



27 Begy Gardens, Greetham

In Excess of £425,000

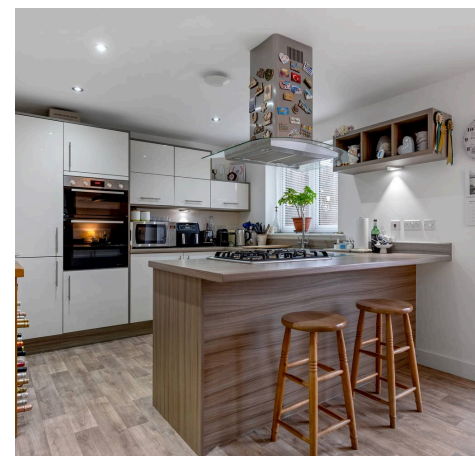
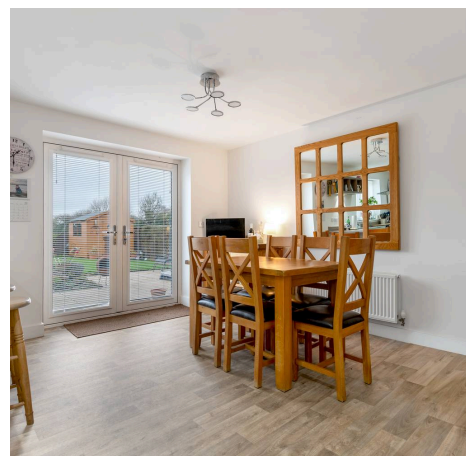
 **NEWTON FALLOWELL**

27 Begy Gardens

Greetham, Oakham

Features

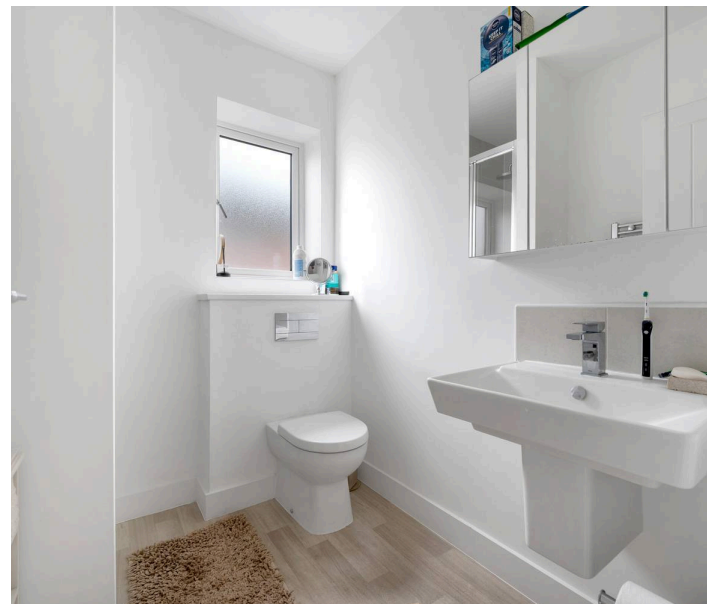
- Four Bedroom Detached Family Home
- Private Location With Countryside Views
- Popular Begy Gardens Community
- Modern Open-Plan Kitchen / Dining Room
- En-Suite To Master Bedroom
- Separate Utility Room & Ground Floor WC
- Generous Rear Garden With Direct Access From Kitchen
- Single Garage & Driveway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





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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hallway

15' 5" x 7' 9" (4.71m x 2.35m)

Living Room

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

Kitchen/Dining Room

19' 5" x 17' 7" (5.92m x 5.35m)

WC

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

Single Garage

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

First Floor Landing

12' 8" x 10' 8" (3.86m x 3.25m)

Bedroom One

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

En-Suite

6' 9" x 6' 6" (2.06m x 1.99m)

Bedroom Two

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

Bedroom Three

9' 11" x 8' 8" (3.01m x 2.63m)

Bedroom Four

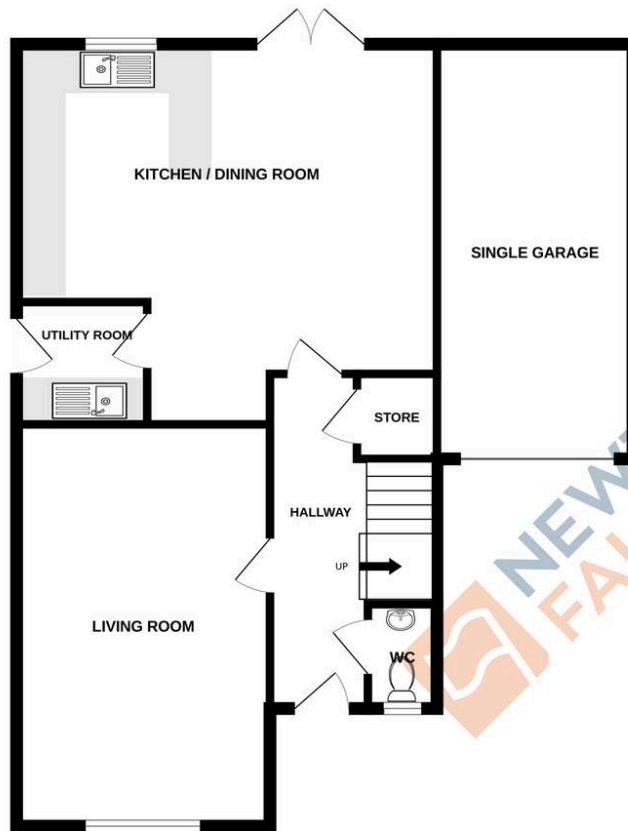
10' 2" x 7' 9" (3.09m x 2.35m)

Bathroom

6' 9" x 6' 9" (2.06m x 2.06m)



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



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



BEGY GARDENS, GREETHAM, LE15 7WB

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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Newton Fallowell - Oakham

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