



2 Bridge Lane, Greetham, Oakham, LE15 7NE

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Detached Character Cottage
- Three Bedrooms
- Two Reception Rooms
- Enclosed Cottage Style Garden
- Driveway Providing Off Road Parking
- Stone Built Barn Suitable for Conversion (STP)
- Desirable Village Location
- Ideal Lock Up & Leave Or AirBNB
- EPC Rating U

£275,000 OFFERS OVER





Located in the picturesque village of Greetham and offering easy access to the A1 and a short drive into Oakham sits this charming period cottage that dates back to the 1700s. Located on a quiet no through lane the property oozes historic charm and offers a wealth of development potential due to the large stone-built barn located in the rear garden. The barn would be suitable for a multitude of uses subject to relevant planning permissions. The accommodation briefly comprises an entrance hall, living room, dining room, kitchen, pantry, three bedrooms and a family bathroom.

Entering via the traditional front door leads into an entrance hall where stairs flow to the first floor and a door gives access to the living room. Sitting to the front of the property the living room offers a feature fireplace with an inset log burner and exposed stonework the room creates a relaxing retreat. From the living room, a rear lobby gives access to the kitchen, dining room, and understairs storage cupboard. The dining room is positioned at the front of the property and boasts feature beams, wood paneling, and a window to the front aspect. Located at the rear of the property is the rustic country-style kitchen that comes complete with an oil-fired Rayburn, inset Belfast sink, cast iron radiator, tiled floor, and doors to the pantry and rear garden. Upstairs, you'll find three bedrooms described as two double and a single. Bedrooms one and two sit to the front of the property and offer views out to the front aspect. Bedroom three sits to the rear of the property and offers a built-in storage cupboard. Competing for the upstairs accommodation is the family bathroom that boasts a traditional ball & claw bath, low-level W.C. free hanging wash hand basin, cast iron radiator, wood flooring, and a window to the rear aspect.



Externally to the front, the property offers a cottage-style garden with borders of colorful plants & shrubs with a pathway that leads to the front door. A shepherd-style low-level wall separates the garden from the parking area is laid to stone chip and provides off-road parking for several vehicles. The rear garden is of low-maintenance design and features a secluded seating area, a selection of mature fruit trees, borders of plants and shrubs, and a greenhouse. A main selling feature of the property is the large stone-built barn that could lend itself to a multitude of uses subject to relevant planning permissions.



Room Measurements

Entrance Hall 0.94m x 1.22m (3'1" x 4'0")

Living Room 3.44m x 3.49m (11'4" x 11'6")

Dining Room 3.44m x 2.52m (11'4" x 8'4")



Kitchen 3.96m x 3.97m (13'0" x 13'0")

Pantry 3.13m x 2.22m (10'4" x 7'4")

Landing 2.22m x 1.69m (7'4" x 5'6")

Bedroom One 3.44m x 3.49m (11'4" x 11'6")

Bedroom Two 3.44m x 2.52m (11'4" x 8'4")

Bathroom 3.13m x 2.22m (10'4" x 7'4")

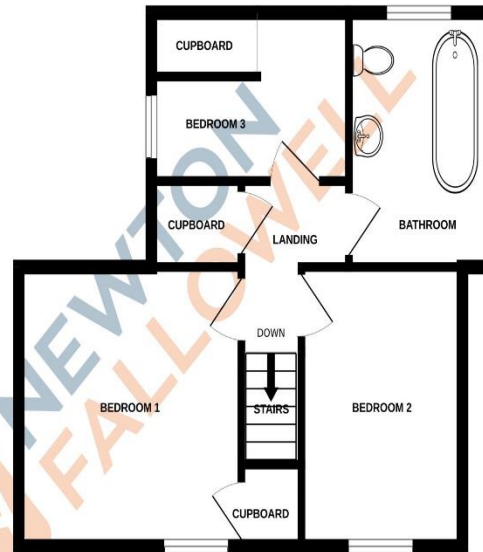




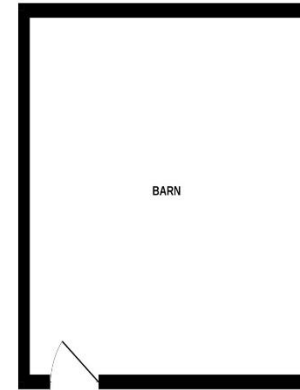
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR
220 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland District Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.