



Great Lane, Greetham  
Offers Over £550,000





Individually designed cottage style home set in the heart of Greetham village. Renovated to a high standard, flexible accommodation and a charming mix of modern and character features throughout. The cottage boasts a degree of open plan living ideal for a family or entertaining, plus a detached annexe ideal for guests or multi-generational living.

On entering the property, the entrance hall provides a great flow, connecting the open-plan kitchen/diner and family room which leads into the living room. The living room is cosy and inviting, with a beautiful inglenook fireplace with inset gas fired wood burner. A bi fold door leads through to the family room where a second bi fold door leads out to the garden.

The dining room with a roof light looks over the garden and opens into a modern kitchen with a wood burner. The versatile kitchen offers an island seating area, inglenook fireplace which frames the Range cooker, and leads onto a utility and book room.

Upstairs, the landing connects two well-balanced double bedrooms, dressing room / third bedroom and a four-piece bathroom.

The Annexe / home office sits next to the detached double garage and consists of a modern living room, bedroom and shower room.

Set behind stone walling giving a good degree of privacy, the property is approached via double gates opening to hard standing for vehicles. The gardens are to the front of the property and designed for easy maintenance with artificial lawn area and a large paved entertaining area.





TENURE: Freehold

EPC: C

Council Tax: E

All Mains Connected







ENTRANCE HALL:

FAMILY ROOM: 3.78m x 4.70m (12'5" x 15'5")

LIVING ROOM: 3.65m x 4.86m (12' x 15'11")

DINING ROOM: 3.17m x 4.51m (10'5" x 14'10")

KITCHEN: 5.75m x 4.94m (18'10" x 16'2")

W/C:

UTILITY ROOM: 3.43m x 2.87m (11'3" x 9'5")

BOOT ROOM: 2.79m x 2.87m (9'2" x 9'5")

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.35m x 3.74m (11' x 12'3")

BEDROOM TWO: 3.97 x 2.60m (13' x 8'6")

BATHROOM: 2.64m x 2.28m (8'8" x 7'6")

ANNEXE:

LIVING ROOM: 6.17m x 2.76m (20'3" x 9'1")

BEDROOM: 6.06m x 3.21m (19'10" x 10'6")

SHOWER ROOM:

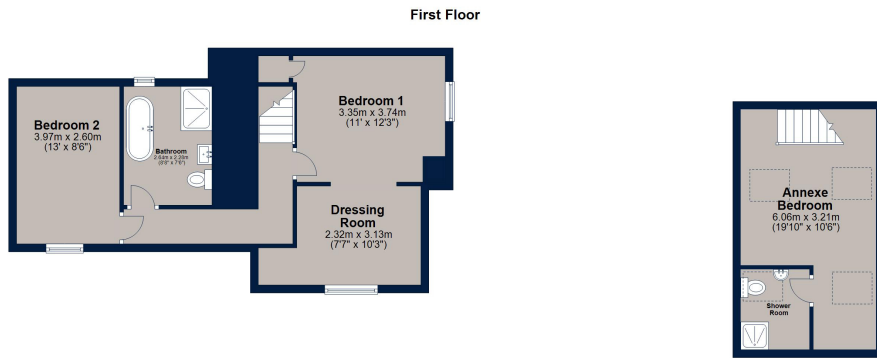
GARAGE: 5.08m x 3.10m (16'8" x 10'2")

GARAGE: 5.08m x 2.99m (16'8" x 9'10")





# Great Lane, Greetham



Total area: approx. 231.3 sq. metres (2489.6 sq. feet)  
 Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
 Plan produced using PlansUp.



VILLAGE LOCATION Greetham is a pretty village to the east of Oakham with excellent travel links being approximately 3 miles from the A1. The east coast mainline runs through Peterborough, allowing access to London in less than an hour by train. The village boasts two great pubs and sits just four miles from Rutland Water with a regular bus service to Oakham and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements