



30 Church Lane, Greetham, Rutland, LE15 7NF
Asking Price £545,000



Chartered Surveyors & Estate Agents

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30 Church Lane, Greetham, Rutland, LE15 7NF
Tenure: Freehold
Council Tax Band: E (Rutland County Council)



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Attractive, detached, modern family home occupying a good size, mature plot with double garage and pleasant, landscaped gardens set a quiet cul-de-sac within a well regarded village, enjoying views over the church.



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The property offers well maintained and tastefully presented accommodation which benefits from gas fired central heating. The interior features good quality fixtures and fittings throughout and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Study, WC, open-plan Sitting Room and Dining Room, Breakfast Kitchen, Utility Room, Conservatory;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.83m x 5.99m (6'0" x 19'8")

UPVC main entrance door with fan light detail and glazed panels to either side, radiator in decorative cabinet, oak floor, staircase with turned spindles leading to first floor, understairs storage area.

Study 2.54m x 4.75m (8'4" x 15'7")

Radiator, window to front elevation with views towards the village church.

WC 0.91m x 2.57m (3'0" x 8'5")

Contemporary white suite of concealed cistern WC and rectangular hand basin with splashback, mixer tap and vanity cupboard beneath. Radiator, oak floor, built-in cupboard, window to side elevation.

Open-plan Sitting Room & Dining Room comprising:

Sitting Room 3.78m x 4.95m (12'5" x 16'3")

Feature fireplace housing gas fire, radiator, wall light point, window overlooking front garden and church beyond, archway to Dining Room.

Dining Room 3.78m x 3.68m (12'5" x 12'1")

Radiator, wall light points, French doors with matching glazed side panel giving access to rear paved patio with rustic pergola above and private garden.

Breakfast Kitchen 4.48m x 2.72m (14'8" x 8'11")

Range of attractive fitted units incorporating timber effect work surfaces, inset 1.5 bowl single drainer stainless steel sink with mixer tap, shaker-style cream fronted base cupboard and drawer units, matching eye level wall cupboards with ambient lighting beneath and integral plate rack. Built-in appliances comprise dishwasher, electric oven and Neff electric hob with stainless steel extractor above. There is a recess providing space for an upright fridge-freezer.

Tiled splashbacks, tiled floor, radiator, window overlooking private rear garden, internal door to Utility Room.

Utility Room 2.29m x 2.61m (7'6" x 8'6")

Fitted units (to match kitchen) comprising wall mounted cupboard, timber effect worktop with two

appliance spaces and base cupboard beneath.

Wall mounted Belfast sink, Baxi gas central heating boiler.

Tiled splashbacks, tiled floor, opening to Conservatory.

Conservatory 2.67m x 2.01m (8'9" x 6'7")

UPVC double glazed construction with tiled floor, full height windows enjoying a pleasant outlook over rear garden and external door leading to paved patio.

FIRST FLOOR

Landing

Galleried stairs, built-in airing cupboard housing hot water cylinder, loft access hatch.

Master Bedroom 3.89m x 3.99m (12'9" x 13'1")

Fitted wardrobe with sliding mirror door, radiator, window to front taking in views towards the church.

En-suite Shower Room 1.17m x 2.06m (3'10" x 6'9")

Modern white suite of low level WC and wash hand basin with mixer tap set within vanity unit, shower cubicle, fully tiled splashbacks, chrome heated towel rail, recessed ceiling spotlights.

Bedroom Two 4.17m x 2.44m (13'8" x 8'0")

Fitted double wardrobe, radiator, window to rear elevation overlooking attractive garden.

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Bedroom Three 2.74m x 3.47m (8'11" x 11'4")

Fitted double wardrobe, radiator, window to front with views over the church.

Bedroom Four 3.6m x 2.37m (11'9" x 7'9")

Fitted double wardrobe, radiator, window enjoying views over rear garden.

