



**36 Main Street, Greetham, Rutland, LE15 7NL**  
**Guide Price £520,000**



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**36 Main Street, Greetham, Rutland, LE15 7NL**  
**Tenure: Freehold**  
**Council Tax Band: F (Rutland County Council)**



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Substantial, detached house with an oversized garage, ample off-road parking and attractively landscaped, enclosed rear garden offering well-proportioned and beautifully presented accommodation in a popular Rutland village.

**\*\* Sitting Room \* Dining Room \* quality modern Kitchen \* Utility \* Conservatory \* 5 Good-size Bedrooms \* 2 Bath/Shower Rooms \* WC \*\***





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The property is built of local stone with matching quoins and offers tastefully appointed and much-improved accommodation which features solid wood fire doors throughout, new acoustic (noise reducing) double glazing for all windows, plantation blinds (to front elevation windows) and brand new Worcester Bosch gas-fired central heating boiler.

The interior is arranged over three storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, Sitting Room with inglenook fireplace, separate Dining Room, modern shaker-style Kitchen with Rangemaster cooker, Conservatory, Utility Room;

**FIRST FLOOR:** Master Bedroom with en-suite Shower Room, two further good-size Bedrooms, Family Bathroom;

**SECOND FLOOR:** two further well-proportioned Double Bedrooms, WC.

Viewing is highly recommended to fully appreciate the quality of accommodation on offer.

### ACCOMMODATION

#### GROUND FLOOR

##### Covered Porch

The property is accessed from the rear elevation via a part-glazed panelled entrance door leading to:

##### Entrance Hall 4.85m x 2.11m (15'11" x 6'11")

Radiator, engineered oak flooring, staircase with open spindles leading to first floor, fitted under-stairs cupboards.

##### Utility Room 1.14m x 2.08m (3'9" x 6'10")

Fitted hand basin, engineered oak flooring, window to front.

Originally a WC, this room still has the necessary plumbing.

##### Sitting Room 6.25m x 3.35m (20'6" x 11'0")

Feature inglenook fireplace with heavy bressumer beam above housing log-burning stove set on stone hearth, radiator, two beams to ceiling, wall-light point, dual aspect windows to front and rear.

##### Dining Room 3.58m x 3.25m (11'9" x 10'8")

Radiator, two beams to ceiling, window to front.

##### Kitchen 3.94m x 3.25m (12'11" x 10'8")

Beautifully fitted in a modern shaker style and featuring an excellent range of good quality units incorporating oak work surfaces, inset ceramic sink with mixer tap, ample base cupboards and drawers and matching eye-level wall cupboards with ambient lighting beneath. One of the wall cupboards houses brand new (installed 15/01/2025) Worcester Bosch gas-fired central heating boiler.

Built-in appliances comprise Bosch fridge-freezer, John Lewis dishwasher and extractor over cooker. Also included in the sale is stylish Rangemaster Pro

dual-fuel cooker with electric oven and gas hob with matching stainless steel splashback. There is space and plumbing for washing machine in one of the cupboards.

Tiled splashbacks, engineered oak flooring, two beams and recessed spotlights to ceiling, glazed double doors leading to Conservatory, dual-aspect windows to sides.

##### Conservatory 3.30m x 3.25m (10'10" x 10'8")

Light and airy room with engineered oak flooring, triple-aspect picture windows overlooking rear garden and French doors giving access to an elevated seating area.

#### FIRST FLOOR

##### Gallery-style Landing

Built-in cupboard housing hot water cylinder and fitted shelving, radiator, stairs leading to second floor, dual-aspect windows to front and rear.

##### Bedroom One 3.63m x 3.51m (11'11" x 11'6")

Radiator, recessed ceiling spotlights, window to front.

##### En-suite Shower Room 2.54m x 1.60m (8'4" x 5'3")

Traditional-style white suite of low-level WC and hand basin set within washstand with storage beneath, corner shower cubicle with twin showerheads, contemporary-style radiator, fully tiled splashbacks, ceramic tiled floor, recessed ceiling spotlights, window to rear.

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### **Bedroom Two 2.54m + wardrobe x 3.36m (8'3" + wardrobe x 11'0")**

Built-in wardrobe, radiator, window to rear.

