



Begy Gardens

Greetham, Oakham, LE15 7WB

Price Guide £460,000

Richardson

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Greetham, Oakham,



Situated within this small cul-de-sac of high quality homes sits this detached 4 bedroom family home, which is extremely well presented with a great flow for modern day living. Greeted by a spacious reception hall, with cloakroom off. The living room has a bay window and double doors through to the large open plan kitchen diner. The dining area has French Doors out to the garden and the kitchen area has a central island providing additional preparation space and breakfast bar overhang. The kitchen is comprehensively fitted with plenty of storage units and a range of built in appliances including fridge freezer, dishwasher and twin oven. The utility room has a further sink unit and concealed gas boiler. To the first floor, the master bedroom has built in wardrobes and an ensuite shower room. There are 2 further double bedrooms and a further good size fourth bedroom. In addition there is an excellent 4 piece family bathroom. The property has an open plan front with shrubs and driveway to the side of the property providing off road parking for vehicles and leading to a single garage with eaves storage space. The rear garden has paved patio area, raised beds and lawns with a further decked seating area and has a back drop of mature trees giving a high degree of privacy.

Entrance hall

Cloakroom

Lounge

14'3" plus bay x 12'9" (4.36m plus bay x 3.9m)

Kitchen area

12'9" x 11'5" (3.9m x 3.5m)

Dining area

13'1" x 8'10" (4m x 2.7m)

Utility

5'8" x 5'7" (1.74m x 1.72m)

First floor landing

Master bedroom

13'7" max x 9'10" (4.16m max x 3m)





Ensuite Shower

Bedroom

13'1" x 9'5" (4m x 2.88m)

Bedroom

9'6" x 8'6" (2.92m x 2.6m)

Bedroom

9'10" x 6'3" (3m x 1.92m)

4 Piece bathroom

9'2" x 6'6" (2.8m x 2m)

External details

Open plan frontage with maturing shrubs, driveway to the side of the property providing off road parking for vehicles and leading to detached garage with up and over door and eaves storage space. Gated access to the rear garden which offers a good degree of privacy with a backdrop of maturing trees with paved patio area and further decked seating area. Raised beds and lawns.

