



Main Street, Greetham
Oakham, Rutland, LE15 7NL

NEWTON FALLOWELL 

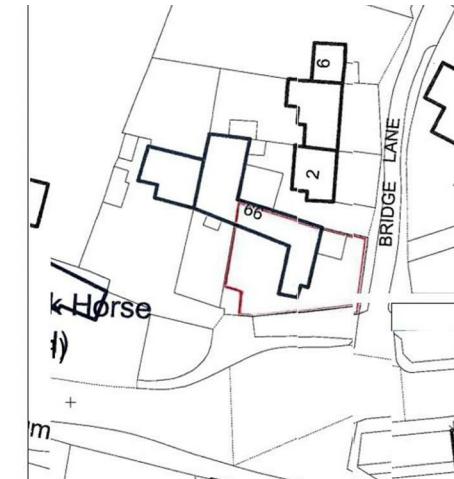
**Main Street, Greetham
Oakham, Rutland, LE15 7NL
Guide Price £175,000 Freehold**

**** GUIDE PRICE £175,000 - £200,000 ** VIEWING DAY ON FRIDAY 11TH FEBRUARY - APPOINTMENT REQUIRED - CALL TO ARRANGE YOUR TIME! ****

Set within the desirable and popular village of Greetham is this unique opportunity to purchase a former Bakery benefitting from full planning approval to convert to a fantastic three-bedroom home. Situated on a desirable plot, a stone's throw from the Wheatsheaf, this eye-catching property offers off-road parking for several vehicles and a modest garden with a stone wall boundary.

Full planning was approved by Rutland Council REF: 2015/0831/FUL and amended under REF: 2018/0930/FUL. The approval allows for the conversion of the Bakery into a wonderful three-bedroom home, with an open plan living-dining area incorporating a centralised feature fireplace, the breakfast kitchen sits under a newly constructed slate roof with exposed stone walls. The new entrance hallway will provide an inviting area with a staircase leading to the first-floor landing. The first floor has two double bedrooms, en-suite to the main bedroom and a separate bathroom. The conversion will allow for the new owners to retain the character features that the property currently boasts while creating a modern functional home.

We are advised by the sellers that the Electric & Gas connection has been undertaken at the property by the relevant utility companies. The Water & Sewerage connections are currently laid, ready to be connected into the network by the new purchaser. For a copy of the full planning permission and further details please contact the sole selling agents, Newton Fallowell, Oakham. Internal inspections can be carried out by appointment only.



Full Planning Permission

Full Planning Permission has been granted by Rutland County Council. For further information visit the council website using the below references or contact Newton Fallowell.

2015/0831/FUL - Conversion of bakery into a dwelling.

2018/0930/FUL - Variation of condition in relation to planning permission 2015/0831/FUL - Conversion of bakery into a dwelling. Change bin store to utility.

Utilities

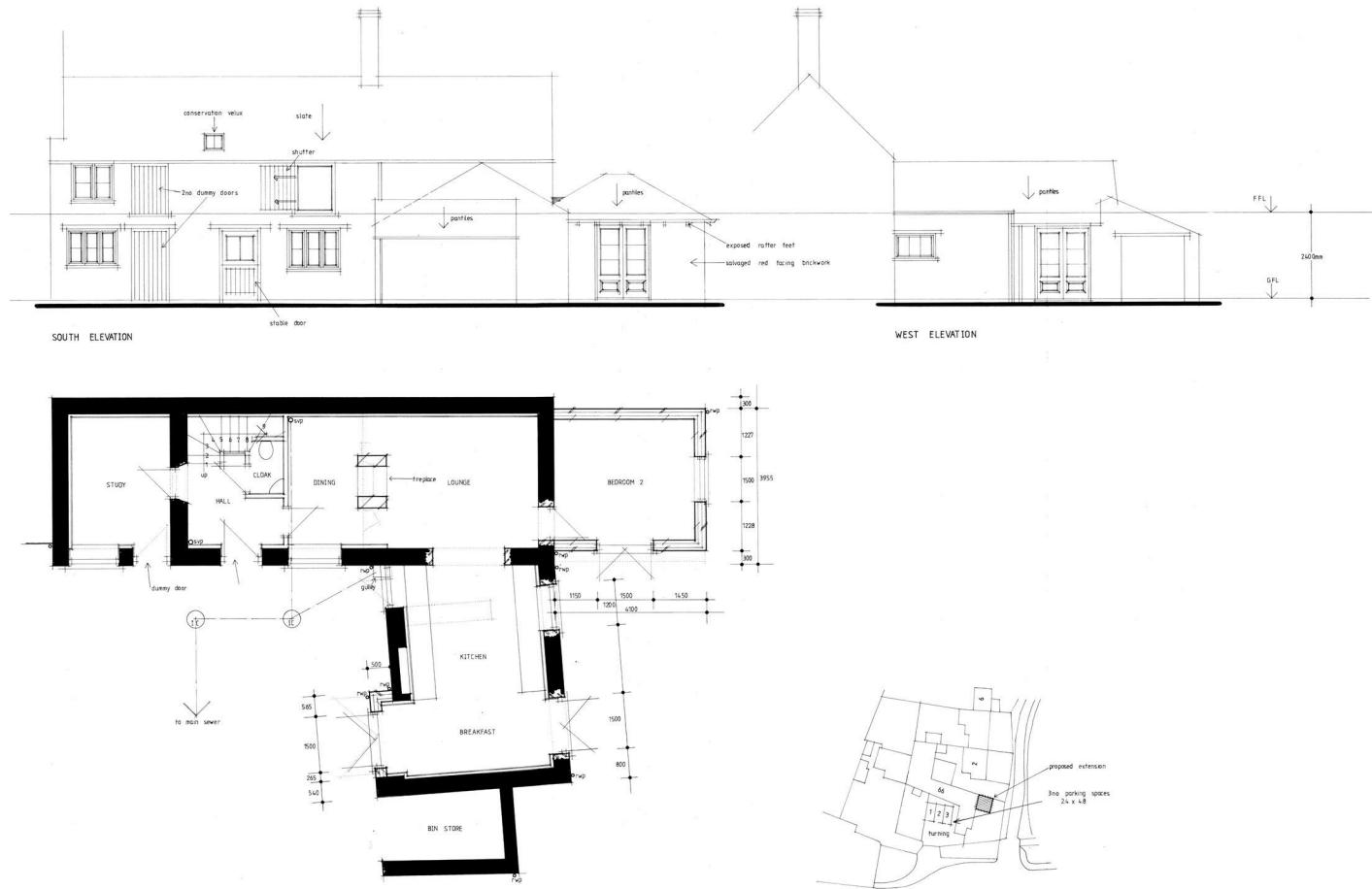
We are advised of the following by the seller.

