



8 Little Lane, Greetham

Oakham



## Key features

- 4 Bedroom
- Grade II Listed Cottage
- Beautifully Presented Throughout boasting Character Features
- Stunning Country Kitchen with an Aga
- Cozy Lounge with Wood Burning Stove
- Enclosed South Facing Rear Garden
- Off Road Parking for 3 Vehicles
- Additional Outbuildings for Storage
- Quiet Village Location

Tucked away in a peaceful area of the village of Greetham, this enchanting four-bedroom Grade II listed cottage blends period charm with modern comfort, offering the perfect escape for those seeking a tranquil country lifestyle. Every room has been thoughtfully presented, with original exposed beams creating a warm and inviting atmosphere throughout. The heart of the home is a stunning country kitchen, complete with an Aga and plenty of space for family gatherings or leisurely breakfasts. The cosy lounge beckons with its wood burning stove, ideal for curling up on chilly evenings. Upstairs, the three double bedrooms are spacious and light-filled, each with its own distinct character, while the family bathroom is tastefully finished with traditional fittings including a roll top bath. The fourth bedroom, a perfect guest retreat is situated on the ground floor and benefits from garden views as well as its own en-suite shower room. The cottage is perfectly positioned in a quiet village location, providing a sense of community and access to local amenities, yet retaining a sense of privacy and seclusion.

