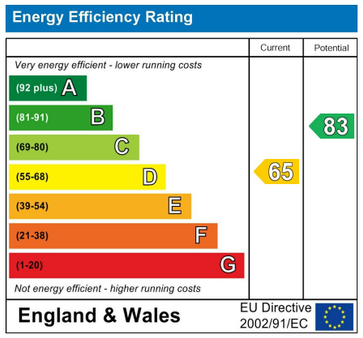
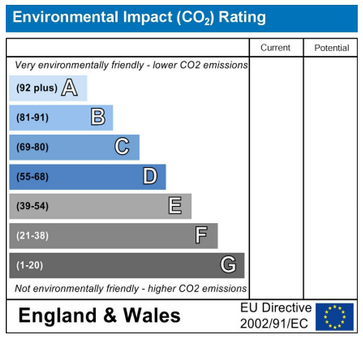




The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

39 Main Street, Greetham, Oakham, LE15 7NJ

Situated in the heart of a charming Rutland village, this beautifully presented and extended two-bedroom semi-detached home perfectly blends original character with contemporary styling. Offered to the market with NO CHAIN, the property provides a wonderful opportunity to enjoy village living in a home full of charm and modern convenience.

The accommodation is thoughtfully arranged and retains a wealth of original features, while the extension has created a superb open-plan kitchen diner, forming the heart of the home and providing an excellent space for everyday living and entertaining. A welcoming entrance hall leads through to a comfortable lounge, with the kitchen diner enjoying a bright and sociable layout.

To the first floor are two well-proportioned bedrooms, served by both a family bathroom and a separate shower room, adding valuable practicality.

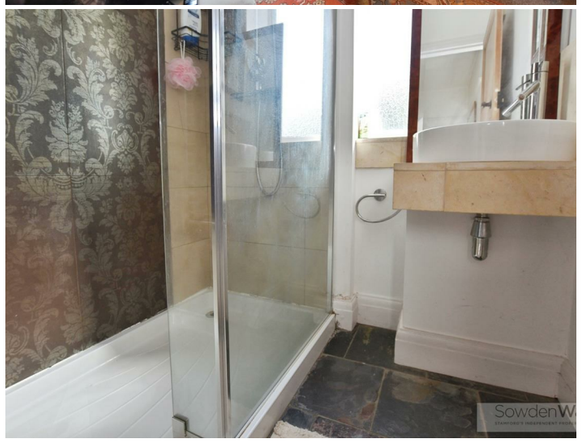
Externally, the property benefits from an attractive front lawned garden and an enclosed rear decked garden, providing a delightful outdoor space for relaxing and entertaining.

Combining period character, stylish modern finishes and an enviable village location, this impressive home offers a rare opportunity to acquire a beautifully updated property in the heart of Rutland. Viewing is highly recommended.

Asking Price £255,000 Freehold

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Extended semi-detachd home
- Open plan kitchen diner
- Gas fired entral heating
- Bathroom and shower room
- EPC - D, Council Tax Band - B
- Two bedrooms
- Bay fronted sitting room
- Popular Rutland viallge
- Decked and lawn garden
- NO CHAIN



ACCOMMODATION:

Entrance Hall

Living Room
3.10m x 3.51m (10'2 x 11'6)

Kitchen
3.23m x 4.04m (10'7 x 13'3)

Dining Room
3.30m x 4.70m (10'10 x 15'5)

Landing

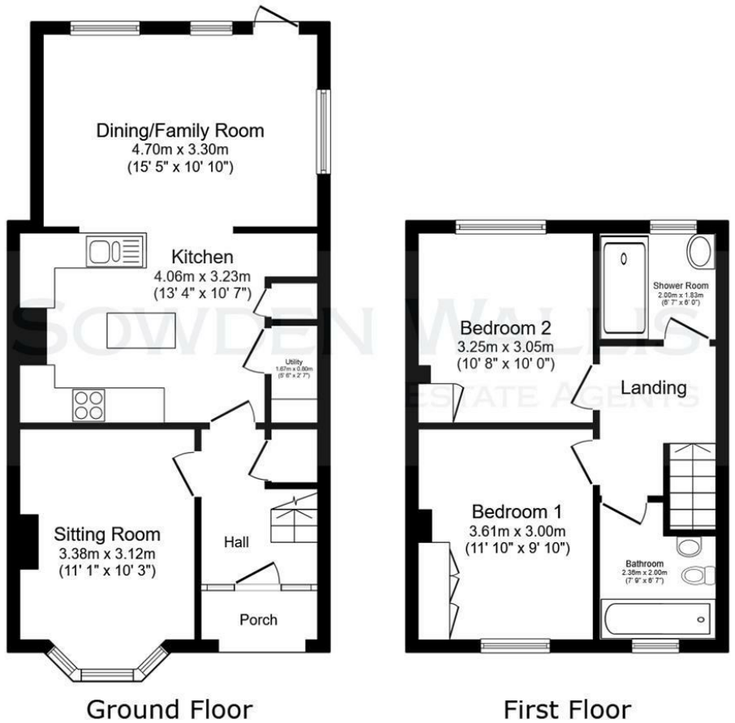
Bedroom One
3.61m x 3.02m (11'10 x 9'11)

Bedroom Two
3.05m x 3.23m (10 x 10'7)

Bathroom
2.59m x 1.83m (8'6 x 6)

Shower Room
1.60m x 1.47m (5'3 x 4'10)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io