



18 Stretton Road, Greetham, Oakham, LE15 7NP

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Semi Detached Family Home
- Three Bedrooms
- En-Suite To Bedroom One
- Two Large Reception Rooms
- Utility Room + Downstairs W.C
- Large Front & Rear Gardens
- Detached Garage
- Popular village Location
- EPC Rating C
- Freehold

£300,000 - £325,000 GUIDE PRICE





Located in the sought-after village of Greetham and offering easy access to the A1 stands this large three-bedroom semi-detached property. Situated on a good-sized plot with an abundance of outdoor space including a detached garage this property would make an ideal family home. The accommodation briefly comprises an entrance hall, living room, dining room, kitchen, utility & downstairs W.C., three bedrooms with an en-suite to bedroom one, and a family bathroom.

Entering via the front door leads into the entrance hall where stairs flow to the first floor and a door grants access to the living room. The living room is positioned at the front of the property and features an inset log burner, a double-glazed window to the front aspect, an under-stairs storage cupboard, and double doors to the kitchen & dining room. Located to the rear of the property the kitchen is fully fitted and boasts a Beko double oven cooker with a six-ring hob and brushed steel extractor, square edge worktops with a metro style tiled splash back, inset stainless steel sink and drainer + mixer tap, space for a fridge freezer, space and plumbing for a dishwasher, inset ceiling spotlights, double glazed window to the rear aspect, oversized tiled floor and a door to the utility room. The utility room offers space and plumbing for a washing machine & tumble dryer and a door to the downstairs W.C. that boasts a wash hand basin and a close coupled W.C. with half and full flush. Completing the downstairs accommodation is the formal dining room that features a window to the front aspect and double French doors to the rear garden. Upstairs the property offers three double bedrooms with bedroom one boasting a useful en-suite shower room and a window to the front aspect. Bedroom two features two double-glazed windows to the front aspect and bedroom three offers a window to the rear aspect. Completing the upstairs accommodation is the family bathroom that offers a panel bath, pedestal wash hand basin, close coupled W.C. with half and full flush, and a double-glazed window to the rear aspect.



Externally the property sits on a good-sized plot and features a large front garden that is laid to lawn with borders of plants & shrubs and a pathway that leads to a raised decked area and the front door. To the rear is a private rear garden that is fully enclosed and features a large block paved driveway accessed via a five-bar gate, a detached brick-built garage with a storage port, and a small section of lawn.



Room Measurements

Entrance Hall 1.14m x 1.09m (3'8" x 3'7")

Kitchen 3.8m x 2.78m (12'6" x 9'1")

Living Room 7.09m x 4.83m (23'4" x 15'10")

Dining Room 5.35m x 3.25m (17'7" x 10'8")

Utility Room 2.5m x 1.48m (8'2" x 4'11")

WC 1.47m x 1.44m (4'10" x 4'8")

Bedroom One 3.31m x 3.27m (10'11" x 10'8")

Ensuite 2.27m x 1.18m (7'5" x 3'11")

Bedroom Two 4.91m x 3.49m (16'1" x 11'6")

Bedroom Three 3.43m x 2.43m (11'4" x 8'0")

Bathroom 2.48m x 2.36m (8'1" x 7'8")

Garage 5.36m x 3.72m (17'7" x 12'2")





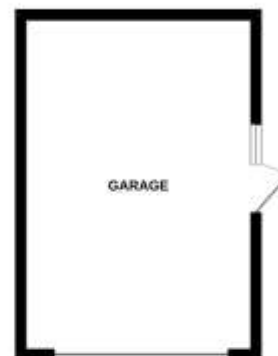
GROUND FLOOR
725 sq ft. (67.4 sq.m.) approx.



1ST FLOOR
836 sq ft. (77.3 sq.m.) approx.



GARAGE
224 sq ft. (20.7 sq.m.) approx.



STRETTON ROAD, GREETHAM LE157NP

TOTAL FLOOR AREA: 1475 sq.ft. (137.0 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.

Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County 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.