Bathroom 2.40m x 1.7m (7'10" x 5'6")

Contemporary white suite comprising low level WC, pedestal hand basin with mixer tap and double-ended, 'P'-shaped bath with shower above and glass screen. Fully tiled splashbacks, tiled floor, radiator, fitted bathroom cabinet, window to side elevation.

OUTSIDE

The property is accessed via a brick paved driveway which gives access to the Double Garage and provides additional off-road parking for several vehicles.

Attached Double Garage 4.62m x 4.88m (15'2" x 16'0")

Light and power, window and personnel door to rear garden.

Front Garden

The open-plan front garden enjoys a lovely outlook over St. Mary's Church opposite and is mainly laid to lawn, with established shrubs, bushes and a fir tree to shaped borders.

Rear Garden

The fully enclosed rear garden is privately screened

by an array of established shrubs, bushes and trees and has been laid out to feature a paved patio area with rustic pergola (running the width of the rear elevation), lawn with inset colourful beds and a secluded seating area at the top of the garden.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
Mobile signal availability:

Indoor: EE, O2 - voice and data limited; Three, Vodafone - none;
Outdoor: EE, O2, Three, Vodafone - 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, chiroprapist, 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 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.

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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.

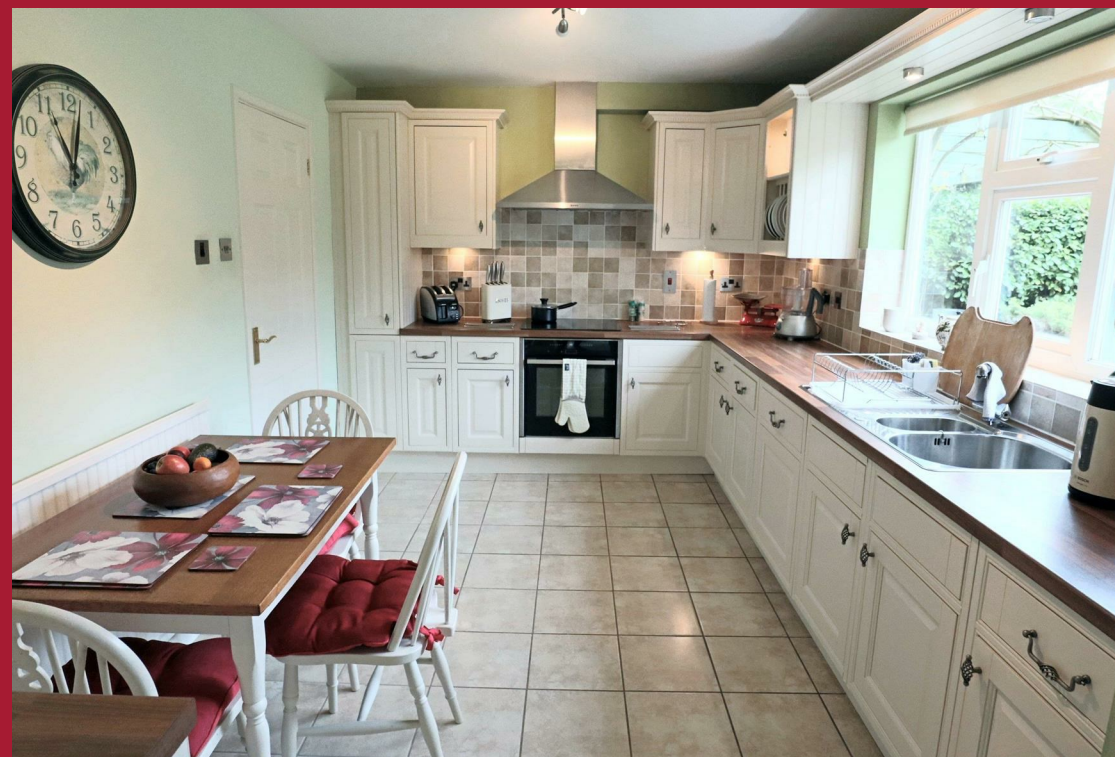
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.