Tenure

Freehold

Services

All main services connected. Gas central heating

Council Tax

Rutland Council Tax Band E

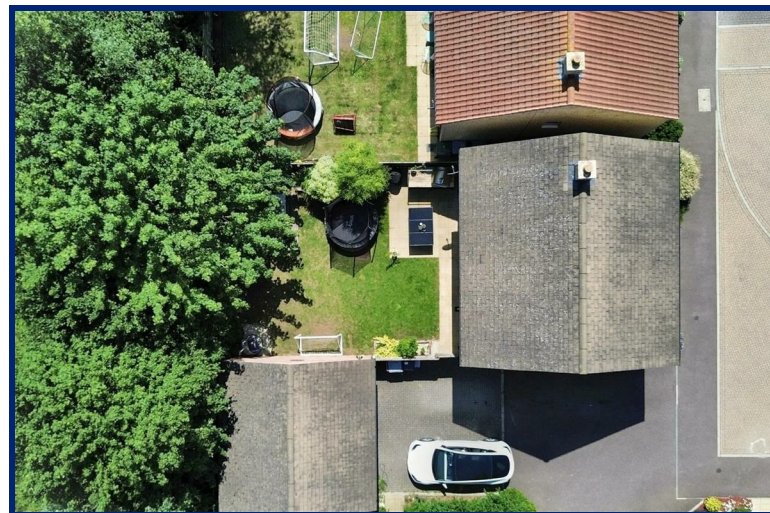
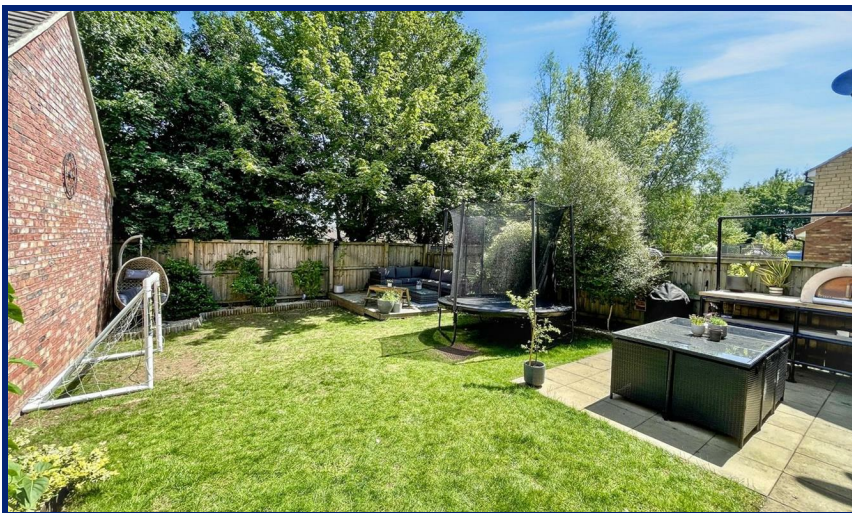
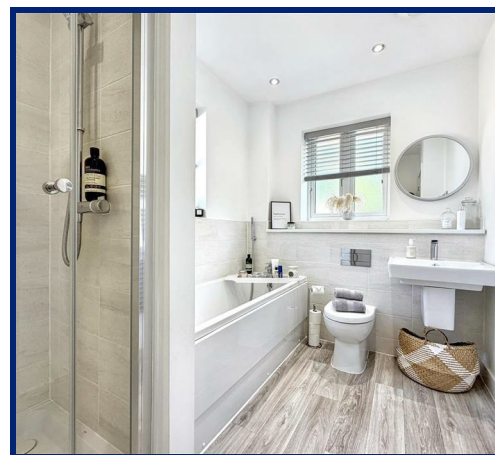
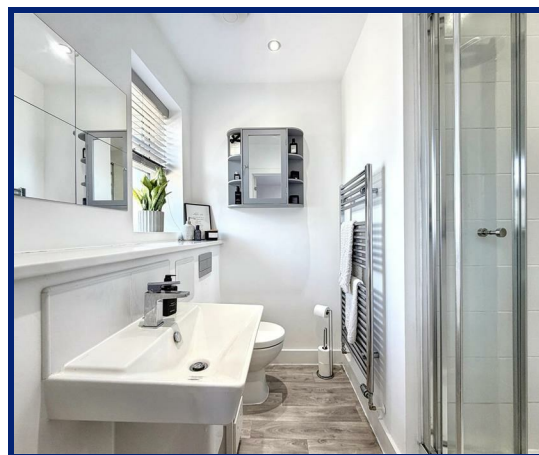
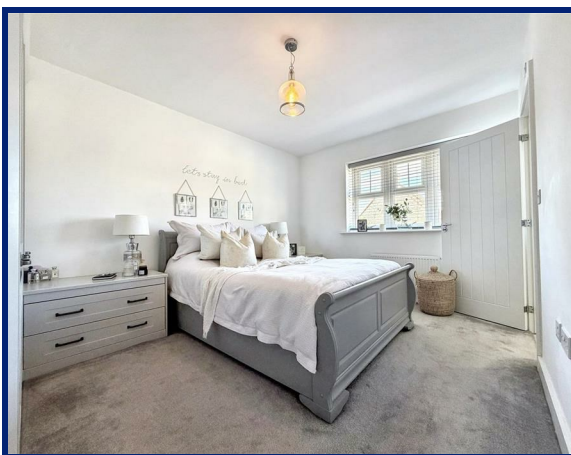
Communication

