



27 Begy Gardens, Greetham, Oakham, LE15 7WB

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Four Bedroom Detached Family Home
- Private Location With Countryside Views
- Popular Begy Gardens Community
- Modern Open-Plan Kitchen / Dining Room
- En-Suite To Master Bedroom
- Separate Utility Room & Ground Floor WC
- Generous Rear Garden With Direct Access From Kitchen
- Single Garage & Driveway Parking
- EPC Rating B
- Freehold

Offers In Excess Of: £425,000





The well-regarded Begy Gardens community lies in the sought-after Rutland village of Greetham, and this attractive four-bedroom detached home offers spacious and well-balanced accommodation ideally suited to modern family living. Combining a practical layout with a well-presented interior, the property provides immediate move-in appeal while occupying a position that enjoys both privacy and pleasant surroundings.

The ground floor is thoughtfully arranged to create clear yet connected living spaces. A comfortable living room provides a welcoming principal reception area, while the open-plan kitchen / dining room forms the natural heart of the home, designed for both everyday family use and entertaining. The kitchen itself is fitted with a modern range of cabinetry and work surfaces, offering excellent preparation space and a layout that supports contemporary lifestyles. Complementing the main living areas, a separate utility room enhances day-to-day functionality, and a ground floor WC adds further convenience.

To the first floor, four well-proportioned bedrooms are arranged around a central landing, providing flexibility for family occupation, guest accommodation or home-working requirements. The master bedroom benefits from the added advantage of an en-suite shower room, while the remaining bedrooms are served by a family bathroom. The overall arrangement ensures the home is as practical as it is comfortable.

Externally, the property is enhanced by a generous rear garden that enjoys a pleasant backdrop and offers excellent outdoor space for relaxation, recreation and entertaining. The garden's proportions reinforce the family-friendly nature of the home, while the single garage and driveway parking provide valuable storage and vehicular practicality.

Greetham remains one of Rutland's most desirable villages, offering a strong sense of community alongside a range of amenities and convenient access to Oakham, Stamford and surrounding transport links. The combination of village setting, modern accommodation and generous outside space makes this an appealing opportunity for a wide range of buyers.

Overall, this is a well-presented detached home offering flexible living space, a modern layout and a highly desirable village location, making it particularly attractive to purchasers seeking both lifestyle and practicality.





Room Measurements

Entrance Hallway 4.71m x 2.35m (15'6" x 7'8")

Living Room 5.65m x 3.56m (18'6" x 11'8")

Kitchen/Dining Room 5.92m x 5.35m (19'5" x 17'7")

WC 1.47m x 0.97m (4'10" x 3'2")

Single Garage 5.84m x 2.76m (19'2" x 9'1")

First Floor Landing 3.86m x 3.25m (12'8" x 10'8")

Bedroom One 5.94m x 3.79m (19'6" x 12'5")

Ensuite 2.06m x 1.99m (6'10" x 6'6")

Bedroom Two 3.28m x 3.01m (10'10" x 9'11")

Bedroom Three 3.01m x 2.63m (9'11" x 8'7")

Bedroom Four 3.09m x 2.35m (10'1" x 7'8")

Bathroom 2.06m x 2.06m (6'10" x 6'10")

Agent Note

The property benefits from half a shared driveway and single garage.

Solar Panels

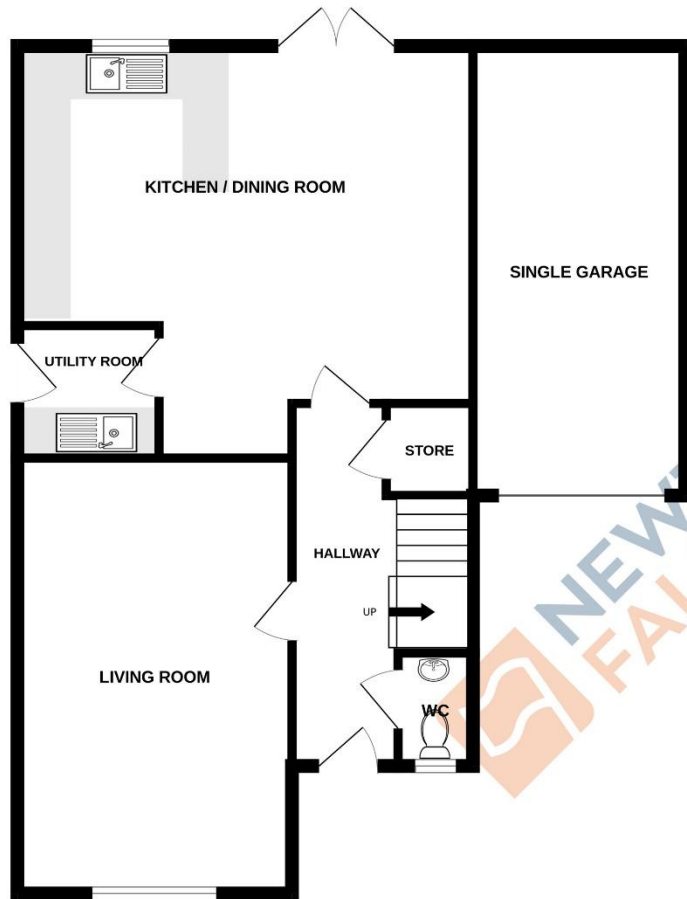
The property has 15 solar panels which benefit from battery storage and feedback tariff. Ownership would be transferred with sale of property.





GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.

1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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