



36 Main Street, Greetham, Oakham, LE15 7NL

 **NEWTON FALLOWELL**



5 2 2

## Key Features

- Detached Family Home
- Five Bedrooms
- Three Storey
- Two Reception Rooms + Conservatory
- Shaker Style Kitchen
- Enclosed Landscaped Rear Garden
- Driveway Providing Off Road Parking + Oversized Garage
- Sought After Village Location
- EPC Rating C
- Freehold

£520,000







Located in the popular village of Greetham and offering easy access to the town of Oakham & the A1 stands this local stone-built five-bedroom detached family home spread over three floors. The property benefits from an oversized garage, driveway with gated access to the rear garden, new windows with acoustic glazing and plantation shutters and is presented to a high standard. The accommodation briefly comprises an entrance hall, living room, dining room, kitchen, conservatory, utility room, five bedrooms with an en-suite to bedroom one, family bathroom, and a W.C. on the third floor.

Entering via the rear door leads into the light and airy entrance hall that boasts engineered oak flooring and grants access to the living room, kitchen, dining room, and utility room. The living room is of a good size and offers windows to the front and rear aspects and an inset log burner. Positioned opposite the living room is the stunning kitchen that boasts shaker-style units, oak worktops with a tiled splash back, an inset ceramic sink and drainer + mixer tap, cupboards at base and eye level + draws with downlights, cupboard housing a newly installed combi boiler and engineered oak flooring. Flowing from the kitchen is the conservatory that offers double French doors to the rear garden. The dining room is positioned at the front of the property and offers a view of the front aspect and exposed character beams. Completing the ground floor accommodation is a useful utility room that features a fitted wash hand basin and engineered oak flooring. The utility room was converted from a W.C. and the plumbing remains if the new owner wanted to convert it back.



Upstairs on the first floor, the property offers three bedrooms with an ensuite to bedroom one and a family bathroom. Bedroom one sits to the front of the property and offers a view of the front aspect and access to the en-suite shower room. The en-suite is majority tiled and boasts a double shower cubicle with stainless steel fittings & screen, a wash hand basin inset to a vanity unit, a close coupled W.C., a modern contemporary style radiator, tiled floor, and a window to the rear aspect. Bedroom four is also positioned to the front of the property and features a built-in storage cupboard and a triple-fitted wardrobe. Located to the rear of the property is bedroom five which boasts a built-in storage cupboard and a view to the rear aspect. Completing the first-floor accommodation is the family bathroom that is fully tiled and features a corner bath with shower & screen, close coupled W.C. with half and full flush, pedestal wash hand basin, and a window to the rear aspect.





Located on the second floor are bedrooms two & three and a useful W.C. Both the bedrooms offer skylight windows to the rear aspect and the W.C. features a close coupled W.C. with half and full flush and a wash hand basin.

Externally the property offers a low-maintenance frontage and driveway to the side with gated access to the fully enclosed landscaped rear garden. There is a newly decked seating area that would be ideal for entertaining and a small section of lawn with borders of plants & shrubs.

Entrance Hall 4.8m x 2.23m (15'8" x 7'4")



WC 2.07m x 1.15m (6'10" x 3'10")

Lounge 6.43m x 3.36m (21'1" x 11'0")

Dining Room 3.61m x 3.23m (11'10" x 10'7")

Kitchen 4.17m x 3.22m (13'8" x 10'7")

Conservatory 3.6m x 3.35m (11'10" x 11'0")

Bedroom One 3.69m x 3.5m (12'1" x 11'6")

Ensuite 2.53m x 1.88m (8'4" x 6'2")

Bedroom Four 3.36m x 2.53m (11'0" x 8'4")

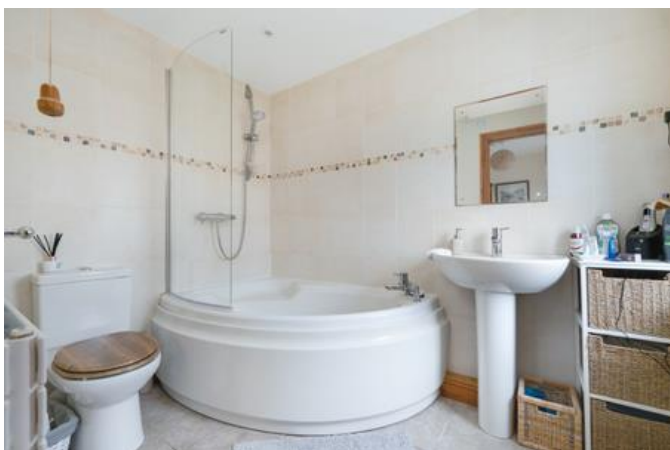
Bedroom Five 3.36m x 2.94m (11'0" x 9'7")

Bathroom 2.53m x 1.77m (8'4" x 5'10")

Bedroom Two 3.81m x 3.48m (12'6" x 11'5")

Bedroom Three 3.57m x 3.37m (11'8" x 11'1")

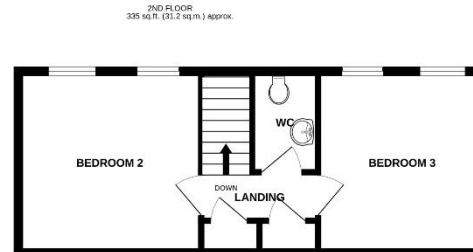
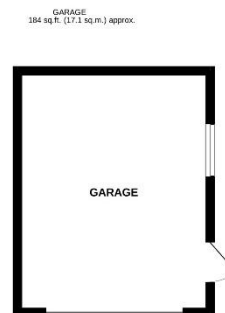
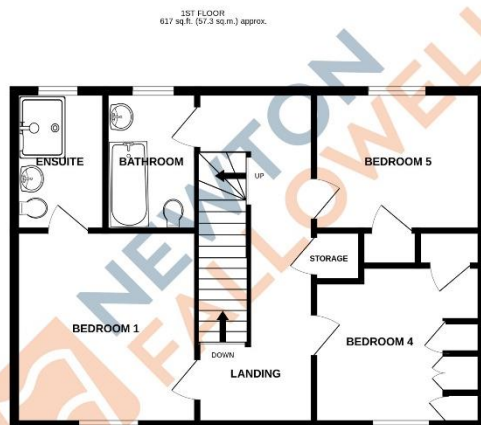
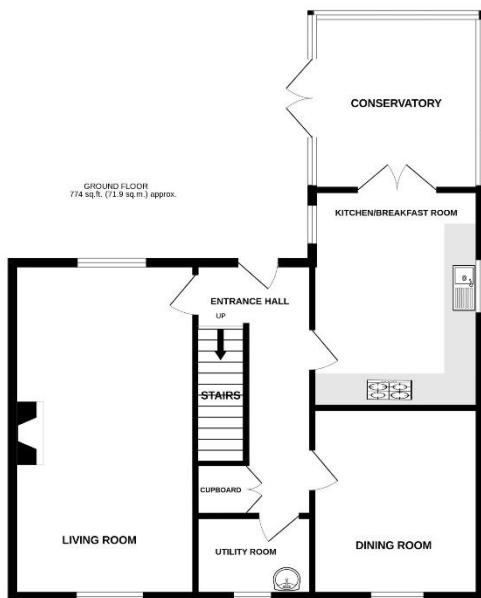
WC 1.71m x 1.14m (5'7" x 3'8")











MAIN STREET, GREETHAM, OAKHAM LE157NL

TOTAL FLOOR AREA : 1910 sq.ft. (177.4 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		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: F

#### 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.