



39 Begy Gardens, Greetham, Oakham, LE15 7WB

 **NEWTON FALLOWELL**

 4  3  3

Key Features

- Modern Detached Family Home
- Village Location With Countryside Views
- Four Bedrooms With En-Suite To Master Bedroom
- Additional Jack & Jill En-Suite For Bedrooms 2 & 3
- Two Reception Rooms Plus Additional Home Office
- Open Plan Kitchen / Breakfast Room
- Terraced Patio With Rear Lawned Garden
- Great Opportunity For A Family Seeking Modern Living In A Village Location
- EPC Rating B

Guide price £450,000 - £470,000





GUIDE PRICE: £450,000 - £470,000
Offered to the market with NO CHAIN

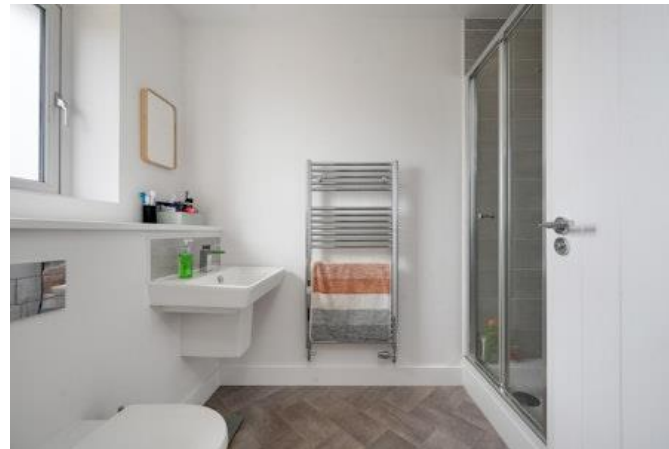
An immaculately presented four-bedroom detached home, enjoying stunning countryside views and positioned in the highly sought-after Rutland village of Greetham. Built to an exceptional modern standard, this spacious family property combines tasteful, contemporary interiors with a practical and well-thought-out layout.

The property sits to the rear of Begy Gardens, with a neat front garden and driveway providing off-street parking, along with a rear single garage. Stepping inside, the welcoming hallway gives access to a generous dining room to the front and a bright and spacious living room to the rear, with french doors opening onto the garden terrace. The impressive kitchen/breakfast room is fitted with high-quality units and integrated appliances, with ample space for informal dining and countryside views beyond. Adjoining the hallway is a useful utility room and a ground-floor WC. A separate study/home office offers the perfect space for remote working or a quiet retreat.

Upstairs, the master bedroom enjoys far-reaching countryside views and a stylish en-suite shower room. Bedroom Two also benefits from a shared Jack-and-Jill en-suite with Bedroom Three, while a further well-proportioned bedroom and a luxurious family bathroom complete the accommodation.

Externally, the rear garden offers a private and manageable outdoor space, ideal for family activities, relaxing and entertaining, whilst enjoying the surrounding rural scenery.

This is a rare opportunity to acquire a high-specification modern home in a desirable village location, with excellent access to Oakham, Stamford, and major transport links. Turn-key ready and perfect for families seeking a balance of style, space, and countryside living.





Room Dimensions

Entrance Hall 5.56m x 2.01m (18'2" x 6'7")

Living Room 4.78m x 4.09m (15'8" x 13'5")

Dining Room 3.25m x 2.95m (10'8" x 9'8")

Study 2.9m x 1.88m (9'6" x 6'2")

Kitchen/Breakfast Room 4.37m x 3.89m (14'4" x 12'10")

Utility Room 1.91m x 1.7m (6'4" x 5'7")

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

First Floor Landing 3.72m x 3.6m (12'2" x 11'10")

Bedroom One 4.47m x 3.2m (14'8" x 10'6")
Including Wardrobes

Ensuite 2.9m x 1.78m (9'6" x 5'10")

Bedroom Two 3.84m x 3.53m (12'7" x 11'7")

