



Begy Gardens, Oakham, LE15 7WB

 **NEWTON FALLOWELL**

 4  3  2

Key Features

- Detached Family Home
- 4 Double Bedrooms
- 2 En-Suite Shower Rooms
- 2 Spacious Reception Rooms
- Modern Kitchen/Breakfast Room
- Large Double-Garage
- Excellent Rear Garden
- Generous Off-Road-Parking Facility
- EPC Rating B
- Freehold

£535,000





Situated on a generous and favourable plot, Begy Gardens represents the ideal solution for families looking for a modern and spacious home in the sought-after village of Greetham, Rutland. Presented to the market in excellent condition, this property also benefits from a well-designed and well-maintained private rear garden, ideal for children, pets & sociable occasions. Call today for more information on this premier family home.

Entering via the front door, guests are greeted with a spacious entrance hall which provides central access to all ground-floor accommodation. Begy Gardens offers uniquely flexible living spaces, with rooms such as the property's dining room, which could also be utilised as a family playroom or snug. As well as a functional utility room and a downstairs cloakroom, a ground-floor study provides excellent means for practical family solutions and working-from-home capabilities. The property's well-lit and spacious living room benefits from French-style doors into the rear garden, which is also the case in the property's modern breakfast/kitchen area. As well as sociable access to the rear garden, the kitchen is furnished with integrated appliances, such as a dishwasher, inset-gas hobs, double oven and fridge-freezer.

Moving upstairs via the central staircase, Begy Gardens offers 4 excellent-sized double bedrooms, with an en-suite to the master bedroom, whilst bedrooms 2 and 3 benefit from shared access to an additional en-suite shower room. Bedroom 4 completes the upstairs accommodation, which enjoys easy access to a modern, full-tiled family bathroom, complete with w/c, hand-basin & high-spec shower over bath.

Externally, Begy Gardens makes the most of its premier plot with excellently designed front & rear plots, as well as an impressively sized double-garage and space for 4 parked cars. The rear garden has been planted with mature trees and shrubbery, which has elevated the space into a private and secluded garden, optimal for socialising and family activity.





Room Dimensions:

Kitchen/Breakfast Room 3.88m x 4.37m (12'8" x 14'4")

Living Room 4.14m x 4.81m (13'7" x 15'10")

Dining Room 2.95m x 3.27m (9'8" x 10'8")

Utility 1.76m x 1.7m (5'10" x 5'7")

Cloakroom 1.05m x 1.7m (3'5" x 5'7")

Study 2.89m x 1.92m (9'6" x 6'4")

Bedroom One 3.25m x 4.53m (10'8" x 14'11")

En-Suite 1.78m x 2.95m (5'10" x 9'8")

Bedroom Two 3.89m x 3.54m (12'10" x 11'7")

Bedroom Three 3.01m x 3.53m (9'11" x 11'7")

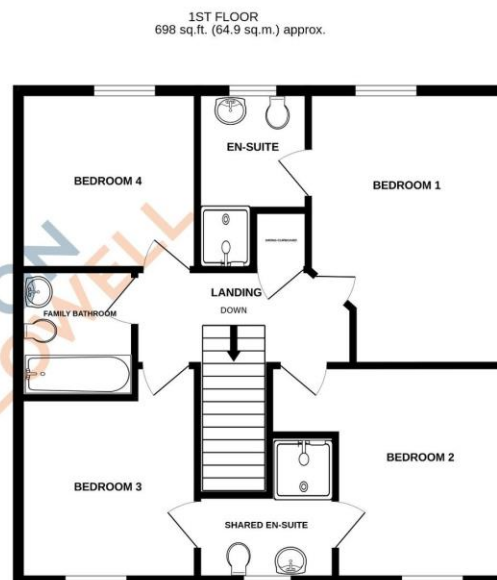
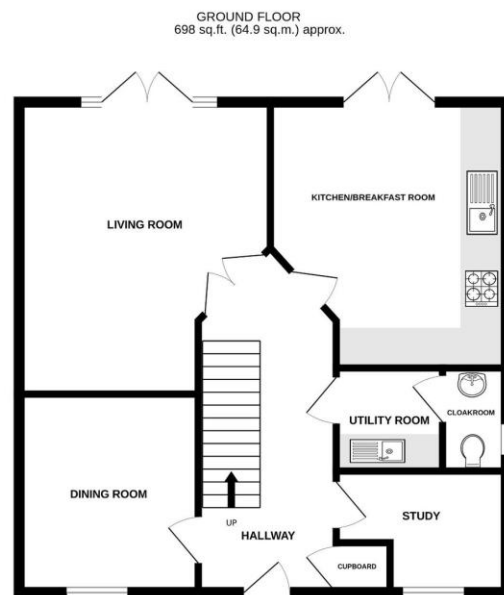
Shared En-Suite 1.98m x 2.39m (6'6" x 7'10")

Bedroom Four 2.97m x 2.95m (9'8" x 9'8")

Family Bathroom 1.92m x 2.11m (6'4" x 6'11")







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TOTAL FLOOR AREA : 1848 sq.ft. (171.7 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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

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.