

WILLOWBROOK

CHURCH LANE, GREETHAM, RUTLAND



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SELICKS

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A substantial, five-bedroom detached village home with generous accommodation, ample parking and a large south-facing garden.



- Entrance hall
- Breakfast kitchen
- Dining room
- Sitting room
- Conservatory
- Study/Gym
- Family room
- Master bedroom with en-suite
- Further four double bedrooms
- Two bathrooms
- Private driveway
- Single garage
- EPC - C

Oakham 6 miles

Leicester 26 miles

Stamford 11 miles

Peterborough 24 miles

ACCOMMODATION

The front door opens into an attractive tiled hallway. To the left is a deep cupboard, useful for storing coats and outdoor shoes. To the right is a versatile family room big enough to house a full-sized tennis table as well as a comfortable seating/television area.

Further along the hallway are two double bedrooms both with built in wardrobes and a bathroom with wash hand basin, WC, bath and corner shower. The study/gym which could also be used as a sixth bedroom which has extensive cupboard space. The accommodation on this floor is completed by a utility room with stainless steel sink and plumbing and space for a washing machine, tumble dryer and overhead clothes airer. A door from the utility leads into the larger than average integrated single garage.

Stairs located next to the cloakroom cupboard rise to the main part of the house. At the top of the stairs the landing flows into the dining room, conveniently situated between the kitchen and the sitting room. A cloakroom is accessed off the landing with a WC and a wash hand basin.

The kitchen has a large number of floor and wall units, a porcelain sink and space for a large double oven, dishwasher and American style fridge-freezer. A door leads out from the kitchen to the side of the property.

The sitting room has a new 5KW log burner with an oak mantelpiece over. The room is dual-aspect with double doors at either end opening out to a balcony overlooking the front garden and driveway and at the other end into a conservatory overlooking the rear south facing garden. Doors to either end of the conservatory lead onto the patio which has ample space for entertaining. An internal door from the dining room leads into the conservatory allowing easy access into the garden.

A door at the opposite end of the landing leads to three double bedrooms and a family bathroom. The master bedroom has mirrored built-in cupboards offering hanging, shelf and drawer space. A door from the master opens into an en-suite with an enclosed shower cubicle, WC, wash hand basin and towel rail.

The family bathroom has a bath, double shower cubicle, WC, wash hand basin and towel rail. A linen cupboard is located next to the bathroom. The property has a large loft space accessed from the landing which is semi boarded and fully lagged with insulation.

The property has recently benefited from a new Worcester convector boiler and water cylinder and the replacement of the majority of the radiators.

OUTSIDE

Willowbrook is approached via a gravelled driveway with ample space for up to seven cars. The larger than average integrated single garage also offers an inspection pit. The private rear garden for the property is south facing and contains a variety of shrubs and mature trees, a green house and a garden shed. The patio runs around the conservatory and is large enough for a gazebo. A second sunken patio is positioned outside the dining room. This excellent village property is highly recommended for an internal inspection.

LOCATION

Greetham is a pretty village to the east of Oakham with excellent travel links and is approximately 2 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, a shop, post office and a thriving community centre. The village is four miles from Rutland Water and has a regular bus service to Oakham and beyond.

DIRECTIONAL NOTE

From Oakham, head out on the Burley Road. At the roundabout take the second exit, continue onto the B668. Head through Cottesmore staying on the B668 towards Greetham. On entering the village Church Road is the 4th left hand turn, continue 100 yards and take a left up a gravelled driveway. Number 16 is the first property on your left.

