



2 Bullfield Close, Greetham, Oakham, LE15 7NY

 **NEWTON FALLOWELL**

5 2 3

Key Features

- Spacious Detached Family Home
- Five Generous Double Bedrooms
- Three Reception Rooms
- Open Plan Kitchen, Breakfast & Living Area
- Modern En-Suite Shower Room & Family Bathroom
- Stunning Front & Rear Gardens
- Integral Double Garage & Private Driveway
- Private Cul-De-Sac within Popular Village Location
- EPC Rating C
- Freehold

£800,000





Situated within a quiet and secluded cul-de-sac with only four other properties is this well-maintained, extended detached family home. Sitting on just over a quarter of an acre plot, the property offers three reception rooms, a modern kitchen breakfast room, WC, five double bedrooms, an en-suite shower room and a family bathroom. An internal viewing is essential at the earliest opportunity!

Sitting over two floors, the property is entered via the front aspect and into the spacious, light, and airy entrance hall, where you will find the stairs flowing to the first floor's landing and doors providing access to the living accommodation. The living room and study sit at the front of the property, with a window overlooking the front aspect. With an abundance of natural light, the lounge sits to the back of the property, boasting a wood-burning stove. The open-plan kitchen breakfast room is the hub of the home, with bi-folding doors and a lantern roof. The kitchen area provides ample floor-to-wall base units, an integral double oven, a microwave, and a dishwasher. There is access to the double garage from the kitchen. From the first-floor landing, you will find five double bedrooms. The master offers an en-suite shower room and built-in wardrobes. The four-piece bathroom finishes the upstairs accommodation.



Externally the property is well kept with a gravelled driveway and front garden that leads to the double integral garage. Side access leads round to the rear west-facing garden, which offers a large patio area, lawn, a pond, and a range of mature trees mostly enclosed by timber fencing and shrubbery.



Room Measurements

Entrance Hall 4.72m x 3.18m (15'6" x 10'5")

Sitting Room 4.47m x 3.56m (14'8" x 11'8")

Study 3.71m x 2.77m (12'2" x 9'1")

Living Room 7.37m x 3.76m (24'2" x 12'4")

Open Plan Living Area 3.53m x 3.1m (11'7" x 10'2")

Open Plan Kitchen & Breakfast Room 6.63m x 3.96m (21'10" x 13'0")

Downstairs WC 1.75m x 1.47m (5'8" x 4'10")

First Floor Landing 4.72m x 3.18m (15'6" x 10'5")

Bedroom One 6.32m x 3.76m (20'8" x 12'4")

En-Suite 2.08m x 1.78m (6'10" x 5'10")

Bedroom Two 5.11m x 2.77m (16'10" x 9'1")

Bedroom Three 3.56m x 3.45m (11'8" x 11'4")

Bedroom Four 2.84m x 2.77m (9'4" x 9'1")

Bedroom Five 3.73m x 2.84m (12'2" x 9'4")

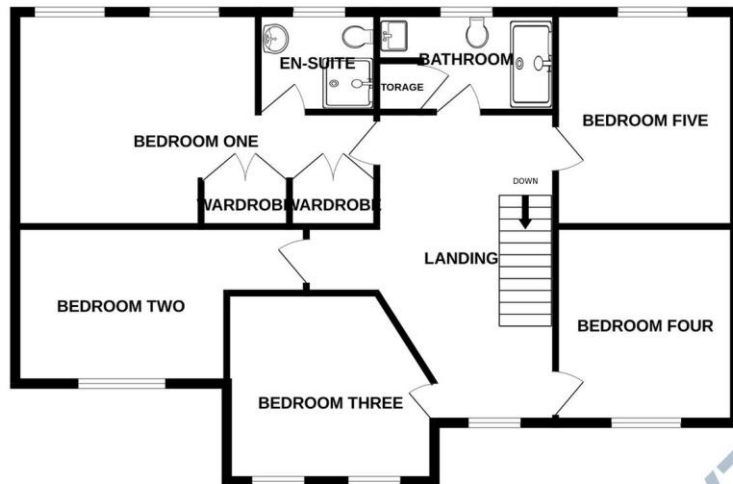
Family Bathroom 3.12m x 1.78m (10'2" x 5'10")

Integral Double Garage 5.79m x 5.11m (19'0" x 16'10")





1ST FLOOR
993 sq.ft. (92.3 sq.m.) approx.

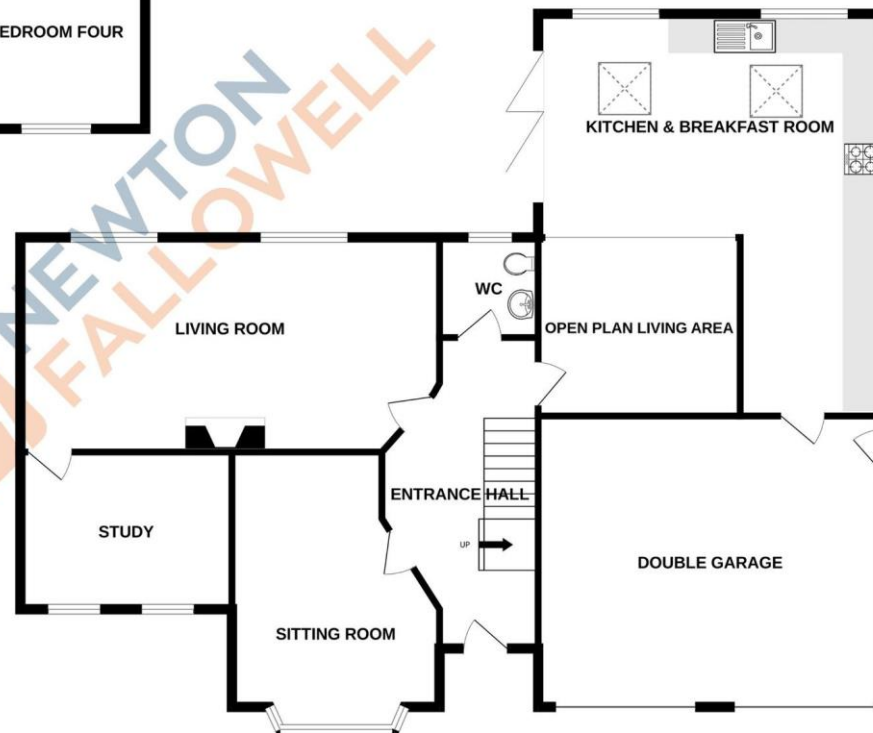


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TOTAL FLOOR AREA : 2502 sq.ft. (232.4 sq.m.) approx.

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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GROUND FLOOR
1509 sq.ft. (140.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 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.