



**Chapel Yard, Greetham**  
Oakham, Rutland, LE15 7NJ



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Guide Price £235,000 Freehold

\*\* GUIDE PRICE £235,000 - £245,000 \*\*

Tucked away in the heart of Greetham, which is situated close to both Oakham and Stamford is this well-kept chocolate box character end-terrace cottage. This Grade 2 Listed Building offers original features throughout such as exposed beams and stonework, the property offers flexible accommodation including three reception rooms, a newly fitted kitchen, two double bedrooms and a four-piece bathroom. A must view at the earliest opportunity.

Nestled away from Chapel Yard, the property is entered via the front aspect and into the entrance hall, which provides useful storage and utility space. From here you enter the dining room which offers a bay window providing views over the rear garden. The newly fitted modern and contemporary kitchen sits to the right of the dining room offering a range of floor to wall base units and an integral dishwasher. Walking back through the dining room you will enter the light and airy living room boasting exposed stonework, wooden flooring and a feature fireplace housing a log burning stove. Double doors from here lead you through to the oak framed garden room. The curved staircase provides access to the first-floor landing where you will find two double bedrooms with the master offering newly fitted built-in wardrobes. Upstairs is finished with the four-piece bathroom.

Externally the property is exceptionally well kept, with a blocked paved easy to maintain rear south/east facing private garden. There is also one allocated off-road parking space.





**Entrance Hall**

6'0 x 2'6 (1.83m x 0.76m)

**Dining Room**

11'7 x 8'3 (3.53m x 2.51m)

**Kitchen**

11'9 x 5'9 (3.58m x 1.75m)

**Living Room**

14'11 x 11'4 (4.55m x 3.45m)

**Oak Framed Garden Room**

9'3 x 9'2 (2.82m x 2.79m)

**First Floor Landing**

12'2 x 6'2 (3.71m x 1.88m)

**Bedroom One**

12'5 x 12'2 (3.78m x 3.71m)

**Bedroom Two**

11'6 x 6'6 (3.51m x 1.98m)

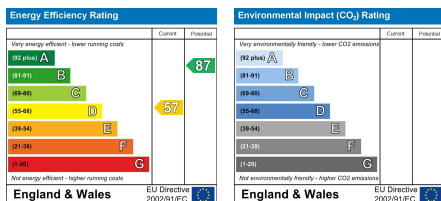
**Four Piece Bathroom**

10'2 x 6'6 (3.10m x 1.98m)

**Outside**

A low maintenance patio garden with a selection of planted borders and shrubs. Gated access from the front provides entry to the rear garden. There is also off-road parking for one vehicle.



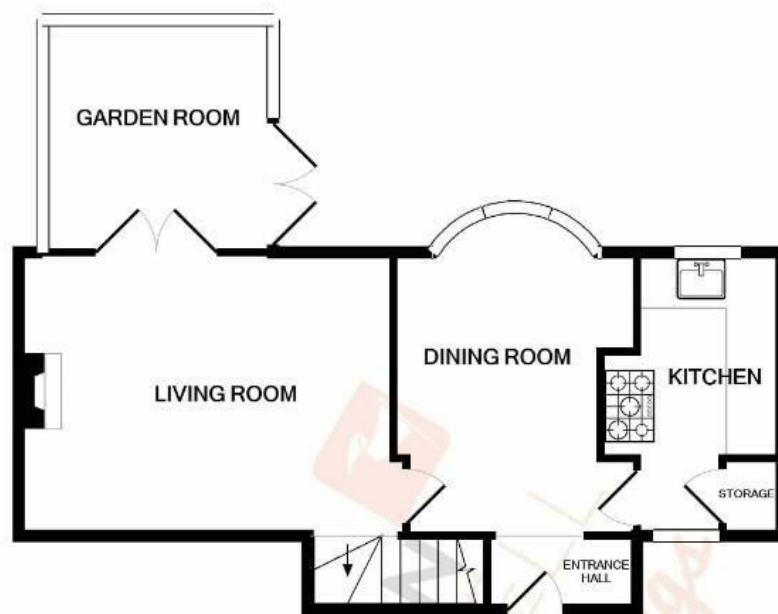


#### AGENTS NOTE – DRAFT PARTICULARS:

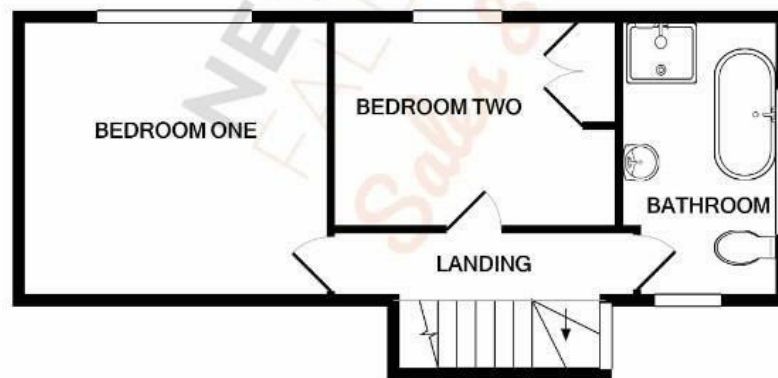
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GROUND FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 369 SQ.FT.  
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 846 SQ.FT. (78.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**NEWTON**  
FALLOWELL

t: 01572 335005

e: oakham@newtonfallowell.co.uk

www.newtonfallowell.co.uk