



**39 Begy Gardens, Greetham, Rutland, LE15 7WB**  
**Offers In The Region Of £495,000**



Chartered Surveyors & Estate Agents

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**39 Begy Gardens, Greetham, Rutland, LE15 7WB**  
**Tenure: Freehold**  
**Council Tax Band: E (Rutland County Council)**



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Elegant, contemporary, four-bedroom, detached house with two reception rooms, three bath-/shower rooms, single garage, off-road parking and good-size rear garden situated on the edge of a well-regarded Rutland village and enjoying far-reaching rural views.

The property is available with NO CHAIN, and early viewing is highly recommended.





## 39 Begy Gardens, Greetham, Rutland, LE15 7WB



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Built of attractive local stone, No 39 Begy Gardens, Greetham offers energy-efficient and well-proportioned family accommodation which benefits from high-performance glazing and gas central heating system with time and temperature zone control.

The tastefully appointed interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Lounge, Dining Room, Study, Breakfast Kitchen, Utility, WC;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further good-sized Bedrooms, two of them sharing a Jack-and-Jill Shower Room, Bathroom.

### ACCOMMODATION

#### GROUND FLOOR

**Entrance Hall 5.56m max x 2.01m (18'3" max x 6'7")**

Composite front entrance door with glazed inset, built-in cloaks cupboard, radiator, Amtico flooring, staircase with open spindles leading to first floor.

**Lounge 4.78m max x 4.09m (15'8" max x 13'5")**

Radiator, internal double doors leading to Hallway, external French doors with matching side panels opening to paved rear terrace and providing elevated views over adjoining countryside.

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

Radiator, window to front.

**Study 1.88m x 2.90m max (6'2" x 9'6" max)**

Radiator, window to front.

**Breakfast Kitchen 4.37m x 3.89m max (14'4" x 12'9" max)**

Fitted in a modern shaker style with excellent range of units incorporating wood-effect work surfaces with upstand and glazed metro tiles to splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching wall cupboards, one of them housing Baxi gas central heating boiler.

Integrated appliances comprise eye-level Bosch electric oven and grill, Zanussi fridge and freezer, Zanussi dishwasher, five-ring gas hob with stainless steel splashback and Bosch extractor fan.

Radiator, Amtico flooring, recessed ceiling spotlights, French doors leading to rear terrace and garden beyond.

**Utility 1.70m x 1.91m (5'7" x 6'3")**

Fitted wood-effect worktop with upstand and inset single drainer stainless steel sink, base cupboard, space and plumbing for washing machine and space for tumble dryer beneath.

Radiator, Amtico flooring, door to WC.

#### WC

White suite of low-level WC and wall-mounted hand basin with tiled splashback, radiator, Amtico floor, window to side.

#### FIRST FLOOR

##### Landing

Built-in airing cupboard housing Ideal hot water cylinder, radiator, loft access hatch.

**Master Bedroom 4.47m incl wardrobes x 3.20m max (14'8" incl wardrobes x 10'6" max)**

Full-width range of fitted wardrobes to one wall, radiator, window to rear overlooking garden and open countryside beyond, door to en-suite Shower Room.

**En-suite Shower Room 2.90m max x 1.78m (9'6" max x 5'10")**

Contemporary white suite comprising concealed-cistern WC and wall-mounted hand basin with mixer tap and tiled splashback, shower cubicle with Mira twin shower heads and tiled surround, chrome heated towel rail, recessed ceiling spotlights, window to rear.

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

Radiator, window to front, door to Jack-and-Jill Shower Room.

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

Radiator, window to front, door to Jack-and-Jill shower room.

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### Jack-and-Jill Shower Room 2.36m max x 2.01m (7'9" max x 6'7")

Contemporary white suite comprising concealed-cistern WC and wall-mounted hand basin with mixer tap and tiled splashback, shower cubicle with Mira Sport power shower and tiled surround, chrome heated towel rail, recessed ceiling spotlights, window to front.

### Bedroom Four 2.90m x 2.97m (9'6" x 9'9")

Radiator, window to rear.

