



28 Church Lane, Greetham

Offers Over £575,000

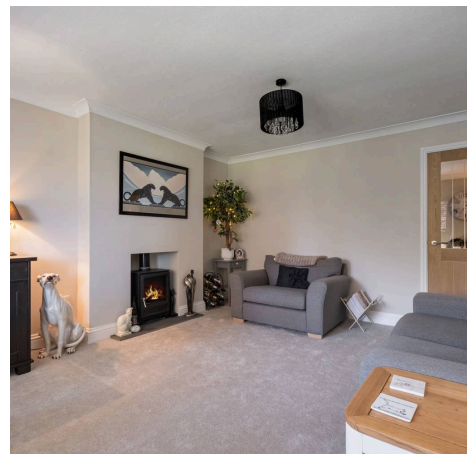
 NEWTON FALLOWELL

28 Church Lane

Greetham, Oakham

Key Features

- Recently Refurbished Detached Home
- Four Spacious Bedrooms
- Stunning 4 Piece Family Bathroom
- Separate Living & Dining Rooms
- Refitted Kitchen with Separate Utility Room
- Ensuite to Bedrooms One & Two
- Generous Garden Room (new roof fitted)
- Private West Facing Rear Garden
- Generous Driveway (3-4 cars) & Double Garage



28 Church Lane

Greetham, Oakham

This recently refurbished detached home presents an exceptional opportunity for families seeking a spacious and immaculate residence in a desirable location.

The property boasts four generously sized bedrooms, with bedrooms one and two benefiting from their own modern ensembles, providing comfort and privacy for family members or guests. The main family bathroom is a particular highlight, featuring a stunning four-piece suite finished to a high standard. The living accommodation is thoughtfully arranged, with separate living and dining rooms offering flexible spaces for relaxation and entertaining. The heart of the home is the refitted kitchen, which is equipped with sleek quartz work surfaces and high-quality appliances, complemented by a separate utility room for added convenience. A generous garden room, recently enhanced with a new roof, offers an additional versatile space, ideal for a home office, playroom, or further entertaining area. Throughout the property, attention to detail is evident, with a replacement staircase and new windows contributing to the contemporary feel and energy efficiency of the home. The property is immaculate throughout, having undergone extensive refurbishment to provide a stylish and comfortable environment.

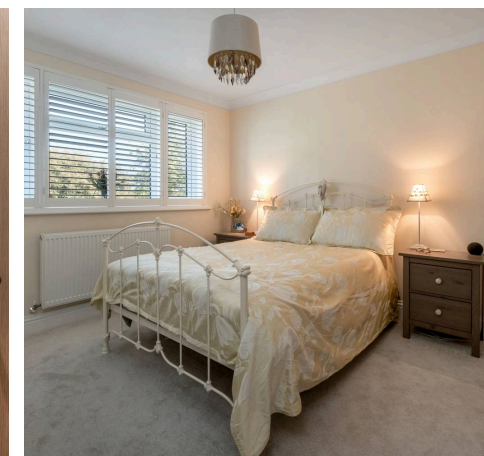
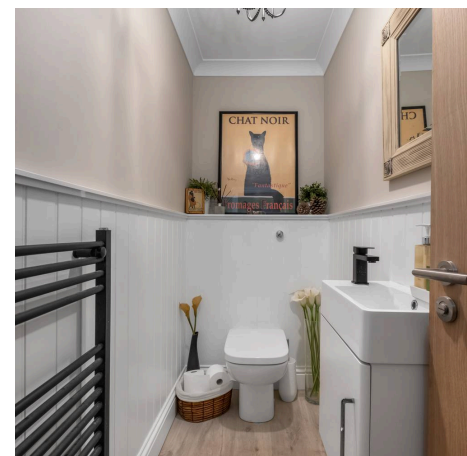
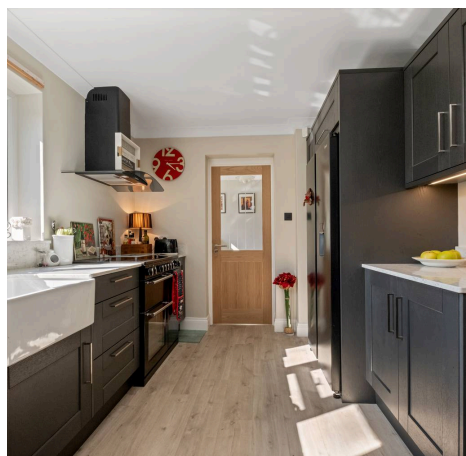
Practical features include a generous driveway with space for three to four cars and a double garage, ensuring ample parking and storage. This home seamlessly blends modern finishes with functional family living, making it a must-see for those seeking quality, space, and convenience.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Entrance Hall

16' 4" x 6' 1" (4.97m x 1.85m)

