



Hurfords

Begy Gardens, Greetham, Oakham Freehold £475,000

# Key Features



- Four-bedroom detached home
- Private location
- Two en-suites
- Garage
- Utility

Upon entering the property, you are welcomed into a spacious entrance hallway which immediately sets the tone for the excellent proportions found throughout the home. To the left-hand side is a versatile reception room, currently utilised as a home gym, although it could easily serve as a formal dining room, snug, playroom, or additional sitting room depending on individual needs. The hallway also benefits from useful built-in storage, ideal for coats and everyday essentials.

Positioned opposite the reception room is a dedicated study, creating an ideal work-from-home space tucked away from the main living areas. Continuing through the ground floor, there is a practical utility room alongside a convenient downstairs WC.



To the rear of the property sits the well-sized kitchen, offering ample worktop and cupboard space together with room for a dining table, making it a sociable and functional heart of the home. Opposite the kitchen is the spacious lounge, a wonderfully bright room benefiting from French doors which open directly onto the rear garden, allowing for excellent indoor-outdoor living during the warmer months.

Outside, the rear garden enjoys a generous plot with plenty of space for families, entertaining, or keen gardeners alike. A patio seating area provides the perfect spot for outdoor dining and relaxation, while the remainder of the garden offers excellent lawn space and privacy. The property also benefits from a single garage in addition to ample outdoor space.

The first floor continues to impress with four well-proportioned bedrooms, highlighting the flexibility and practicality this home provides. Bedrooms two and three are connected via a Jack and Jill ensuite shower room, making them ideal for children or guests. The principal bedroom benefits from built-in wardrobes together with its own private ensuite shower room. Bedroom four is still a very comfortable size, complete with built-in storage and ample room for a double bed. A well-appointed family bathroom completes the first-floor accommodation.



## Begy Gardens, Oakham LE15 7WB

Approximate gross internal area:

Main building = 1,436 Sq. Ft (133.32 Sq. M)

Garage = 183 Sq. Ft (17.08 Sq. M)

Total = 1,619 Sq. Ft (150.4 Sq. M)

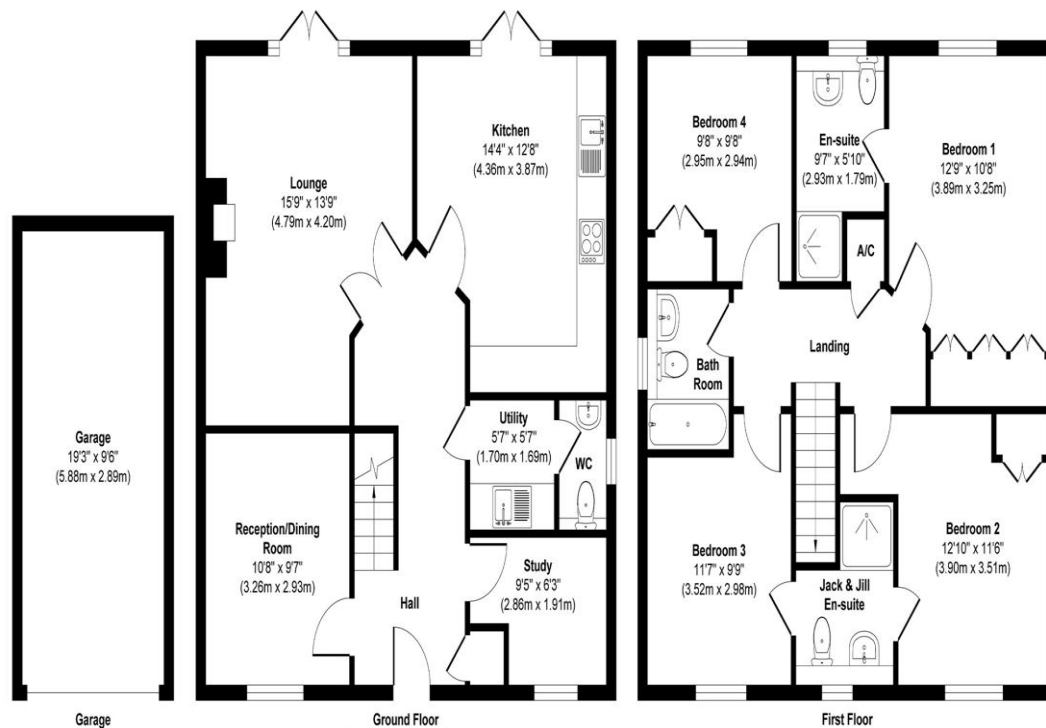


Illustration for identification purposes only, measurements are approximate, not to scale.

The overall size and layout of this home offer exceptional versatility, making it equally well suited to growing families, those working from home, or buyers simply seeking generous living accommodation in a peaceful Rutland village setting.

Greetham itself is one of Rutland's most sought-after villages, renowned for its attractive surroundings, strong community feel, and excellent local amenities. The village is home to a well-regarded country pub, popular golf courses, beautiful countryside walks, and convenient everyday amenities, all while retaining a wonderfully peaceful atmosphere.

The property is also ideally positioned just a short drive from Oakham, Rutland's charming market town, which offers an excellent range of independent shops, restaurants, cafés, bars, and highly regarded schooling options, including the renowned Oakham School. Rutland Water, one of the area's most celebrated attractions, is also within easy reach, offering sailing, cycling, walking trails, nature reserves, and leisure activities throughout the year.

Combining village tranquillity with excellent access to nearby amenities and transport links, this substantial and flexible home presents a fantastic opportunity to enjoy the very best of Rutland living.

# Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

 21 High Street East, Uppingham, Oakham, Leicestershire, LE15 9PY

 [uppingham@hurfords.co.uk](mailto:uppingham@hurfords.co.uk)

 [www.hurfords.co.uk](http://www.hurfords.co.uk)



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