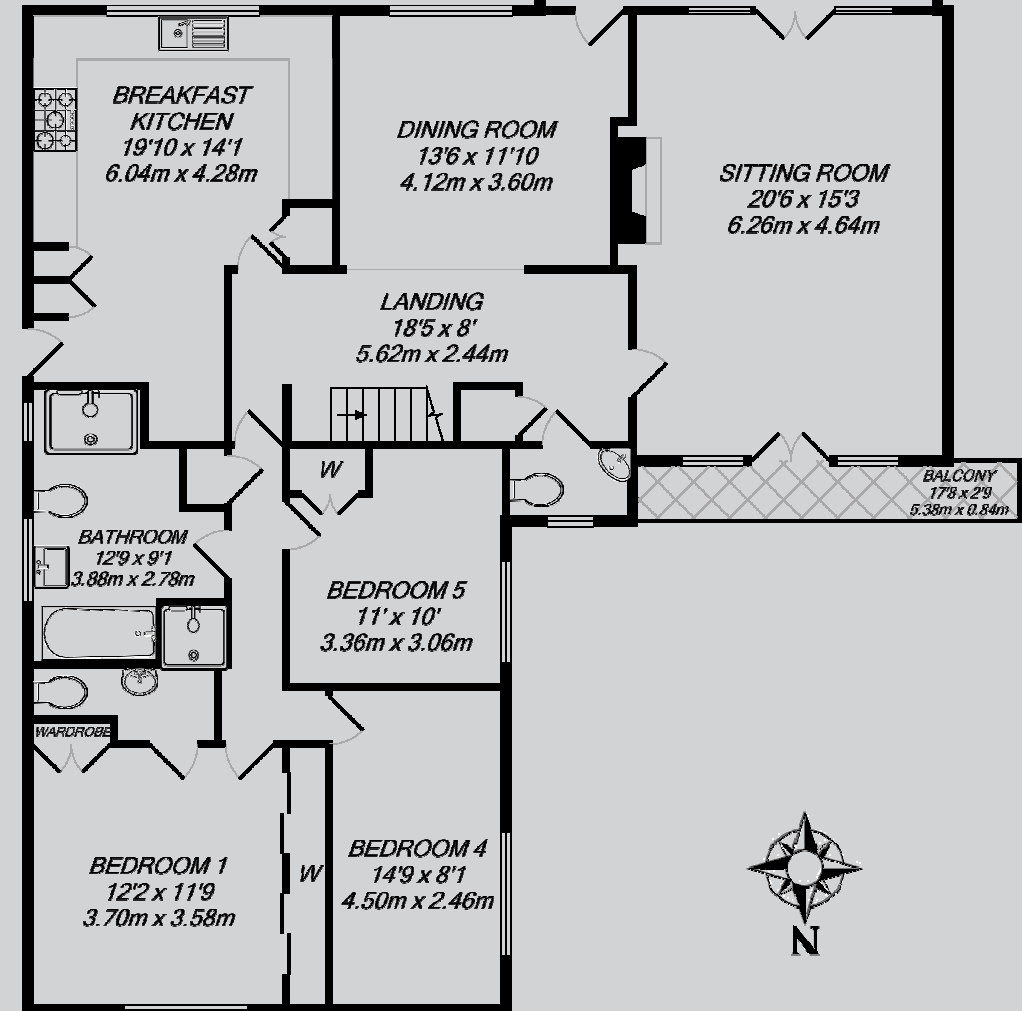
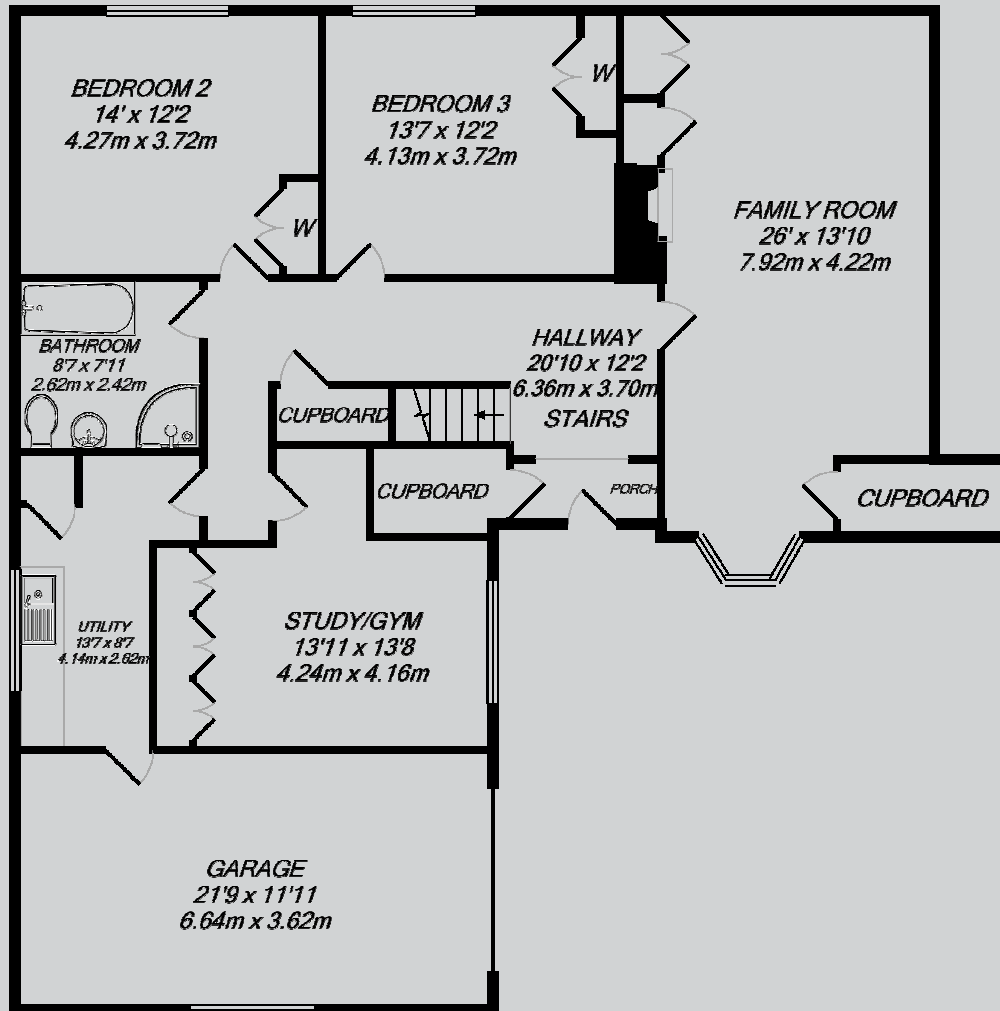
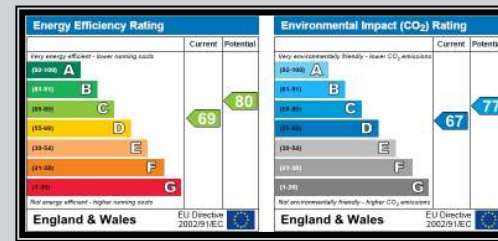
SERVICES & COUNCIL TAX

The property is offered to the market with all mains services & gas-fired central heating. Council Tax Band F.





House Total Approx Gross Internal Floor Area = 3080 SQF
Measurements are approximate, not to scale, illustrative purposes only.





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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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