According to Ofcom: Ultrafast Full Fibre is available

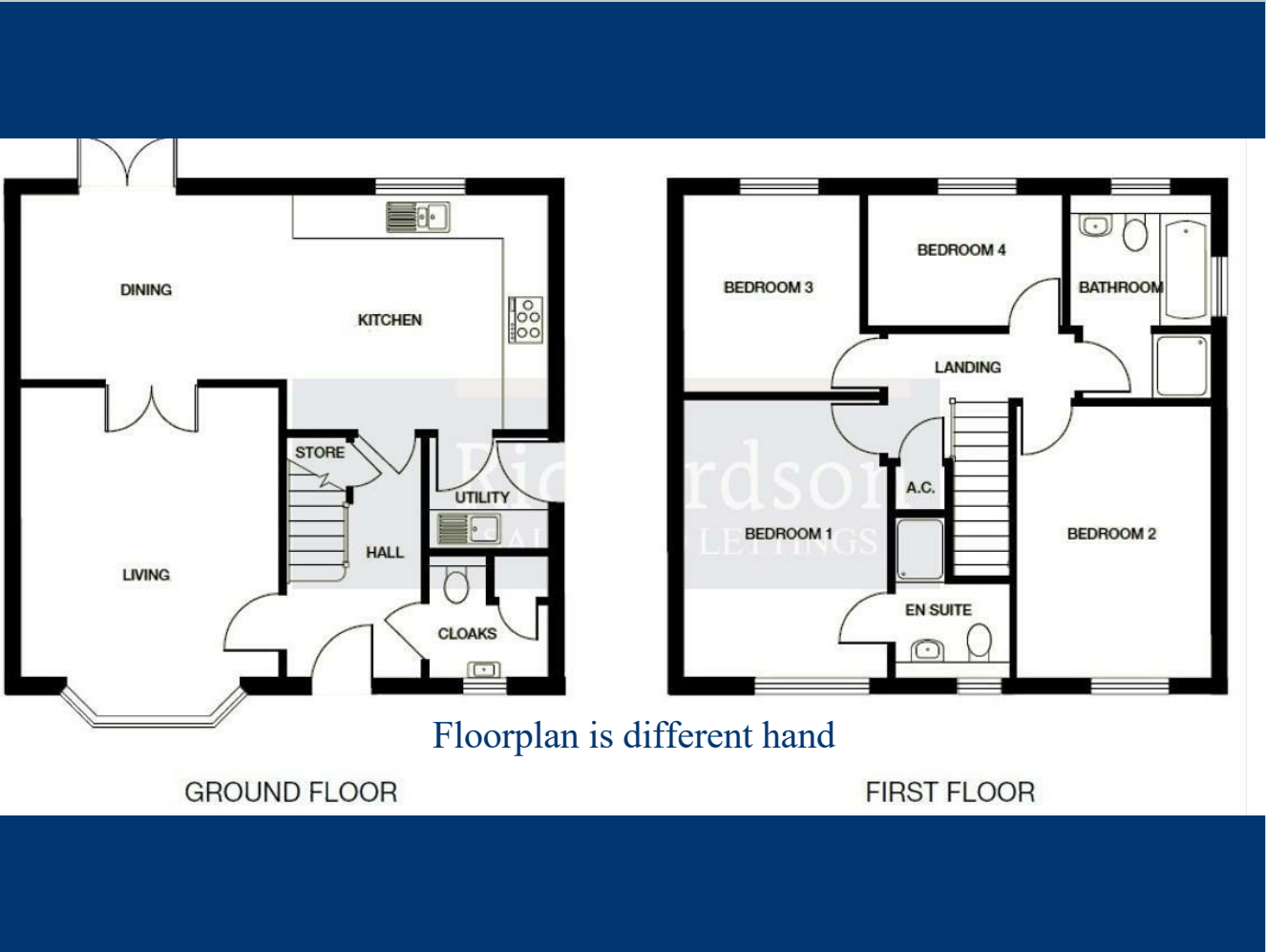
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing

Telephone appointment with Richardson.
post@richardsonsurveyors.co.uk



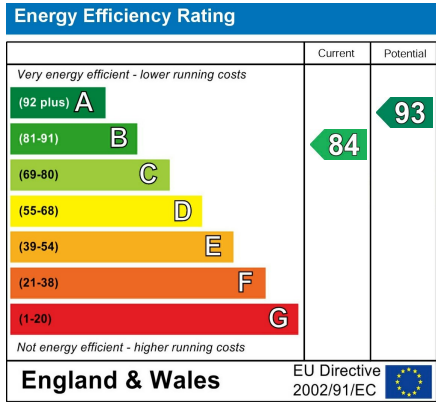
Floor Plan



Area Map



Energy Efficiency Graph



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