



Great Lane, Greetham

As the original village police house, this converted and well-presented three-bedroom home with generous ground floor living space, modern kitchen, and private garden, situated in the sought-after Rutland village of Greetham.



FEATURES

- Easy access to the A1, Oakham, Stamford, and Rutland Water
- Three Comfortable Double Bedrooms
- Direct access to open countryside, with public footpaths allowing off lead dog walking.
- Off Road Parking & Garage
- Located on a quiet single 'no through road' overlooking paddocks and open countryside.
- Enclosed rear garden overlooking a paddock.



ACCOMMODATION

This charming home offers two reception rooms, each with a stone fireplace and log-burner, perfect for cosy evenings. A large kitchen provides ample workspace and room for informal dining, a separate pantry and boiler room, while a central hallway completes the ground floor layout. The downstairs area has underfloor heating throughout, which can be easily converted to air source heat pump as necessary.

Upstairs, there are three well-proportioned double bedrooms. The principal bedroom has a separate dressing room, which can be readily converted into an en-suite and also a small ante-room which was formerly used as the cell for the old police house where many a local reprobate and wayward youth may have spent the night sobering up. The principal bedroom benefits from views over looking paddocks and open countryside.

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EXTERNAL

The gated driveway provides off road parking, adequate for multiple vehicles, and a single garage. Gated access to the the beautiful rear garden, which is fully enclosed. The property also benefits from a generously sized, well stocked front garden which adds to the property's kerb appeal



Located in the well-connected village of Greetham, the property enjoys access to two well-regarded pub, and excellent transport links via the A1, with the market towns of Oakham and Stamford, as well as Rutland Water, all within easy reach.



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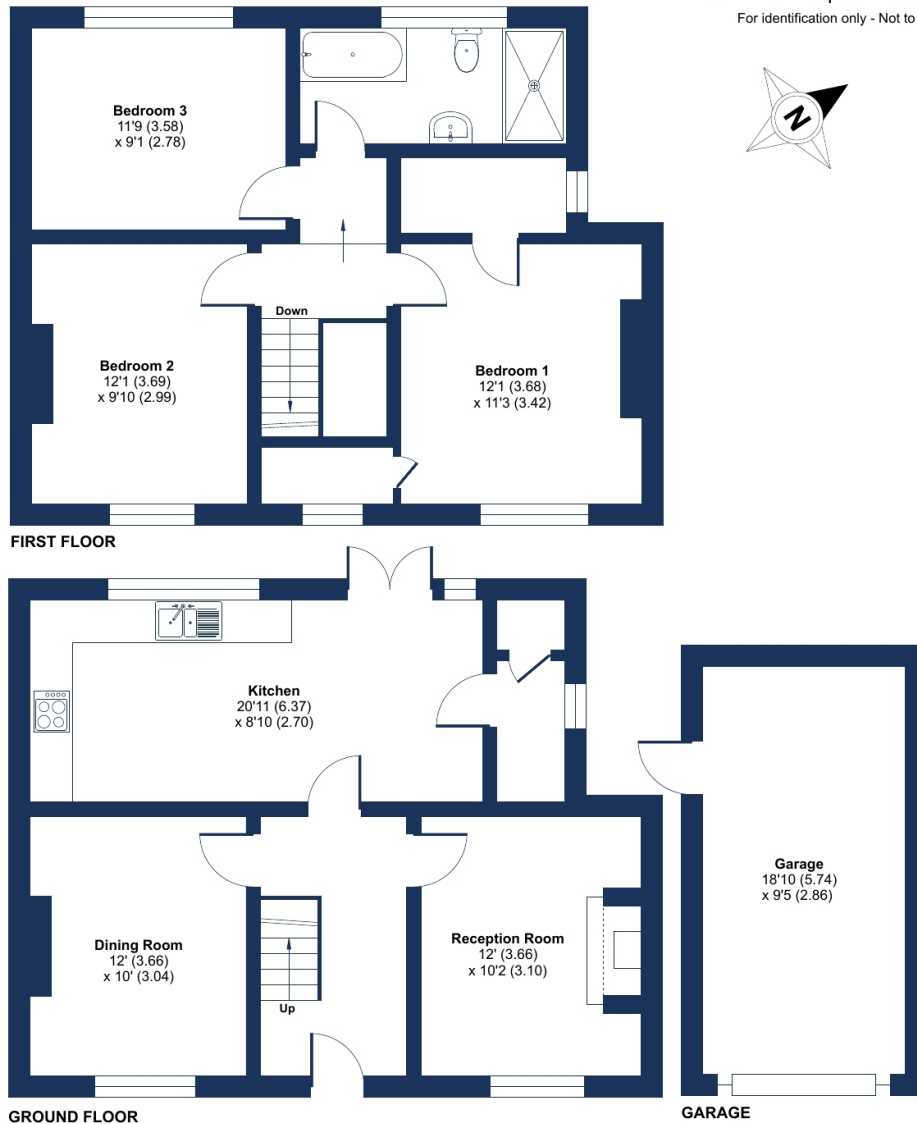
Great Lane, Greetham, Oakham, LE15

Approximate Area = 1170 sq ft / 108.6 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1347 sq ft / 125 sq m

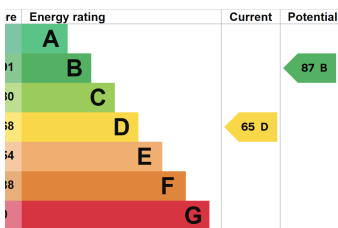
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Moores Estate Agents. REF: 1299517



EPC RATING



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