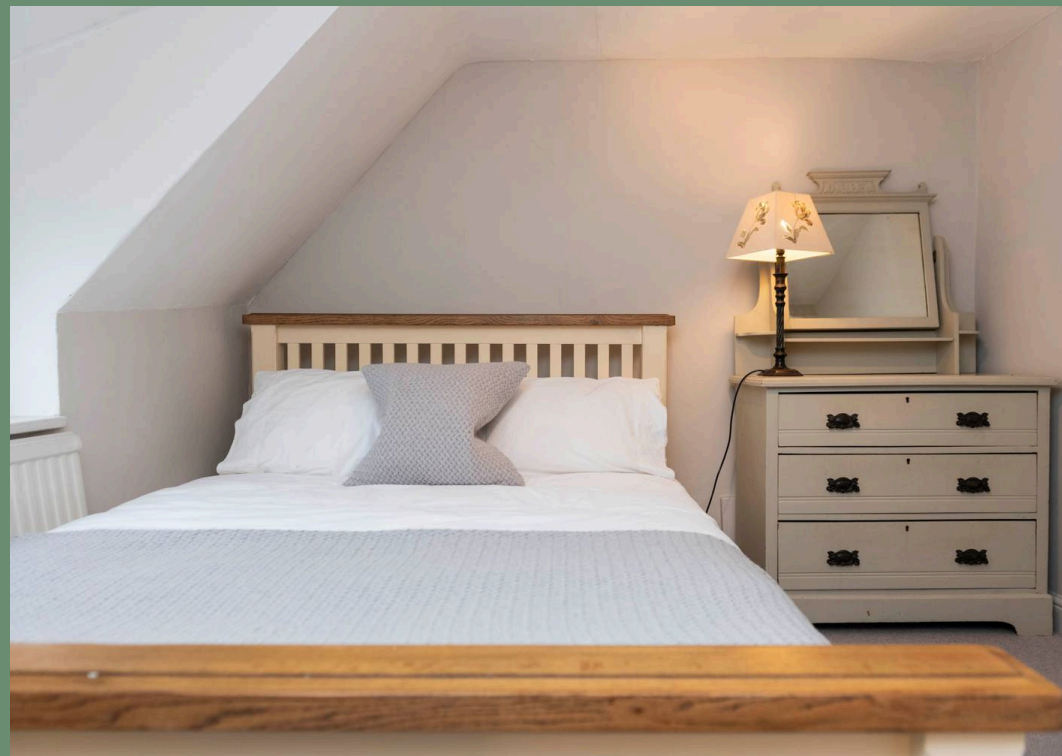






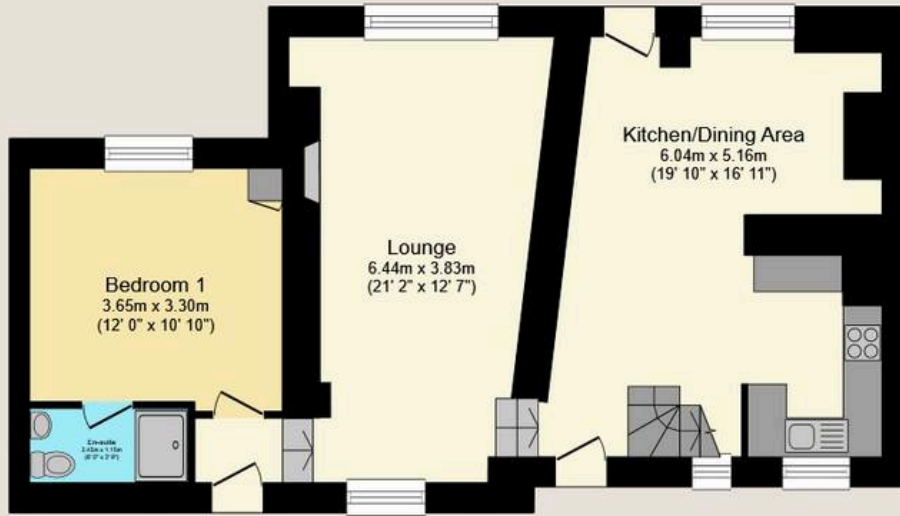
Step outside and discover a delightful south-facing rear garden, fully enclosed for peace of mind and thoughtfully landscaped to create a haven for relaxation and al fresco entertaining. Mature shrubs and flowering borders provide year-round colour, while a sheltered patio area is perfect for summer barbeques or morning coffee in the sunshine. The outbuildings offer practical solutions for storing bikes, tools, or garden furniture, and there is plenty of room for a potting shed or even a small studio. Off-road parking for three vehicles ensures convenience for family and guests alike, making this cottage as practical as it is picturesque. Whether you are looking to embrace village life, enjoy the serenity of your own private garden, or simply unwind in a home filled with character, this charming cottage promises an exceptional lifestyle in an idyllic setting.



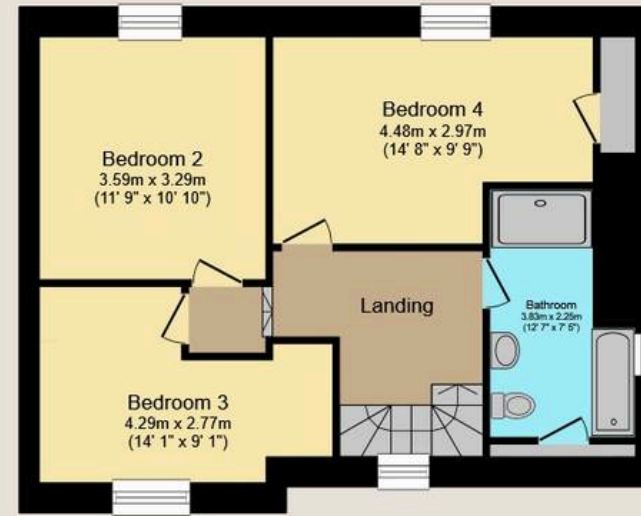




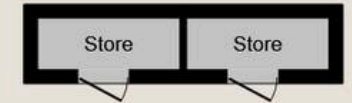
# 8 Little Lane, Greetham, Oakham, LE15 7NQ



**Ground Floor**  
Floor area 80.0 sq.m. (861 sq.ft.)



**First Floor**  
Floor area 61.0 sq.m. (657 sq.ft.)



**Outbuilding**  
Floor area 3.6 sq.m.  
(39 sq.ft.)

**Total floor area: 144.6 sq.m. (1,556 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