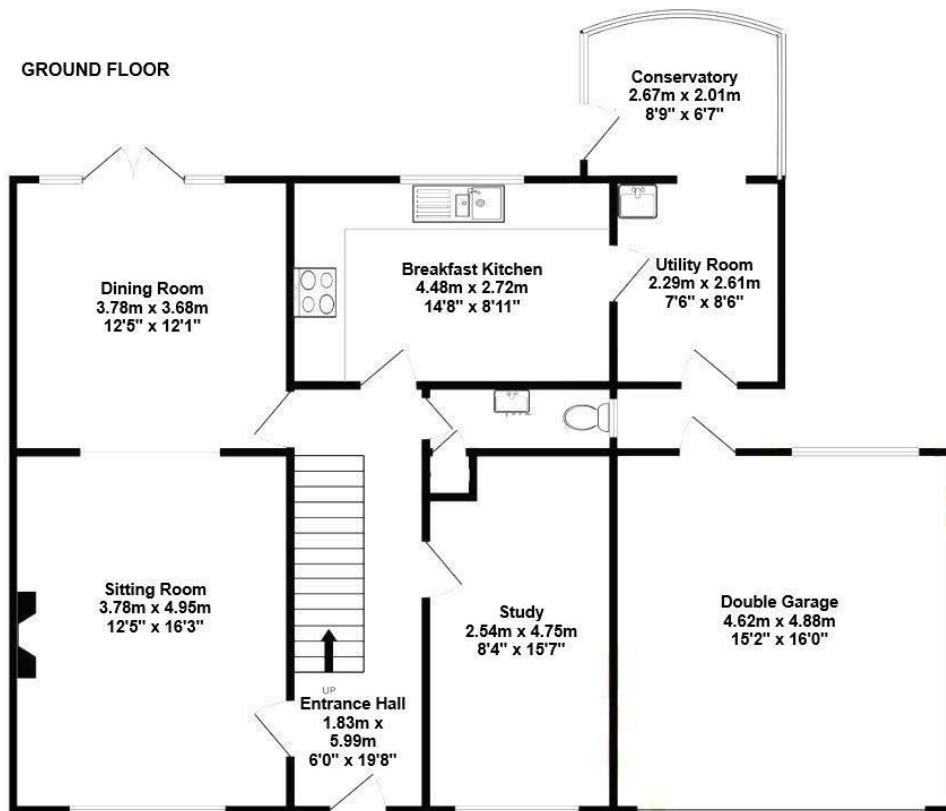






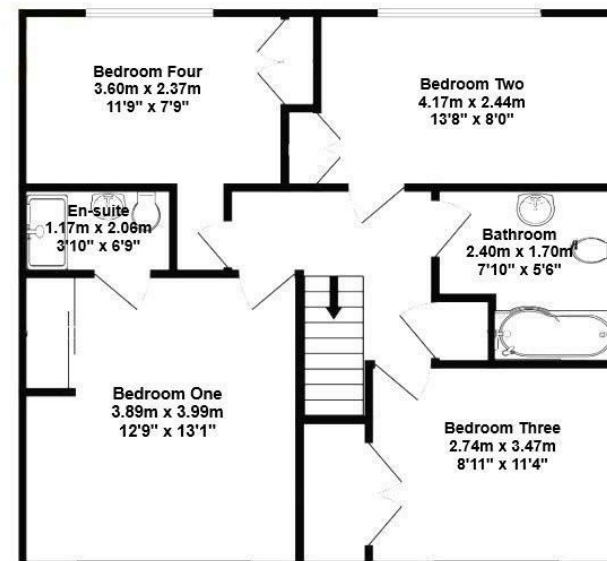






Not to scale - for identification purposes only

FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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