Ground Floor WC

8' 7" x 3' 4" (2.62m x 1.01m)

Living Room

16' 5" x 12' 8" (5.00m x 3.87m)

Dining Room

12' 2" x 12' 8" (3.71m x 3.87m)

Garden Room

15' 10" x 12' 10" (4.83m x 3.90m)

Kitchen

15' 1" x 8' 11" (4.59m x 2.72m)

Utility Room

7' 6" x 3' 7" (2.29m x 1.08m)

Rear Lobby

8' 1" x 3' 4" (2.47m x 1.01m)

Double Garage

16' 10" x 16' 5" (5.14m x 5.00m)

Bedroom 1

11' 1" x 10' 10" (3.37m x 3.31m)

Ensuite

6' 11" x 5' 5" (2.11m x 1.65m)

Bedroom 2

11' 6" x 9' 0" (3.50m x 2.75m)

Ensuite

8' 4" x 4' 11" (2.55m x 1.50m)

Bedroom 3

12' 1" x 9' 9" (3.68m x 2.97m)

Bedroom 4

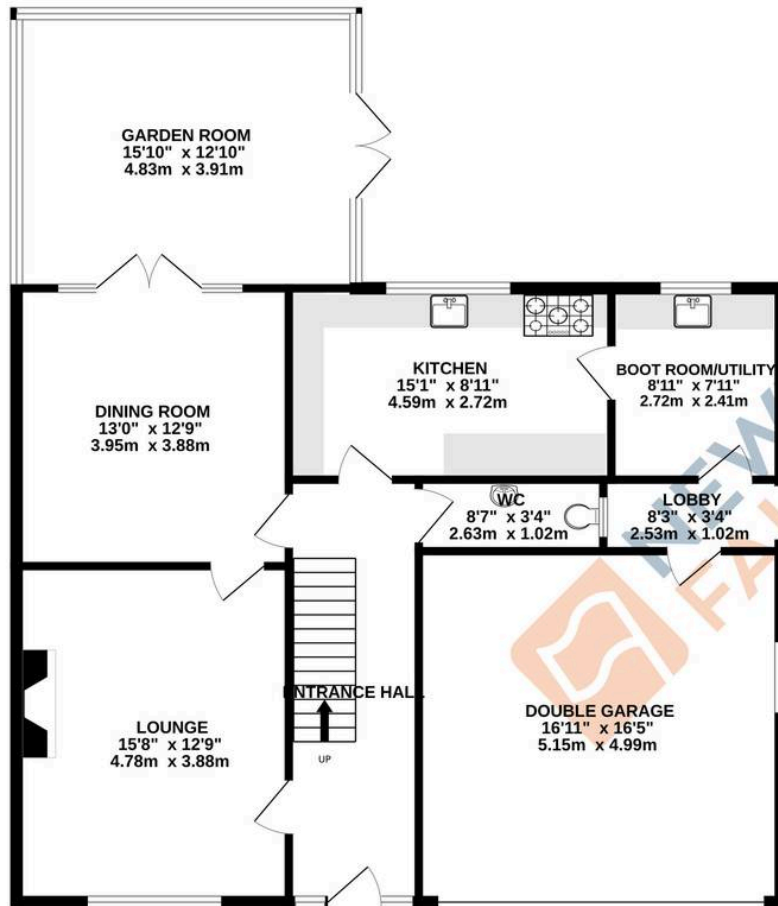
9' 0" x 7' 10" (2.74m x 2.40m)

Bathroom

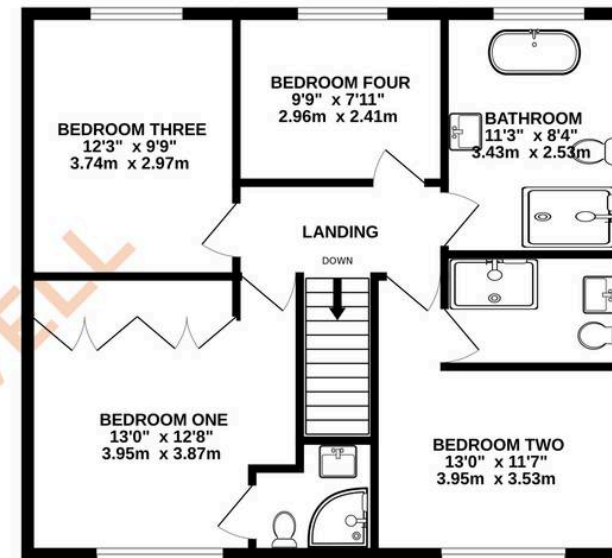
10' 10" x 9' 0" (3.30m x 2.75m)



GROUND FLOOR
1218 sq.ft. (113.2 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



CHURCH LANE, GREETHAM, LE15 7NF

TOTAL FLOOR AREA : 1919 sq.ft. (178.3 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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