### **Bedroom Three 2.95m x 3.35m (9'8" x 11'0")**

(currently used as Dressing Room)

Range of fitted wardrobes to one wall, radiator, window to front.

### **Bathroom 2.54m x 1.78m (8'4" x 5'10")**

Modern white suite comprising low-level WC, pedestal hand basin with mixer tap and corner bath with mixer shower above, curved shower screen and mixer tap. Tiled splashbacks, ceramic tiled floor, contemporary-style radiator, recessed ceiling spotlights, window to rear.

## **SECOND FLOOR**

### **Landing**

Two built-in storage cupboards.

### **WC**

White suite of low-level WC and pedestal hand basin with mixer tap and tiled splashback, radiator, laminate flooring.

### **Bedroom Four 3.58m x 3.53m (11'9" x 11'7")**

Radiator, recessed ceiling spotlights, two Velux windows.

### **Bedroom Five 3.58m x 3.38m (11'9" x 11'1")**

Radiator, recessed ceiling spotlights, two Velux windows.

## **OUTSIDE**

The property's frontage is bounded by attractive stone walling with adjoining block-paved driveway providing off-road parking for one car and giving vehicular access (via timber double gates with separate pedestrian hand gate) to a further (gravelled) area of off-road parking for two cars and a detached, oversized garage at the rear.

### **Detached Garage 4.67m x 3.68m (15'4" x 12'1")**

A 1.5 stone-built garage under tiled roof, with up-and-over door to front, window and personnel door to rear garden.

### **Rear Garden**

The fully enclosed rear garden is privately screened and has been landscaped to include a paved ramp with wooden balustrade running the side of the house and leading to the main entrance door, a newly timber-decked elevated seating area immediately to the rear of the house, steps leading down to the area of lawn with adjoining well-stocked sleeper beds and rustic pergola and a paved terrace to the side of the garage.

## **SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast

Mobile signal availability:

Indoor: EE, Vodafone - voice and data limited; O2 - voice limited, data - none; Three - none;  
Outdoor: EE, Vodafone, O2, Three - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

## **TENURE**

Freehold.

## **GREETHAM**

Greetham is a pleasant Rutland village, parts of which form a Conservation Area. It lies about 6.5 miles to the north-east of Oakham and 2 miles to the west of the A1 Great North Road.

Within the village there are two public houses, a modern and well-used community centre with bowls club and a football club. The local Exton and Greetham C of E Primary School is well regarded. Free transport is afforded to its pupils.

Other facilities are available in the surrounding district and these include schools in Cottesmore and Oakham, doctors' surgeries in Empingham, Exton, Market Overton and Oakham, dentists, chiroprapist, library etc., in Oakham where there is also a good range of shops. For commuters, with the A1 so close



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one can commute both north to Grantham and south to Peterborough where there are frequent train services to London, Kings Cross.

### **COUNCIL TAX**

Band F  
Rutland County Council, Oakham 01572-722577

### **FLOOD RISK**

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

### **INDEPENDENT MORTGAGE ADVICE**

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### **N.B.**

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### **VIEWING**

By appointment to be made through the Selling

Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### **OFFICE OPENING HOURS**

