



21 Stretton Road, Greetham

In Excess of £325,000

 **NEWTON FALLOWELL**

21 Stretton Road

Greetham, Oakham

Features

- Characterful Three Bedroom Stone Cottage
- Extended Ground Floor Living
- Generous Living Room & Dining Room
- Superb Mature Garden With Multiple Outbuildings
- Ground Floor Bathroom With Corner Shower
- Practical Features Throughout Including Excellent Storage Facilities
- Off-Street Parking
- Easy Access To Oakham, A1 & Beyond





This charming three-bedroom stone cottage offers a wonderful blend of character features and practical modern living, ideal for those seeking a spacious and versatile home within easy reach of Oakham, the A1, and surrounding amenities.

The property has been thoughtfully extended on the ground floor, creating generous and flexible living spaces that include a welcoming living room and a separate dining room, both of which benefit from natural light and a sense of warmth throughout the year. The kitchen is well-appointed with ample workspace and storage, making it perfectly suited to family life or entertaining guests. A ground floor bathroom, complete with a contemporary corner shower, adds convenience and accessibility, while throughout the cottage there are numerous storage solutions designed to make daily living as effortless as possible.

Each of the three bedrooms is well-proportioned, with the principal rooms offering ample space for wardrobes or additional furniture. The cottage retains many period features, such as exposed stonework and traditional joinery, which combine with tasteful modern updates to create a welcoming and comfortable atmosphere. Practicality is further enhanced by off-street parking, ensuring ease of access for residents and visitors alike.

The property is ideally situated for commuters, small families and downsizers, with excellent transport links to Oakham, Stamford, and the A1, as well as a range of local shops, schools, and leisure facilities nearby. This delightful home is perfectly suited to buyers seeking a blend of character, comfort, and convenience in a sought-after village setting.



Porch

7' 10" x 6' 11" (2.40m x 2.12m)

Kitchen

12' 2" x 7' 10" (3.70m x 2.40m)

Dining Room

19' 1" x 11' 7" (5.82m x 3.52m)

Living Room

19' 1" x 11' 7" (5.82m x 3.52m)

Entrance Hall

13' 2" x 7' 10" (4.01m x 2.40m)

Bathroom

7' 10" x 5' 11" (2.40m x 1.80m)

Storage Area

19' 5" x 3' 8" (5.92m x 1.11m)

Utility Room

5' 3" x 4' 5" (1.59m x 1.35m)

Bedroom One

15' 10" x 11' 7" (4.82m x 3.52m)

Bedroom Two

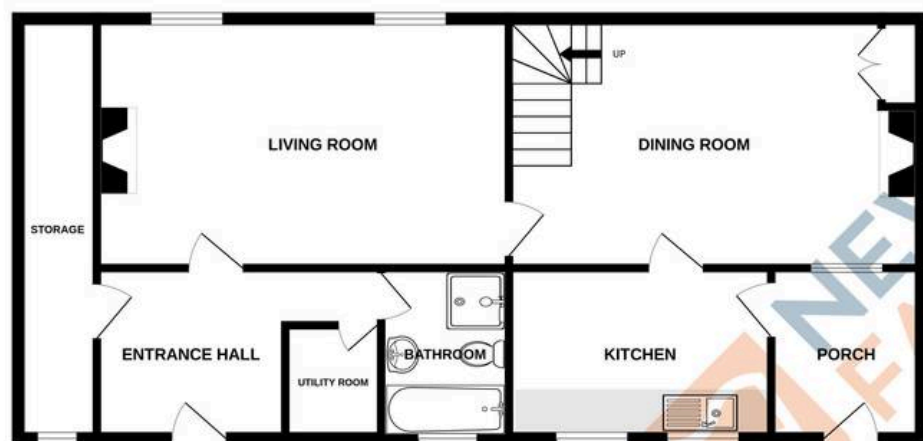
11' 7" x 9' 10" (3.52m x 3.00m)

Bedroom Three

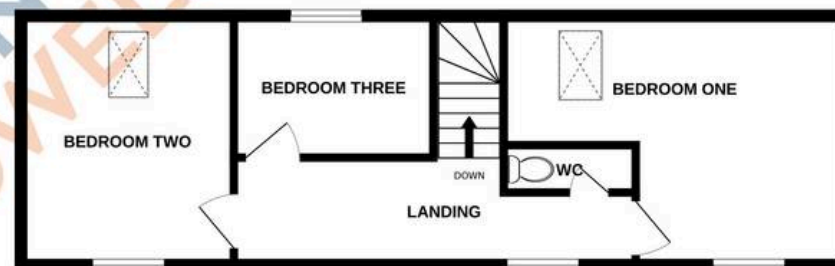
9' 3" x 6' 7" (2.81m x 2.00m)



GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



STRETTON ROAD GREETHAM, OAKHAM, LE15 7NP

TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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