### Bathroom 2.08m x 1.70m (6'10" x 5'7")

Contemporary white suite comprising concealed-cistern WC, wall-mounted hand basin with mixer tap and panelled bath with handheld mixer shower attachment. Chrome heated towel rail, tiles to half-wall height, recessed ceiling spotlights, window to side.

### OUTSIDE

The property is accessed via block-paved driveway which leads to the detached Garage and provides additional off-road parking for two vehicles.

A timber hand gate provides external pedestrian access from the driveway to the rear garden.

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

Light and power, up-and-over door.

### Front Garden

The front garden features a central paved pathway leading to the front door flanked by flower beds with inset tree and bounded by hedging.

### Rear Garden

The enclosed rear garden has been landscaped to make the most of the open views over adjoining countryside and features a raised paved terrace with wrought-iron balustrade running the width of the rear elevation of the house with steps leading down to the lower section of the garden laid mainly to lawn with borders.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

Indoor: O2 - voice likely, data limited; Vodafone - voice and data limited; EE, Three - none;

Outdoor: O2, Vodafone, EE, Three - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### GREETHAM

Greetham is a pleasant Rutland village, parts of which form a Conservation Area. It lies about 6.5 miles to the north-east of Oakham and 2 miles to the west of the A1 Great North Road.

Within the village there are two public houses, a modern and well-used community centre with bowls club and a football club. The local Exton and Greetham C of E Primary School is well regarded. Free transport is afforded to its pupils.

Other facilities are available in the surrounding district and these include schools in Cottesmore and Oakham, doctors' surgeries in Empingham, Exton, Market Overton and Oakham, dentists, chiropodist, library etc., in Oakham where there is also a good range of shops. For commuters, with the A1 so close one can commute both north to Grantham and south to Peterborough where there are frequent train services to London, Kings Cross.

### COUNCIL TAX

Band E  
Rutland County Council, Oakham 01572-722577

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive



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products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and

occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





















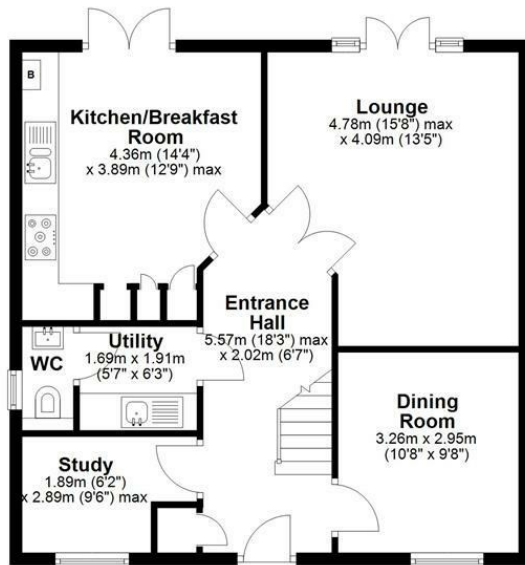






## Ground Floor

Main area: approx. 66.0 sq. metres (710.2 sq. feet)  
Plus garages, approx. 15.8 sq. metres (170.3 sq. feet)

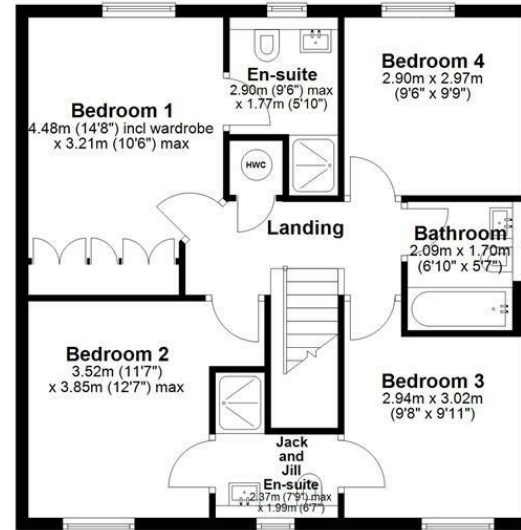


Main area: Approx. 131.8 sq. metres (1418.9 sq. feet)  
Plus garages, approx. 15.8 sq. metres (170.3 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

## First Floor

Approx. 65.8 sq. metres (708.7 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(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		

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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