



3 Great Lane, Greetham

In Excess of £700,000

 **NEWTON FALLOWELL**

3 Great Lane

Greetham, Oakham

This stunning stone-built four bedroom detached property occupies a superb central position in a sought-after Rutland village and showcases an abundance of space and charm. This home has been thoughtfully designed to provide spacious and versatile living across multiple reception rooms. The ground floor welcomes you into a generous entrance hall, leading to a choice of formal and informal living spaces, ideal for both entertaining and family life. The heart of the home is a bright and airy sitting room, complemented by a feature fireplace and large windows that flood the space with natural light. A well-appointed kitchen / dining room, with quality fixtures and fittings, creates an open-plan sociable hub for daily living, with direct access to the rear garden.

Upstairs, four excellent bedrooms provide comfortable accommodation, including two en-suite bedrooms for added convenience and privacy. A stylish family bathroom serves the remaining two bedrooms.

A real standout feature of this property is its own self-contained annex. This rare facility provides excellent versatility to complement individual requirements. Use as guest accommodation, home working, or a bespoke hobby room are all exciting options for the property's new owners. Stepping outside, this home is set on a generous plot with a beautifully maintained private rear garden, perfect for relaxing or entertaining in a tranquil setting. The garden features mature planting and well-kept lawns, offering both privacy and a picturesque outlook. There is off-street parking for multiple vehicles, whilst an integral single garage provides additional secure parking or valuable storage space. With its combination of character, space, and sought-after village location, this property offers an enviable lifestyle opportunity.

Council Tax band: F

Tenure: Freehold





Living Room

21' 4" x 12' 4" (6.50m x 3.76m)

Family Room

15' 2" x 14' 3" (4.63m x 4.34m)

Kitchen / Dining Room

25' 4" x 14' 7" (7.72m x 4.45m)

Study

11' 6" x 11' 3" (3.51m x 3.43m)

Ground Floor Shower Room

9' 10" x 6' 10" (3.00m x 2.08m)

Garage

18' 4" x 11' 3" (5.60m x 3.42m)

Utility Room

8' 10" x 4' 6" (2.70m x 1.38m)

Bedroom One

17' 11" x 15' 5" (5.47m x 4.70m)

En-Suite (1)

7' 7" x 7' 7" (2.30m x 2.30m)

Bedroom Two

15' 6" x 10' 10" (4.72m x 3.31m)

En-Suite (2)

6' 2" x 5' 11" (1.89m x 1.80m)

Bedroom Three

14' 6" x 13' 5" (4.41m x 4.09m)

Bedroom Four

13' 0" x 8' 1" (3.97m x 2.46m)

Bathroom

7' 7" x 6' 3" (2.30m x 1.91m)

Annex

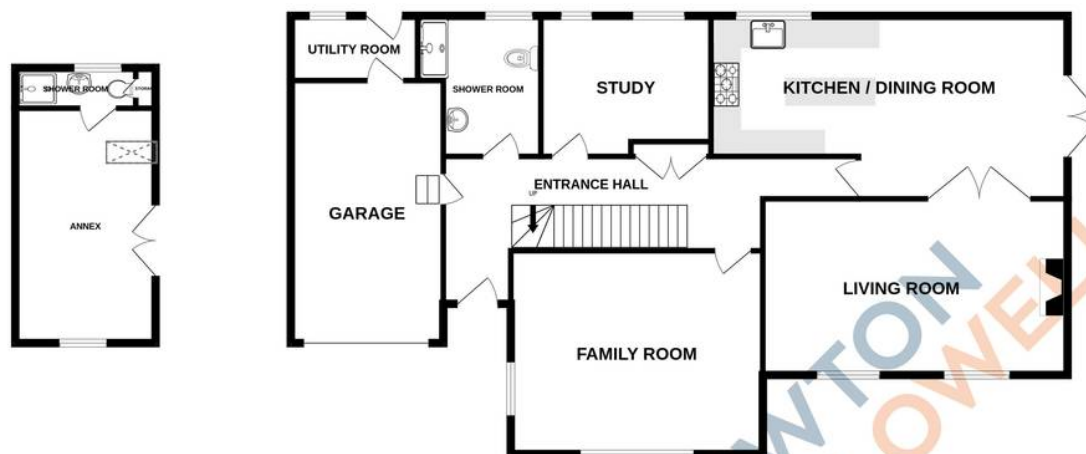
16' 3" x 9' 10" (4.95m x 2.99m)

Annex Shower Room

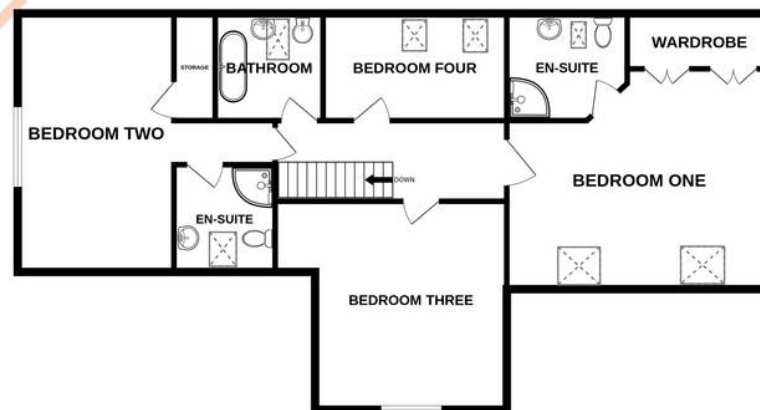
7' 10" x 2' 10" (2.40m x 0.86m)



GROUND FLOOR
1598 sq.ft. (148.4 sq.m.) approx.



1ST FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



GREAT LANE GREETHAM

TOTAL FLOOR AREA : 2704 sq.ft. (251.2 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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