Bedroom Three 3.02m x 2.95m (9'11" x 9'8")

Shared Ensuite 2.36m x 2.01m (7'8" x 6'7")

Bedroom Four 2.97m x 2.9m (9'8" x 9'6")

Family Bathroom 2.08m x 1.7m (6'10" x 5'7")

Garage 5.79m x 2.74m (19'0" x 9'0")

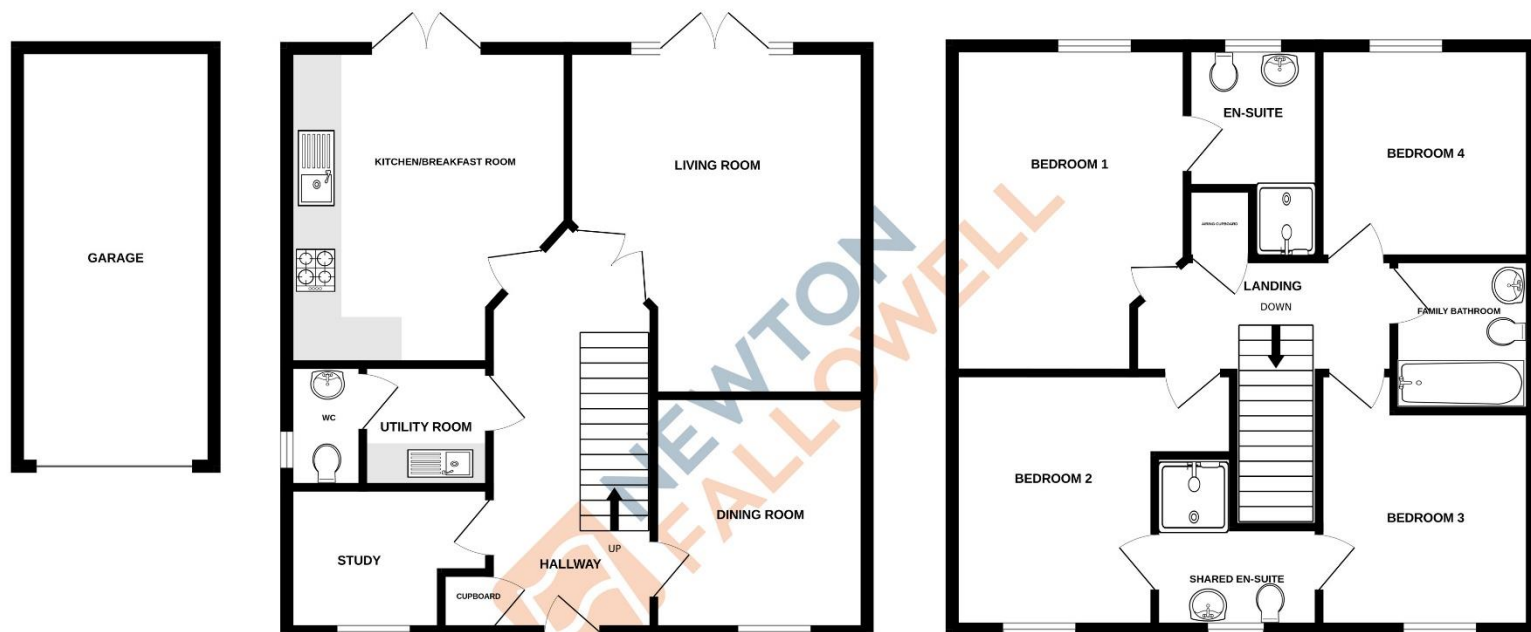




DOUBLE GARAGE
170 sq.ft. (15.8 sq.m.) approx.

GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR
698 sq.ft. (64.9 sq.m.) approx.



BEGY GARDENS, GREETHAM, OAKHAM, LE15 7WB

TOTAL FLOOR AREA : 1566 sq.ft. (145.5 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	85 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 £62 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.