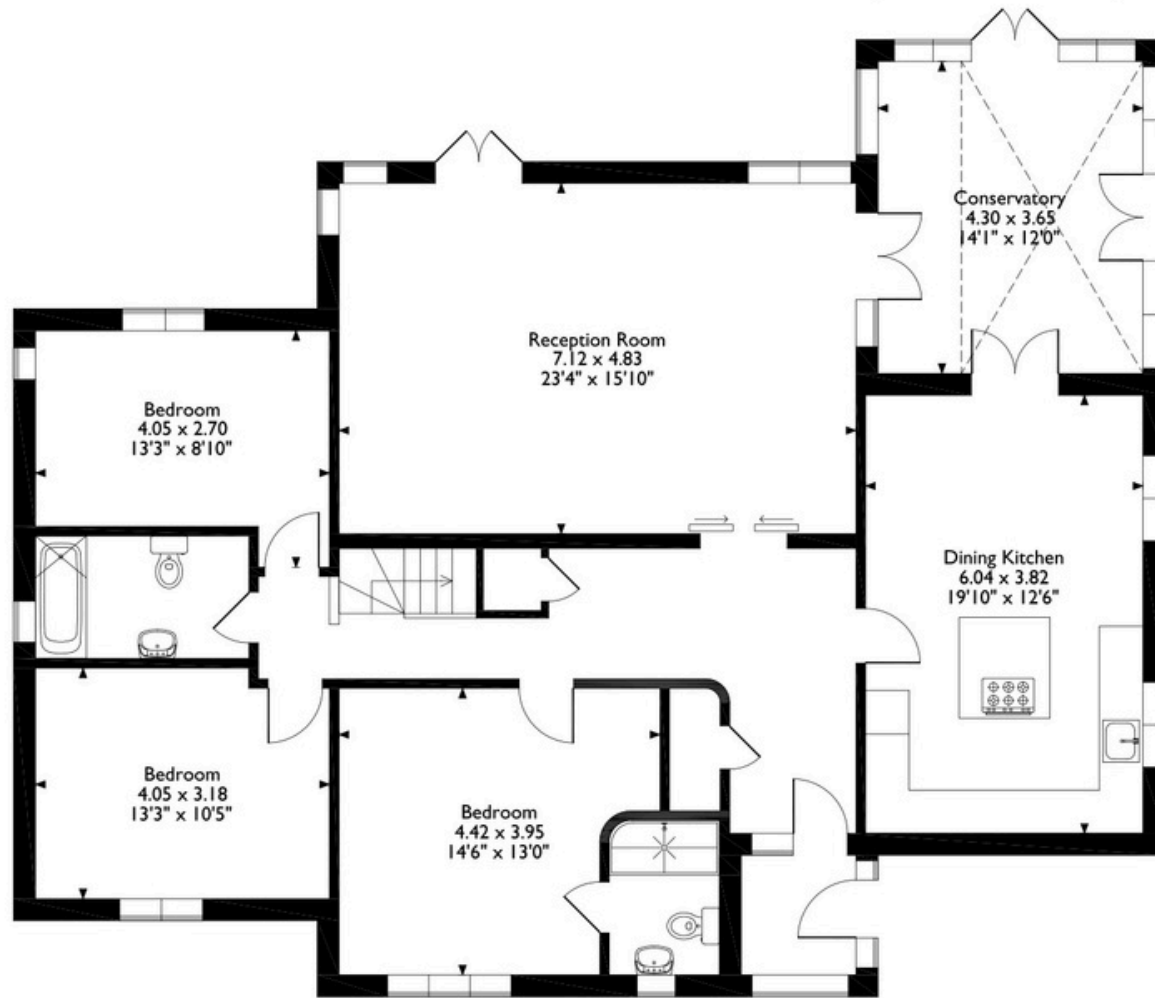
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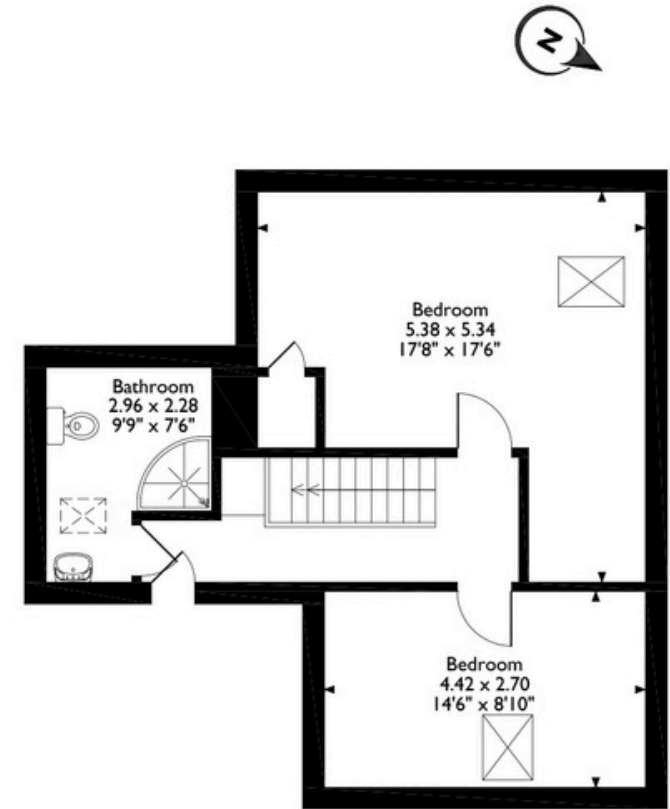
3a Great Lane, Greetham, Oakham, Rutland LE15 7NG

House Total Approx. Gross Internal Floor Area = 2174 ft² / 202 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

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Measurements 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.

www.james sellicks.com