Gas: Connected

Electric: Connected

Clean Water: Pipe work laid to the road. Not connected to the network

Sewerage: Pipe work laid to the road. Not connected to the network

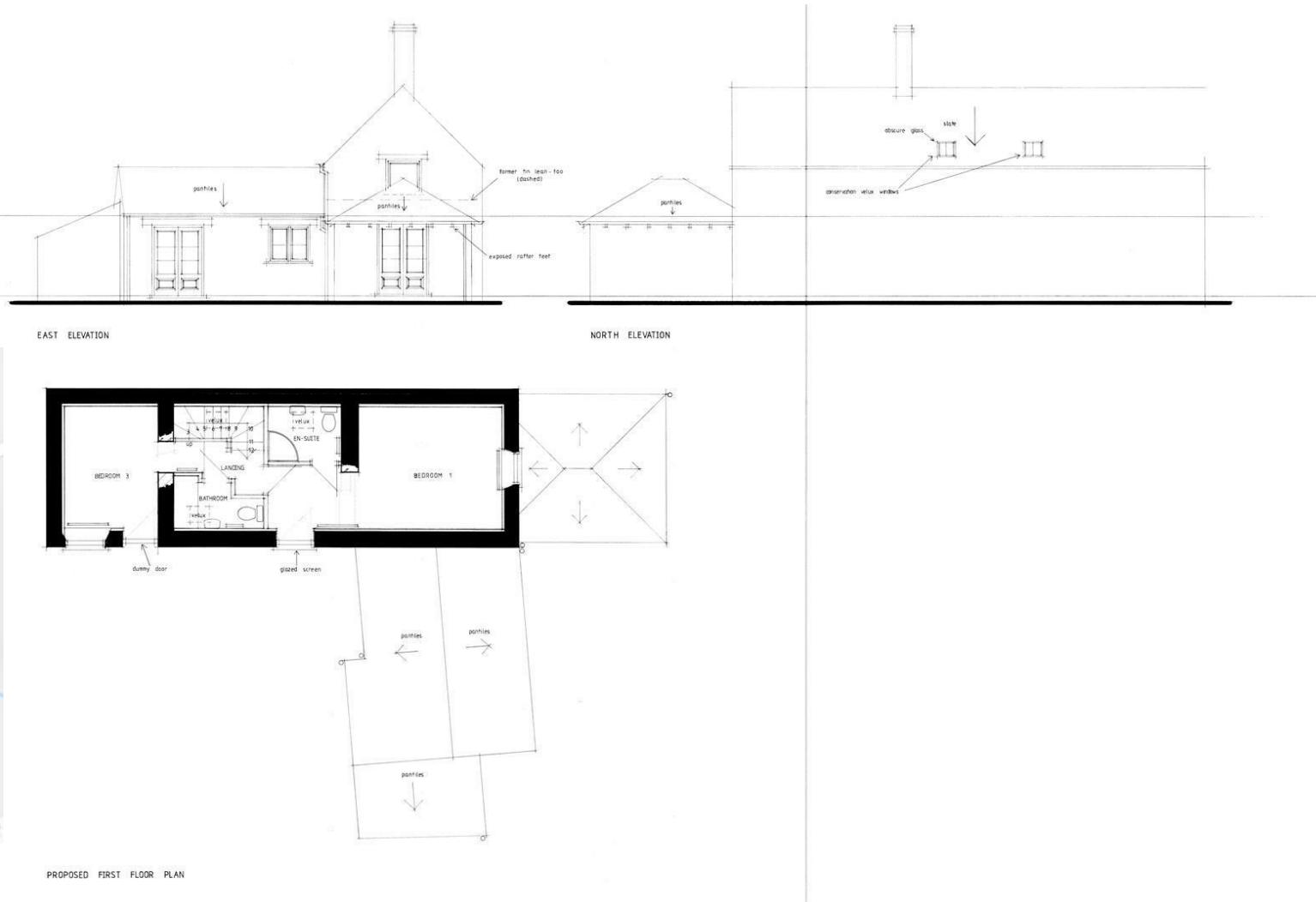


AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



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