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

### **DISCLAIMER**

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to

this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

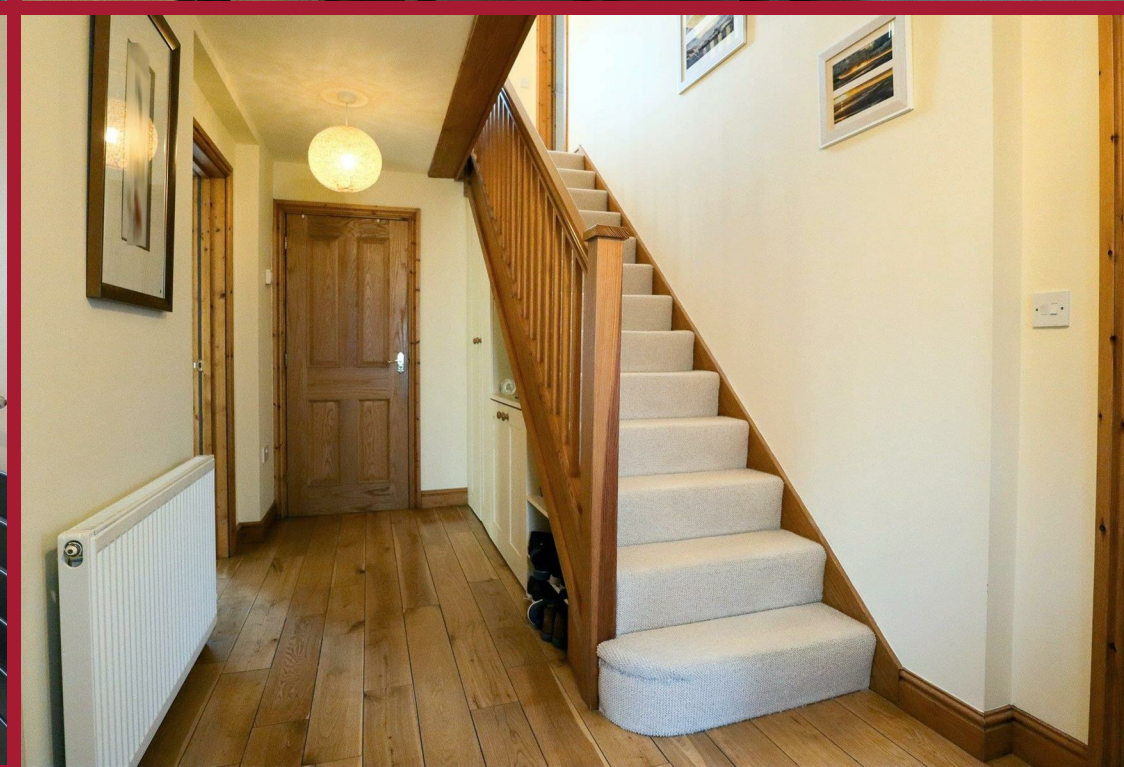
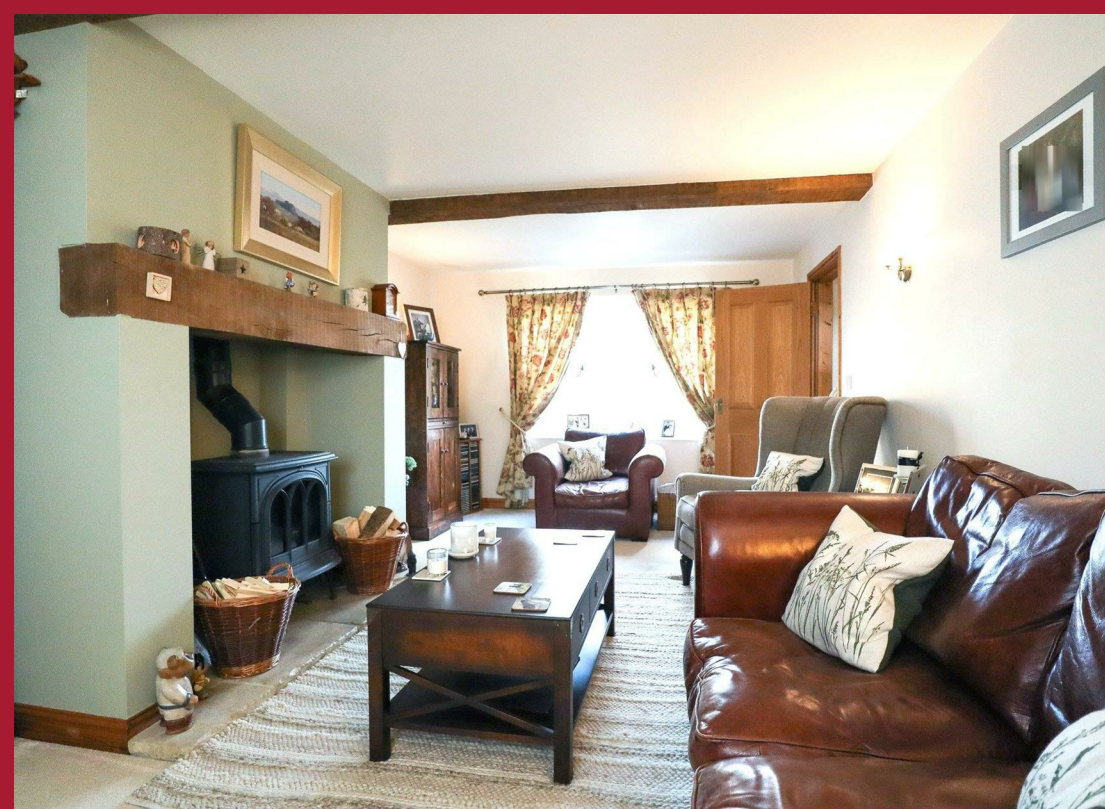
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

