



CHURCH LANE  
GREETHAM, RUTLAND

JAMES  
SELICKS



## “... SEMI-DETACHED, STONE-BUILT COTTAGE ...”

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A charming three-bedroom semi-detached stone-built cottage with off-road parking and a beautifully established west-facing rear garden, along with a dedicated home office, all set within the popular village of Greetham.

Open Plan Living Kitchen • One Reception Room • Three Bedrooms • Two Bath/Shower Rooms • Stone-Built Home Office • West Facing Garden • Off-Road Parking • Village Location • EPC - D •

### Accommodation

The property is entered via a welcoming porch leading into the main hallway, which gives access to the principal ground floor accommodation. To the front sits a cosy and inviting living room, centred around a feature fireplace with log-burning stove, creating a warm focal point alongside exposed character detailing.

Continuing through the property, stairs rise to the first floor while the hallway opens into a superb open-plan kitchen and dining space to the rear. The kitchen is fitted with a range of integrated appliances and ample storage, while the adjoining dining and seating area creates a sociable layout. French doors open directly onto the patio and garden, providing an excellent indoor-outdoor flow during the warmer months.

The first floor offers three well-proportioned bedrooms plus a dressing area to the principal bedroom, along with a family bathroom and additional shower room, providing excellent versatility for modern family needs.

A standout feature of the home is the fully insulated garden studio/home office, currently utilised as a workspace but offering versatile potential for a gym, creative studio or hobby room.

### Outside

Externally, the property enjoys a beautifully established west-facing rear garden with mature planting, well-stocked borders and a generous patio area ideal for outdoor dining and entertaining. To the front, a block-paved driveway provides off-road parking.



### 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 gas-fired central heating.

Rutland County Council – Tax Band C

### Tenure

Freehold



6 Church Lane, Greetham, Oakham, Rutland LE15 7NF

House Total Approx. Gross Internal Floor Area incl. Outbuilding = 1262 ft<sup>2</sup> / 117 m<sup>2</sup>

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

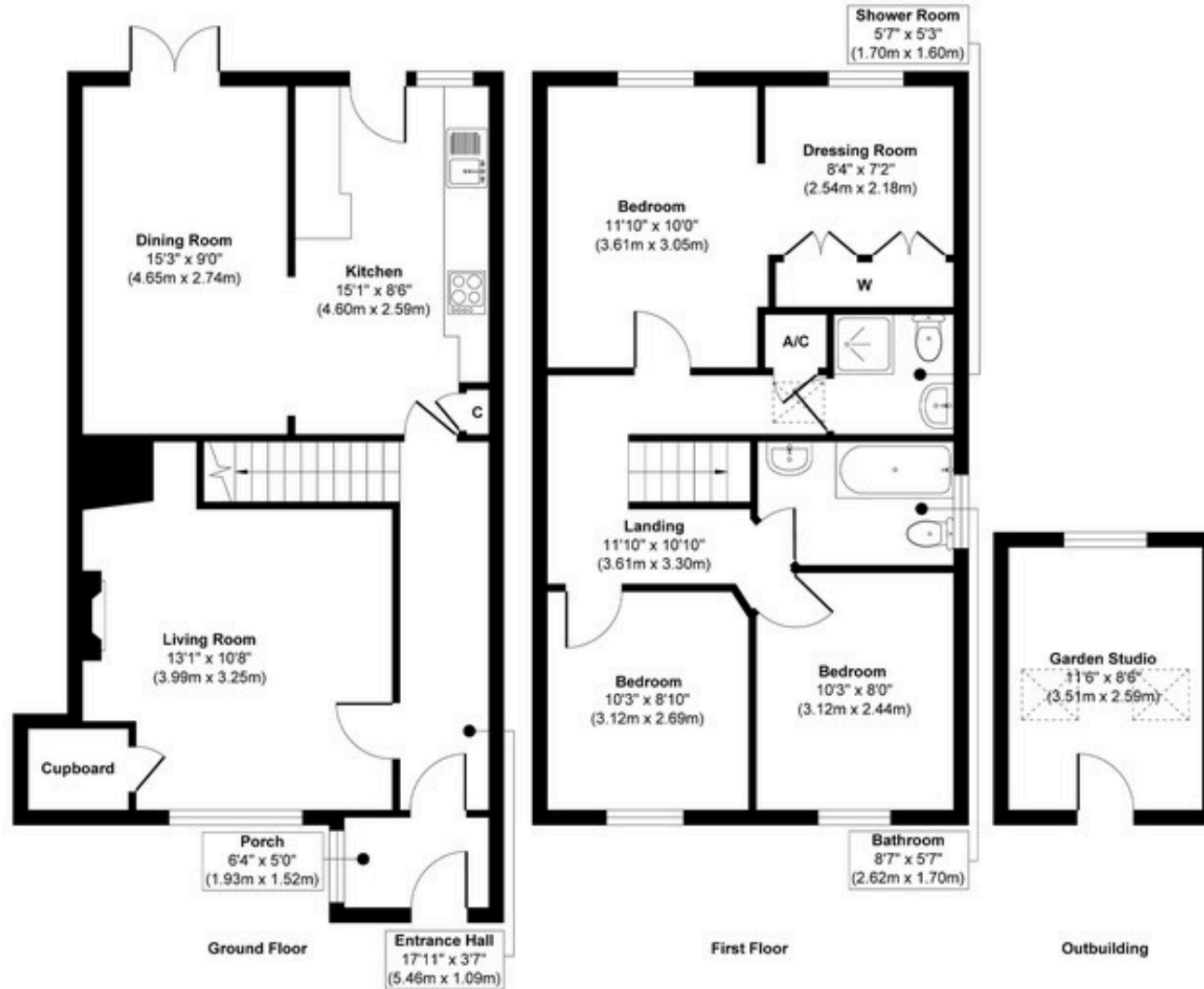


Illustration for identification purposes only, measurements are approximate, not to scale.



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