



5 Pond Lane, Greetham, Oakham, LE15 7NW

 **NEWTON FALLOWELL**



3 2 2

## Key Features

- Mid Terrace Character Home
- Three Spacious Double Bedrooms
- Multi Fuel Log Burner + Solid Oak Flooring
- Open Plan Living & Dining Area
- Sought After Village Location
- Private Driveway + Garage
- Presented To A High Standard
- EPC Rating D
- Freehold

Offers in excess of £435,000





This charming mid-terraced cottage is located in the highly desirable village of Greetham, just a short drive away from the picturesque market towns of Oakham and Stamford. Retaining its original features, this delightful cottage has undergone tasteful renovations to transform it into a stunning family home. The interior boasts an open-plan living/dining room, a kitchen, a utility room, a downstairs shower room, three generously sized bedrooms, and a three-piece bathroom. To truly appreciate the quality of its design, layout, and lovely gardens, it is essential to view this property at the earliest opportunity.

Upon entering through the front door into the entrance hall, you sense the stylish and well-crafted atmosphere throughout. The entrance hall leads to the utility room, which then grants access to the re-fitted downstairs shower room. Spanning the entire width of the house, the light-filled and spacious 39ft living/dining room features exposed stonework, a multi-fuel wood burner, and solid oak flooring that adds character and warmth. The kitchen is equipped with ample base units and built-in shelving. On the first-floor landing, three double bedrooms await, all of which offer lovely garden views. The upper level is completed by a traditional three-piece bathroom that boasts a stunning ball & claw bath with stainless steel fittings, close coupled W.C. with a hidden cistern, and a wash hand basin.



Externally, the property is meticulously maintained, offering a single garage and off-road parking for multiple vehicles. A block paved pathway guides you through the landscaped garden, predominantly laid to lawn and adorned with various shrubs and borders. Additionally, there is a generously sized patio area easily accessible from the dining room, providing an ideal space for outdoor gatherings and entertainment. Completing the external features is a wooden hot tub hut that offers a shaded area for a hot tub installation.





Entrance Hall 1.47m x 1.6m (4'10" x 5'2")

Living Room 3.84m x 5.44m (12'7" x 17'10")

Dining Room 3.84m x 6.44m (12'7" x 21'1")

Kitchen 1.7m x 3.91m (5'7" x 12'10")

Utility Room 1.83m x 2.24m (6'0" x 7'4")

Downstairs Shower Room 1.55m x 1.6m (5'1" x 5'2")

First Floor Landing 0.84m x 8.03m (2'10" x 26'4")

Bedroom One 2.82m x 3.71m (9'4" x 12'2")

Bedroom Two 2.77m x 3.1m (9'1" x 10'2")

Bedroom Three 2.79m x 3.07m (9'2" x 10'1")

Bathroom 1.93m x 3.1m (6'4" x 10'2")

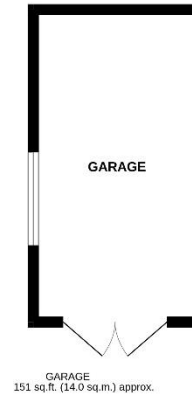
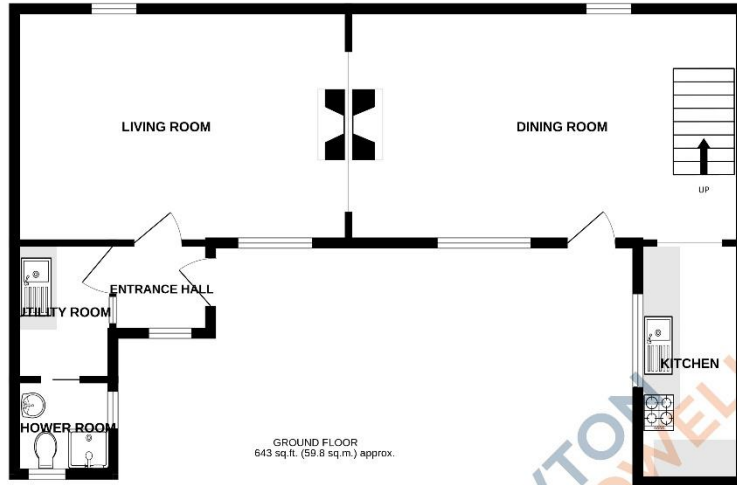
Garage 2.74m x 5.13m (9'0" x 16'10")











TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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.  
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: D

#### 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.