

The #1 Agent in the area bringing London & out of area buyers to your door



- Double Fronted Stone Cottage
- Extended & Renovated
- Detached Garage & EV Charge Point
- Three Double Bedrooms

- Beautifully Presented Throughout
- Open Plan Living Kitchen
- Utility Room & Cloakroom
- Popular Village Location

The Arches, Great Lane, Greetham, LE15 7NG

A beautifully presented double fronted cottage which has been sympathetically extended and renovated, positioned in a quiet lane within the popular Rutland village of Greetham.

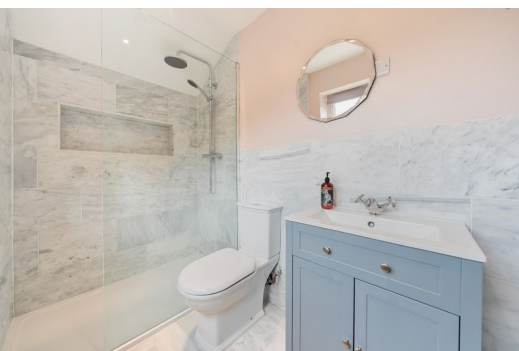
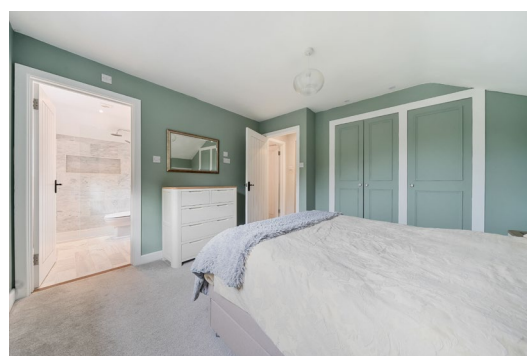
Having been recently updated by the current owners, the property offers immaculately presented accommodation throughout which comprises an entrance porch leading into the hallway, to the left of the hallway is a lovely snug with exposed whitewashed stone walls and timber beam, to the right is a second sitting room with exposed limestone walls, original timber beams above and a feature fireplace with a wood burner. The sitting room leads into the wonderful open plan living kitchen with a large central island, integrated appliances including Range cooker and a separate pantry. Beyond the kitchen area is the garden room, with Velux rooflights and triple bifold doors leading out to the garden. Adjacent to the kitchen is a separate utility room, with cloakroom and separate back door.

The first floor offers a spacious master bedroom, with bespoke fitted wardrobes and modern ensuite shower room. There are two further double bedrooms, serviced by the main family bathroom which has a large walk-in shower and a freestanding roll top bath.

Externally, the property provides a block-paved driveway for off-street parking which leads to the oak-framed garage, fitted with an EV charging point. The front garden is mainly laid to lawn, with a pathway through the middle which leads to an Indian sandstone patio area and the Oak-framed entrance porch. The garden continues to the rear, with an enclosed area of lawn and a further patio which is accessed directly from the bifold doors of the living kitchen making it the perfect space for indoor to outdoor living.

The property is set down a quiet lane in the popular Rutland village of Greetham. The village offers good amenities including two popular pubs, village store with post office, active community centre and church. The village is particularly recognized for its convenient access to the A1, giving easy access to both Grantham and Peterborough which each offer mainline trains to London Kings Cross in approximately one hour. The popular market towns of Oakham and Stamford are both close by, offering further amenities and some of the most prestigious schooling in the area.





For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@mooresestateagents.com

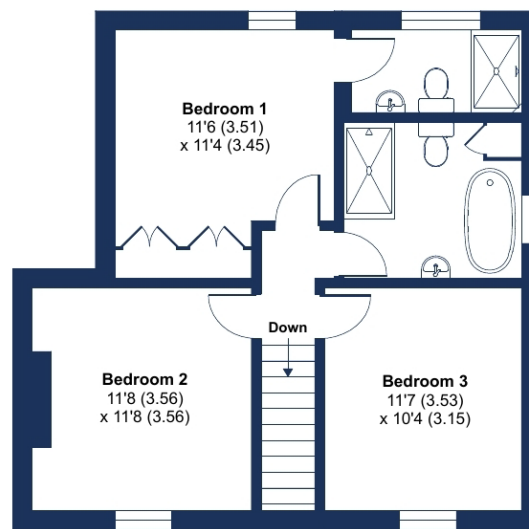
Great Lane, LE15

Approximate Area = 1349 sq ft / 125.3 sq m

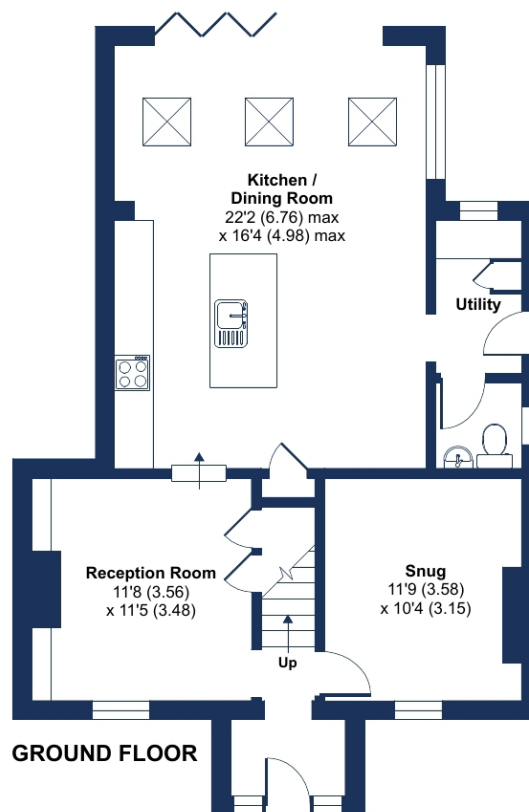
Garage = 278 sq ft / 25.8 sq m

Total = 1627 sq ft / 151.1 sq m

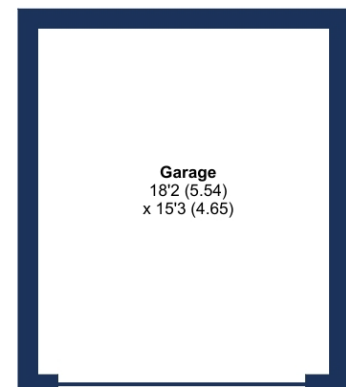
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Moores Estate Agents. REF: 1195155



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