

North Brook Close, Greetham £320,000



-  Detached House
-  3
-  2
-  2
-  Garage, Off Road Parking

- Detached
- Three Bedrooms
- Conservatory
- Kitchen/Diner

- Garage
- Master Bedroom With En-suite
- Driveway Parking
- Village Location



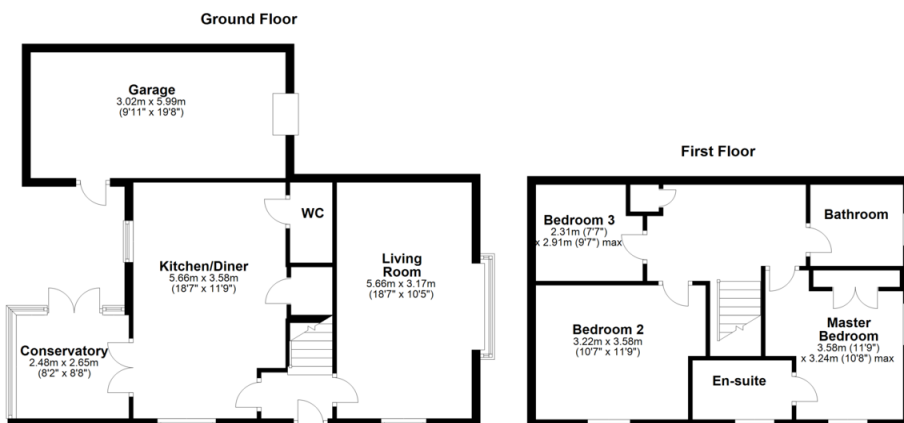
Property Description

Immaculate three bedroom family home, set within the modern and quiet cul-de-sac in the popular village of Greetham. The property was built in stone by a local developer in 2017, and offers energy efficient living including extensive insulation and roof mounted solar panels. The property comprises: spacious entrance hallway with stairs to the first floor, living room with a feature Upvc bay window, spacious and modern kitchen/diner offering a range of eye and base level units as well as integrated appliances, conservatory with double doors onto the garden and downstairs cloakroom. The first floor offers a spacious landing with three good sized bedrooms leading off, the master bedroom boasts a fitted three piece en-suite shower room and wardrobes, and a family bathroom.

The property is set on a desirable corner plot with a block paved driveway providing off road parking leading to a single garage. The rear garden has been landscaped with a variety of shrubs and plants with seating areas to follow the sun around the garden.

The delightful village of Greetham is located within easy access of Oakham, Stamford & Melton Mowbray and has a bustling community with two public houses, local post office & shop.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Disclaimer: IMPORTANT NOTICE: Property Mis-descriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.

VIEWINGS
STRICTLY BY APPOINTMENT ONLY



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