



8 Stretton Road, Greetham
£275,000

 **NEWTON FALLOWELL**

8 Stretton Road

Greetham, Oakham

Features

- End of Terrace Family Home
- Three Bedrooms
- Light-Filled and Spacious Living Room
- Contemporary Open Plan Kitchen Diner
- Large Well Maintained Front Garden
- Useful Cloakroom and Downstairs WC
- Popular Village Location With Easy Access to Oakham, AI and Beyond





This beautifully presented three-bedroom end-of-terrace family home offers an excellent opportunity for those seeking a modern, comfortable lifestyle in a popular village setting with convenient access to Oakham, the A1 and surrounding areas.

The property welcomes you with a bright and airy living room, featuring a charming log burner that creates a warm and inviting focal point. Bi-fold doors open directly into the garden, flooding the space with natural light and seamlessly connecting indoor and outdoor living, making it ideal for both family life and entertaining.

The contemporary open-plan kitchen diner is thoughtfully designed and serves as the heart of the home, featuring high-quality fittings, ample space for dining and socialising, a traditional AGA that adds both character and practicality, and a separate electric oven for added flexibility and convenience. A useful cloakroom and downstairs WC further enhance the practicality of the ground floor, ensuring everyday convenience for residents and guests alike.

Upstairs, three well-proportioned bedrooms provide flexible accommodation, perfectly suited to families, those working from home, or anyone requiring additional guest space. The spacious principal bedroom benefits from fitted wardrobes, offering convenient built-in storage. A stylish and modern family bathroom serves the first floor, featuring a contemporary suite with a shower over the bath.



Externally, the property enjoys a large front garden, creating an attractive approach and providing generous outdoor space. To the rear, property benefits from use of a single garage and access to a shared, unallocated parking area. The parking area is owned by the local council who have historically charged £30 to residents for use of this area.

Located in a sought-after village, the property is within easy reach of reputable local schools, amenities and transport links, making it an ideal choice for commuters and families. The nearby market town of Oakham offers a range of shops, cafés and leisure facilities, while the A1 provides straightforward connections to major cities.

This is a rare opportunity to secure a superb family home that combines contemporary design, generous living spaces and a highly desirable location. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.





Kitchen and Dining Room

23' 5" x 13' 8" (7.13m x 4.16m)

Living Room

23' 10" x 11' 9" (7.27m x 3.58m)

Cloakroom

7' 6" x 4' 10" (2.29m x 1.48m)

WC

5' 1" x 2' 5" (1.55m x 0.74m)

Bedroom One

11' 9" x 11' 1" (3.57m x 3.38m)

Bedroom Two

15' 9" x 11' 1" (4.81m x 3.37m)

Bedroom Three

15' 9" x 11' 1" (4.81m x 3.37m)

Bathroom

8' 0" x 5' 10" (2.44m x 1.77m)

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





Newton Fallowell - Oakham

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