### **Money Laundering Regulations 2003**

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

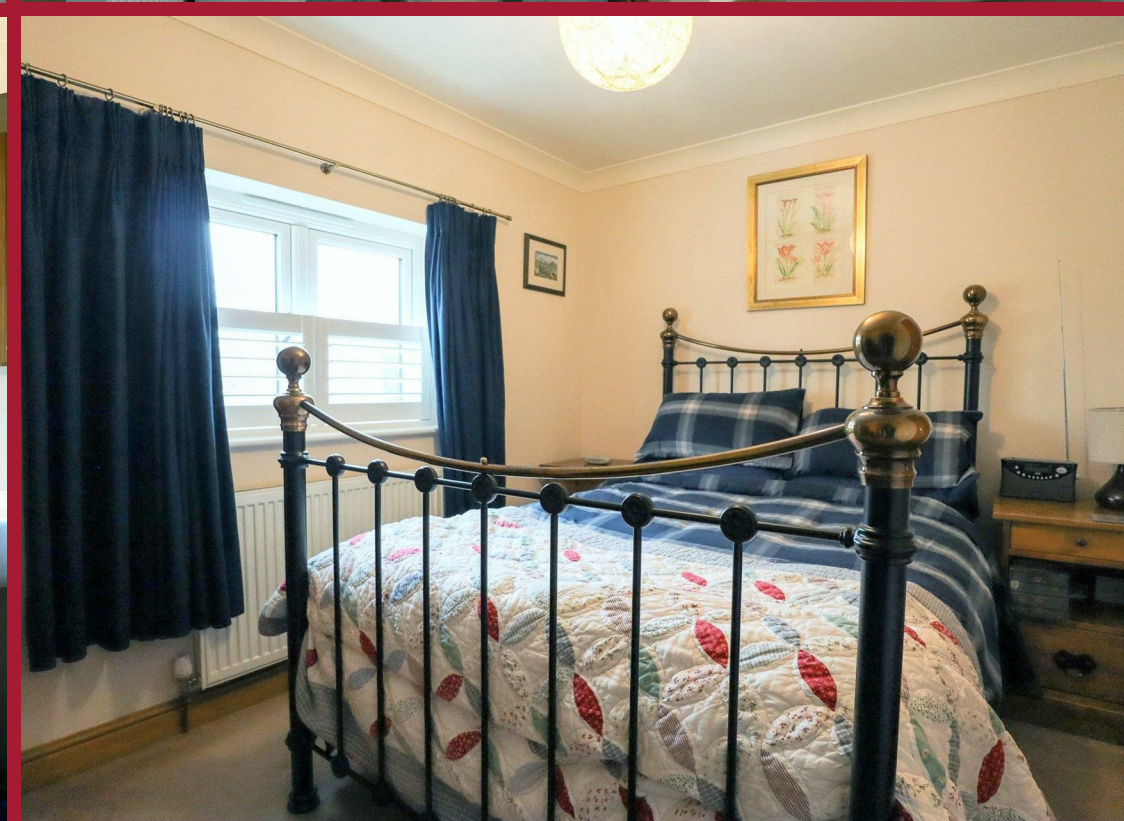
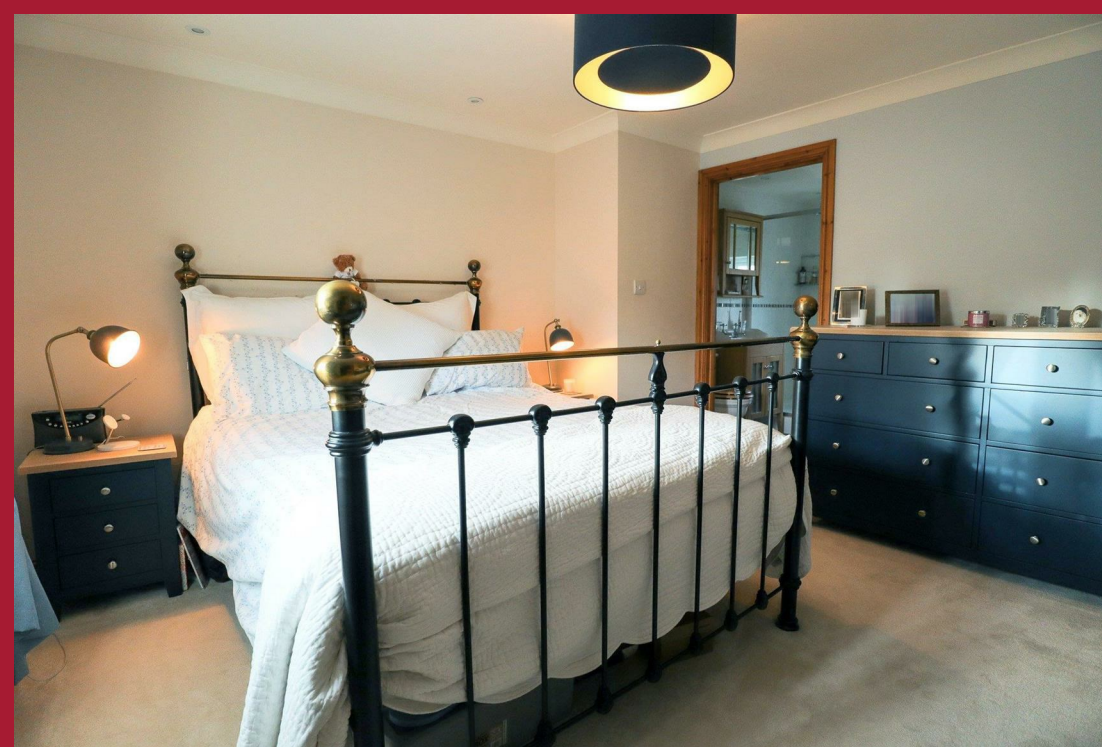




