



75 Main Street, Greetham
£550,000

 **NEWTON FALLOWELL**

75 Main Street

Greetham, Oakham

Forming part of an exclusive development in the heart of a sought-after Rutland village, this immaculately presented four bedroom detached home offers a wonderful blend of modern comfort and timeless style. Built in 2016 and now available for the first time on the open market, the property showcases excellent build-quality throughout and generous proportions arranged over three thoughtfully planned floors.

The welcoming entrance hall leads to a spacious living room, ideal for relaxing with family or entertaining guests. The impressive open-plan kitchen and dining area forms the heart of the home, featuring contemporary fittings and direct access to the garden for seamless indoor-outdoor living. A practical utility room and ample built-in storage add convenience to everyday life.

Upstairs, four well-proportioned bedrooms provide flexible & versatile accommodation for families or those working from home, complemented by modern bathrooms and elegant finishes throughout, including a stylish en-suite to the master bedroom.

Outside, the property enjoys a private rear garden that is perfect for alfresco dining, play, or simply unwinding in peaceful surroundings. The garden is thoughtfully landscaped and easily maintained, offering both lawn, decking and patio areas to suit a variety of needs. The property has the advantage of off-street parking with a driveway for two cars, along with with a single garage, providing secure storage and additional space for vehicles or hobbies.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

19' 5" x 11' 8" (5.91m x 3.56m)

Kitchen / Dining Room

19' 5" x 11' 7" (5.91m x 3.54m)

Living Room

19' 5" x 11' 8" (5.91m x 3.56m)

Utility Room

5' 9" x 4' 8" (1.76m x 1.43m)

Ground Floor WC

5' 8" x 4' 8" (1.72m x 1.43m)

Garage

19' 1" x 9' 10" (5.81m x 2.99m)

Bedroom One

16' 2" x 11' 7" (4.93m x 3.54m)

Measurements are taken at the longest point of the room

En-Suite

7' 6" x 7' 3" (2.28m x 2.21m)

Bedroom Two

12' 3" x 11' 7" (3.73m x 3.53m)

Family Bathroom

11' 7" x 6' 9" (3.53m x 2.06m)

First Floor Landing

19' 5" x 5' 10" (5.93m x 1.78m)

Second Floor Landing

8' 11" x 5' 7" (2.73m x 1.70m)

Second Floor WC

5' 5" x 5' 1" (1.65m x 1.56m)

Bedroom Three

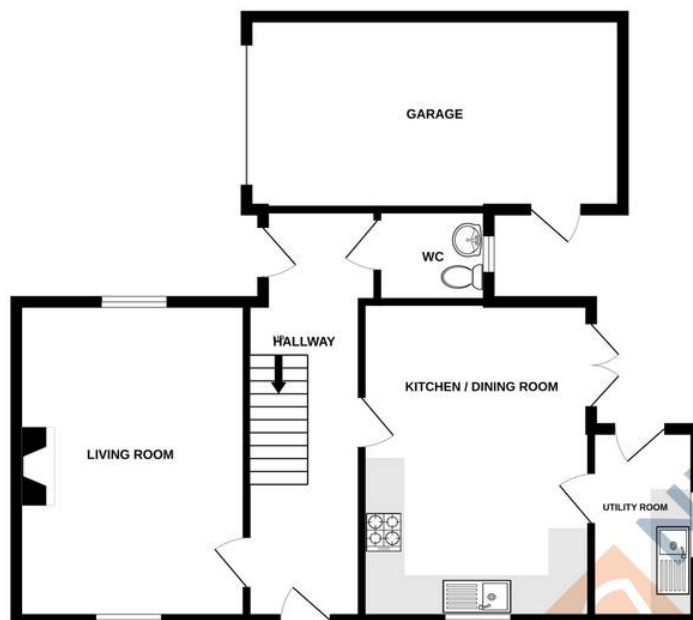
11' 9" x 11' 1" (3.57m x 3.37m)

Bedroom Four

11' 1" x 8' 8" (3.37m x 2.64m)



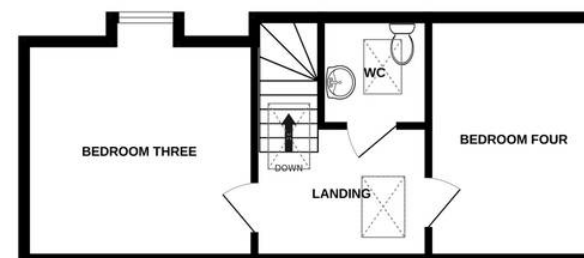
GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



MAIN STREET, GREETHAM, OAKHAM, LE15 7NJ

TOTAL FLOOR AREA : 1572 sq.ft. (146.0 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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