



## Main Street, Greetham

This delightful and characterful home, constructed from Clipsham stone, has been finished to an exceptionally high standard, offering a wonderful blend of traditional charm and modern convenience.



### FEATURES

- Detached Stone Cottage
- Recently Updated Windows & Doors
- Five Comfortable Bedrooms
- Beautifully Landscaped Garden
- Off Road Parking & Detached Garage
- Popular Village Location

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## ACCOMMODATION

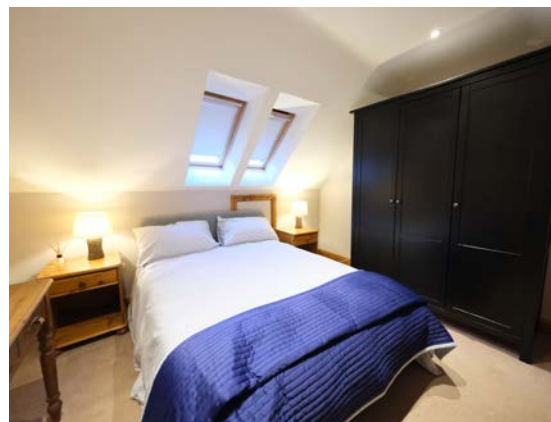
Upon entering the home, you are greeted by a welcoming and spacious entrance hall, which provides access to the various rooms on this level. To the back, there is a utility room, which, if desired, could easily be converted back into a downstairs WC for added convenience. The sitting room is an inviting and comfortable space, featuring a charming wood-burning stove, making it the perfect spot to relax and unwind during colder months. Across the hall, the separate dining room provides an excellent setting for entertaining guests. The kitchen, which has been fitted to an exceptionally high standard, features a stylish Range cooker and an array of modern appliances, creating a practical yet aesthetically pleasing cooking space. Designed with both style and functionality in mind, the kitchen seamlessly flows into the conservatory/garden room, which acts as a bright and airy extension of the living space.

The first floor of the property is thoughtfully designed to provide comfortable and private sleeping quarters, ideal for family living. The master bedroom, which is generously proportioned, benefits from its own private en-suite bathroom, offering a luxurious and convenient retreat for the homeowners. Two additional well-sized bedrooms are located on this level, both of which are serviced by a modern and stylish family bathroom, ensuring ample space for children, guests, or home office use if required.

To book a viewing call our area experts

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The top floor of the home features two further double bedrooms, both of which offer plenty of natural light and character, making them ideal as guest rooms, teenage retreats, or even dedicated home office spaces for those who work remotely. A convenient WC is also situated on this floor, adding to the practicality of the layout. Furthermore, eaves storage areas provide additional space for storing essentials.

## EXTERNAL



Stepping outside, the property is further enhanced by its private gated driveway, with new gates fitted this year, providing secure off-road parking, along with a garage that offers additional parking or storage space as needed. The beautifully landscaped rear gardens are a true highlight of the home, creating a peaceful and scenic outdoor retreat, perfect for relaxing, gardening, or entertaining family and friends.

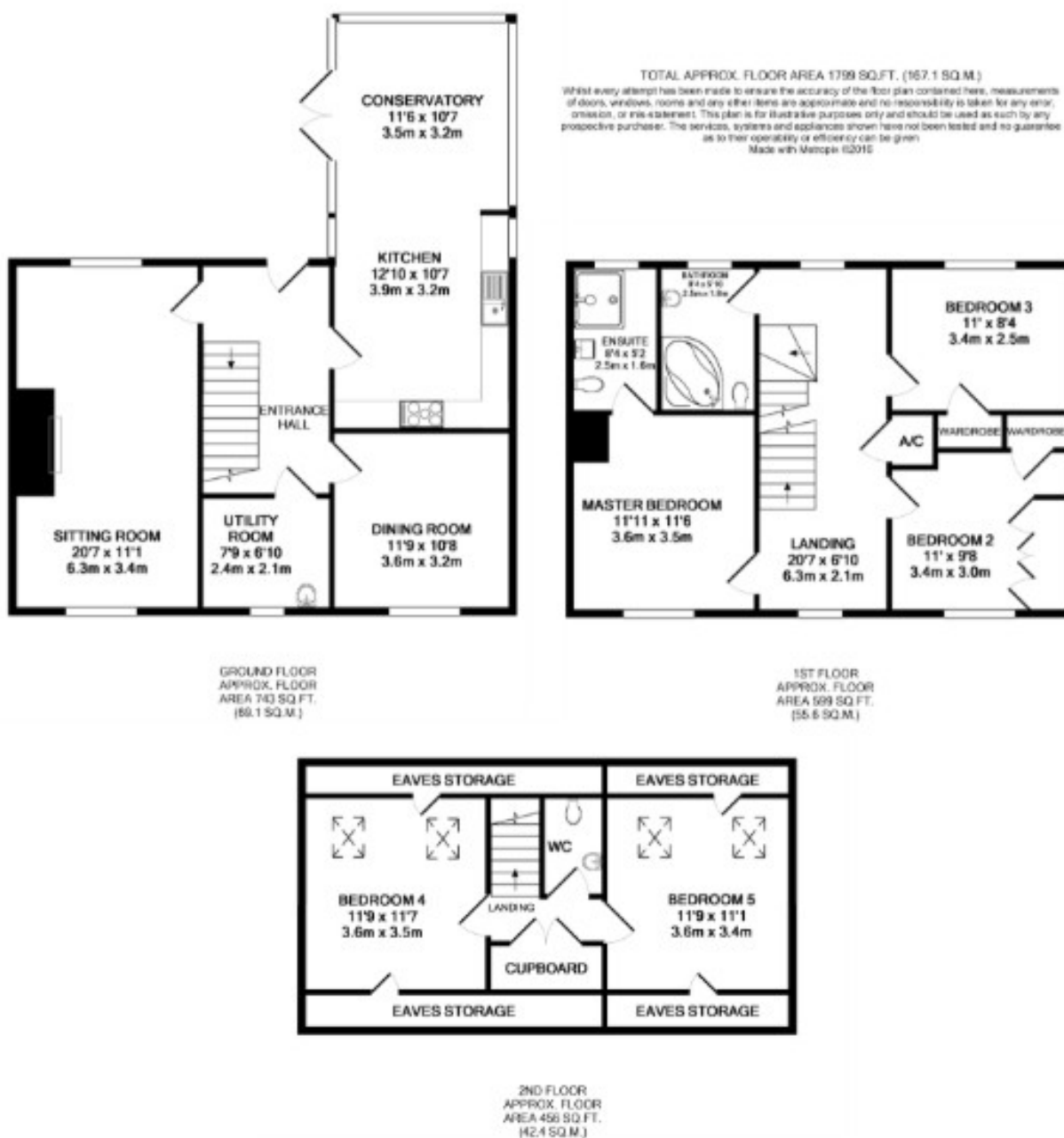


The village offers good amenities including two popular pubs, active community centre and church. The village is particularly recognized for its convenient access to the A1, giving easy access to both Grantham and Peterborough which each offer mainline trains to London Kings Cross in approximately one 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.

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## EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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