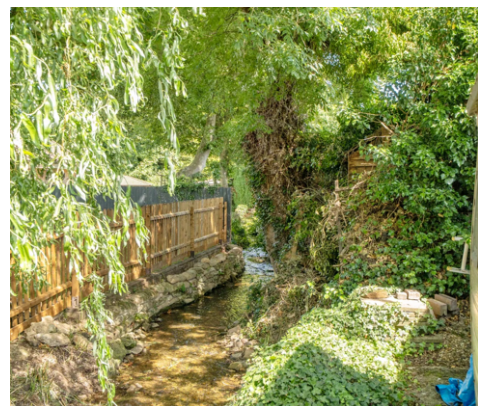




Great Lane, Greetham

An attractive stone-built cottage in the heart of Greetham, offering characterful accommodation, off-road parking and a delightful established garden with a picturesque stream running alongside the boundary.

- Attractive stone-built cottage
- Characterful accommodation
- Kitchen with adjoining dining area
- Versatile home salon/study
- Established private garden
- Sought-after Rutland village
- Sitting room with stone fireplace
- Principal bedroom with en-suite
- Off-road parking
- Picturesque streamside setting





Property Type: Detached Bungalow

Occupying a charming position in the heart of the sought-after village of Greetham, Waterside Cottage is an attractive stone-built home offering characterful and versatile accommodation, off-road parking and a delightful established garden with a stream running alongside the boundary.

The accommodation includes a welcoming sitting room centred around an attractive Stamford stone fireplace, with wood-effect flooring and neutral décor creating a warm and comfortable living space. The kitchen is fitted with a range of Shaker-style units, tiled splashbacks, integrated cooking appliances and generous worktop space, opening through into a bright adjoining dining area with vaulted ceiling.

The principal bedroom is a well-proportioned double room featuring extensive fitted storage and an exposed timber beam, together with an adjoining en-suite shower room. There are two further double rooms serviced by a family bathroom. A further versatile room, currently arranged as a home salon, provides excellent flexibility for those working from home and may equally suit a study, hobby room or other ancillary use, or as self-contained studio accommodation.

Externally, the property is approached over a generous gravelled frontage providing off-road parking. To the rear is an attractive and established garden with lawn, mature planting, trees and gravelled seating areas, including a sheltered space ideal for outdoor dining and entertaining. A garden room/summerhouse provides a further useful retreat.

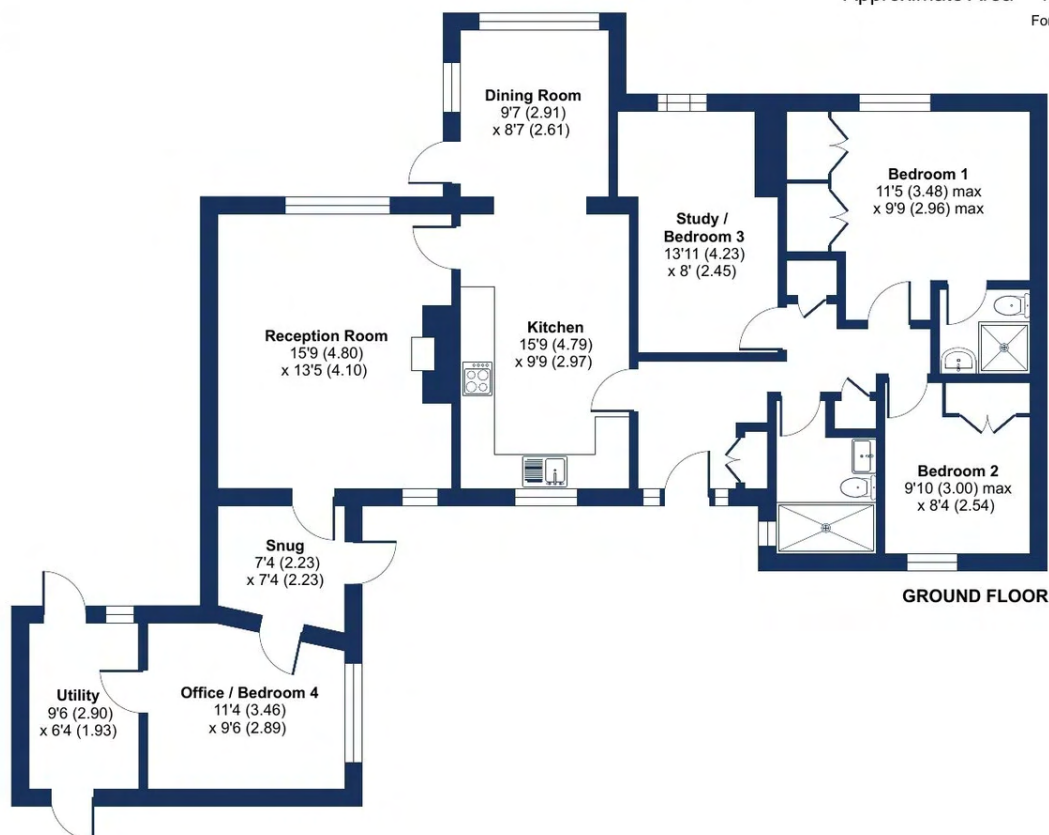
A particularly distinctive feature is the picturesque stream running alongside the garden boundary, framed by mature greenery and overhanging trees, creating a wonderfully tranquil backdrop to this charming village home.

Greetham is a highly regarded Rutland village with a strong sense of community and excellent local amenities, including two popular pubs, a village shop and primary school. Surrounded by attractive countryside, it is well placed for Rutland Water and offers convenient access to the A1, with the market towns of Oakham and Stamford both within easy reach.

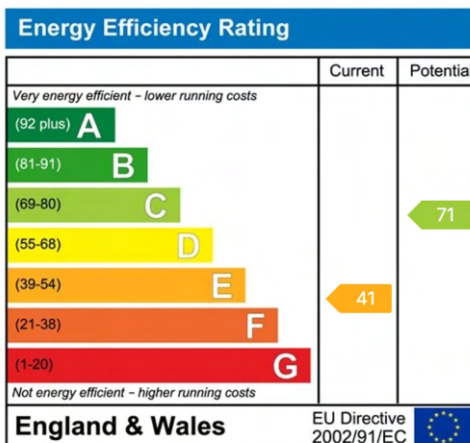
Great Lane, Greetham, Oakham, LE15

Approximate Area = 1252 sq ft / 116.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Moores Estate Agents. REF: 1485929



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