



CHURCH LANE  
GREETHAM, RUTLAND

JAMES  
SELLICKS



## “... FAMILY HOME SET ON A GENEROUS HALF-ACRE PLOT ...”

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**A four-bedroom family home set on a generous half-acre plot featuring off-road parking, garaging, and a south-facing garden. In need of renovation, the property offers excellent potential to create a personalised home in the popular village of Greetham.**

Kitchen • Three Reception Rooms • Utility Room, Downstairs Cloakroom  
• Four Bedrooms • Family Bathroom • Half Acre Plot, South-Facing  
Garden • Off-Road Parking, Single Garage • Renovation Opportunity •  
NO CHAIN • EPC - E

### Accommodation

An entrance hall provides access to the ground floor accommodation and the staircase that rises to the first floor. To the left is the kitchen, fitted with a range of units, a pantry, and space for freestanding appliances, along with a door leading into the utility room. The utility room offers additional storage, plumbing for white goods, and access to the front of the property.

There are three well-proportioned, light-filled reception rooms—two overlooking the rear garden and one positioned to the front. A downstairs cloakroom completes the ground floor.

Upstairs, the first floor comprises four bedrooms and a family bathroom. Three of the bedrooms are generous doubles, all featuring built-in wardrobes, alongside a single bedroom. The family bathroom includes a shower bath and wash hand basin, with a separate WC located next door.

The property is ripe for renovation and represents a fantastic opportunity for anyone looking for a project to create a bespoke family home.



## Outside

Externally, the property is set centrally within a generous half-acre plot, enclosed by well-established boundaries that provide a high degree of privacy. Double timber gates open onto a private driveway, offering ample off-road parking and access to a detached single garage. The gardens are mainly laid to lawn and wrap around the property from east to west, offering space and potential in equal measure.

## Covenants

- Not to call the property by any name that implies it is owned or occupied by the incumbent of the parish including but not limited to using the words "vicarage" and "rectory"
- Not to use the property for the sale of alcohol including a public house or hotel
- Not to do anything which causes a nuisance to the minister conducting divine service in the church
- Not to use the property as anything other than a single private dwelling
- Not to object to the ringing of church bells

“... PARKING, GARAGING, AND A  
SOUTH-FACING GARDEN ...”

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## 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, with the addition of Greetham Valley Golf Club on the outskirts, a village shop and post office in the neighbouring village of Cottesmore and Oakham being within a 10 minute drive and offering all of the necessary amenities. The village primary school is the Exton and Greetham CofE Primary School with excellent secondary education offered in the nearby Oakham, Stamford and Uppingham.

## Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.  
Rutland County Council – Tax Band E

## Tenure

Freehold

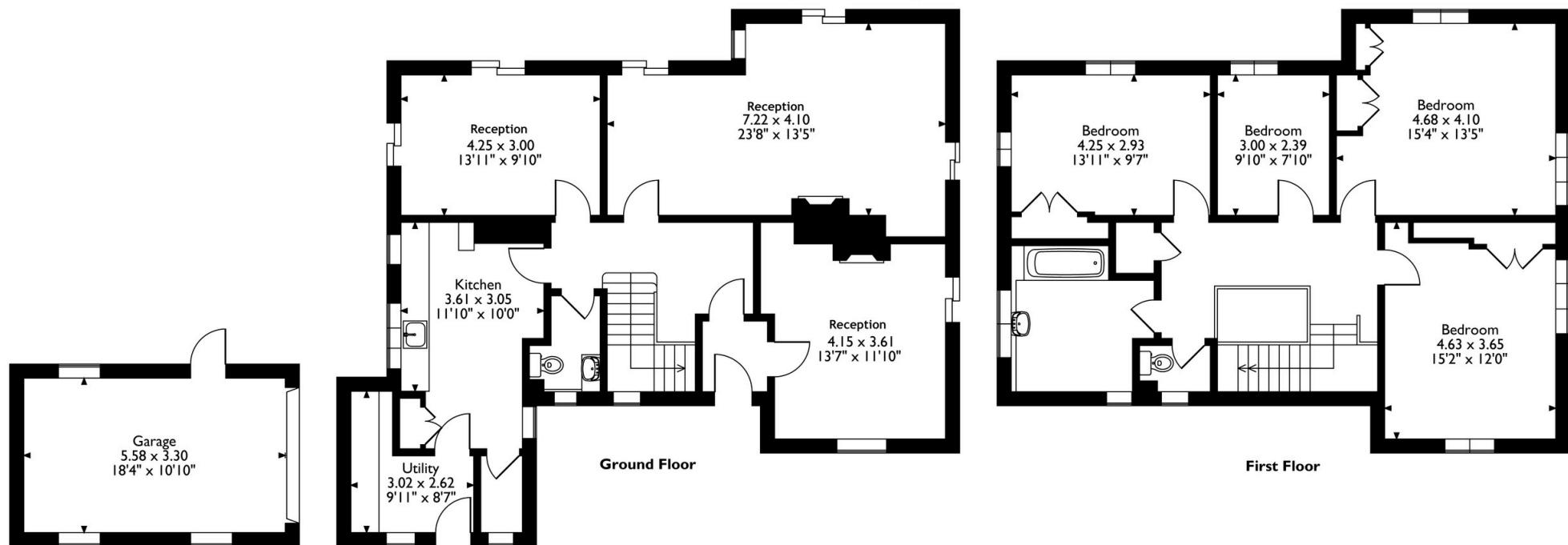




**40 Church Lane, Greetham, Oakham, Rutland LE15 7NF**

House Total Approx. Gross Internal Floor Area incl. Garage = **2185 ft<sup>2</sup> / 203 m<sup>2</sup>**

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



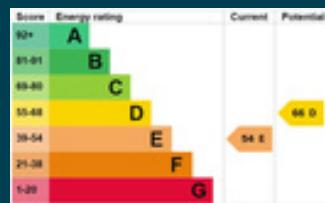
# JAMES SELLICKS

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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.