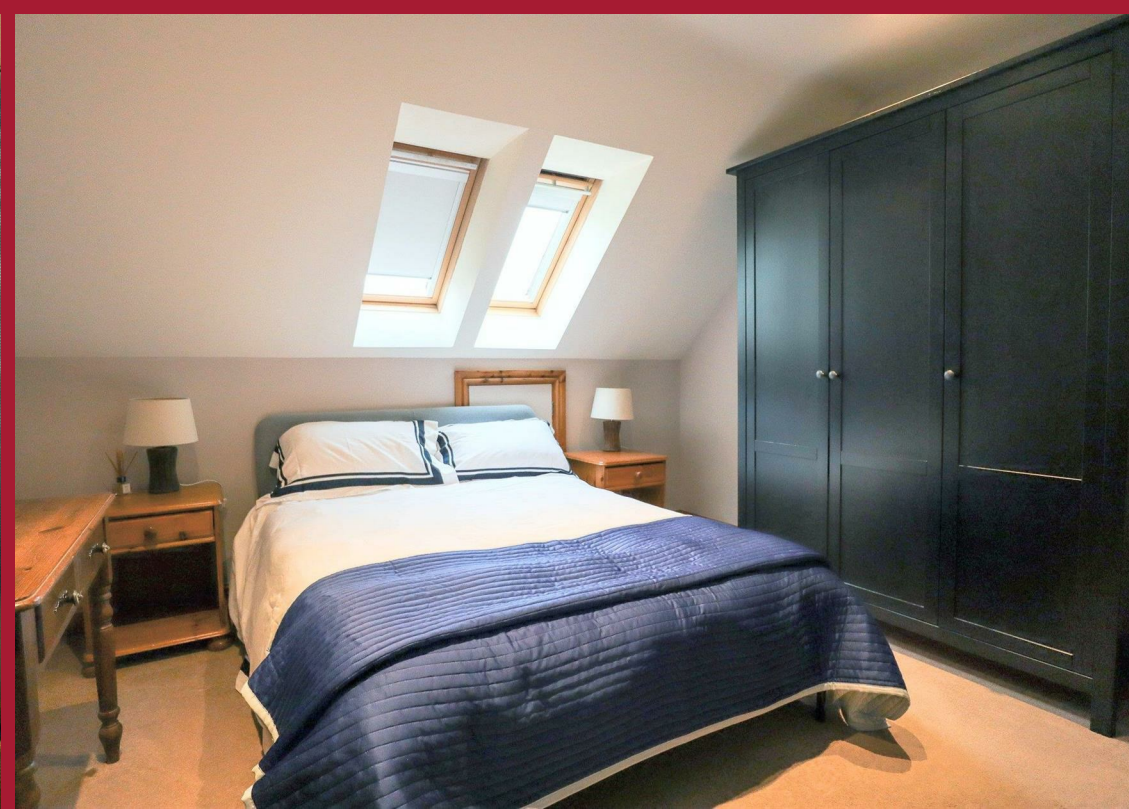




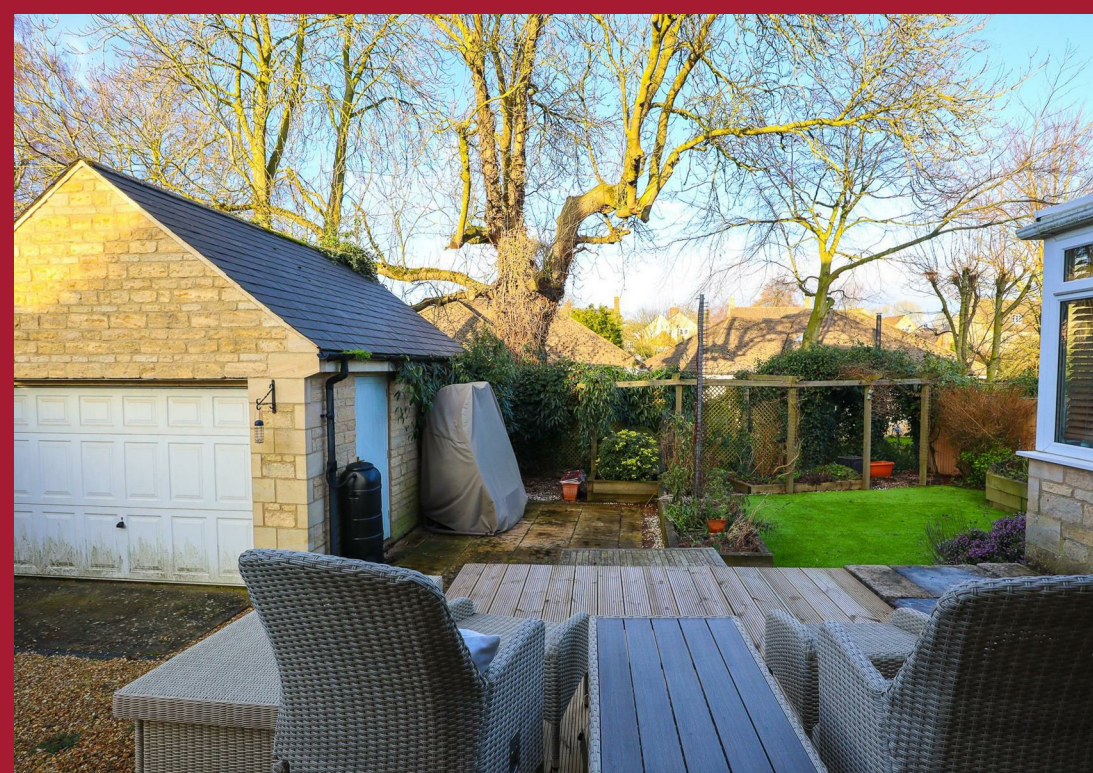
















Main area: Approx. 160.7 sq. metres (1729.5 sq. feet)

Plus garages, approx. 17.2 sq. metres (185.1 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>76</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC