



24 Great Lane

GREETHAM

# 24 GREAT LANE

Greetham, Rutland, LE15 7NG

Nestled within the picturesque village of Greetham, this beautifully presented two-bedroom stone cottage offers a seamless blend of timeless character and modern refinement. Set in the heart of the Rutland countryside—yet within easy reach of Oakham, Stamford and the A1—this home offers the best of rural living with excellent connections.

Behind its traditional stone façade lies a refurbished home of warmth and charm, with light-filled interiors, well-proportioned living spaces, and a private garden that provides a peaceful retreat.





# Step Inside

---

Smartly designed and finished in a clean, modern style, the kitchen offers a practical layout with plenty of storage and workspace. An integrated oven and induction hob is neatly built in, while natural light floods the room, creating a bright and welcoming place to cook.

The principal reception room is full of charm, with exposed stonework and a wood-burning stove elegantly framed by bespoke built-in cupboards and shelving that blend style with practical storage. A door at the rear opens directly into the private garden, enhancing the connection between indoor and outdoor living. The room offers generous space for both dining and relaxation.

Set on the ground floor for ease of access, the bathroom is fitted with a sleek, modern suite. It includes a large walk-in shower, WC, and feature shell wash hand basin.









## first floor

The generous principal bedroom enjoys lovely views across the village and offers excellent storage potential alongside stripped wood flooring. The second double bedroom is equally well-proportioned, making it ideal for guests.







## outside

---

To the rear, a private garden provides a calm and peaceful setting, thoughtfully arranged with mature planting and a neat lawn. Designed with ease of maintenance in mind, it offers a natural extension of the cottage's charm. An outhouse tucked away within the garden accommodates a washing machine for added convenience.

## services

---

Electric, water and mains drainage are understood to be connected. The property has gas fired central heating. (none tested by the agent).

## local amenities

---

Greetham is one of Rutland's most desirable villages, renowned for its stone-built charm and strong sense of community. The village is home to two well-regarded pubs, local amenities, and a network of scenic walking routes. Excellent transport connections via the A1 provide easy access to Peterborough, Leicester and surrounding areas, while the nearby market towns of Oakham, Stamford and Grantham offer a wider range of shops, schools, and services. Rutland Water, a short drive away, provides endless opportunities for walking, cycling, sailing and outdoor recreation.

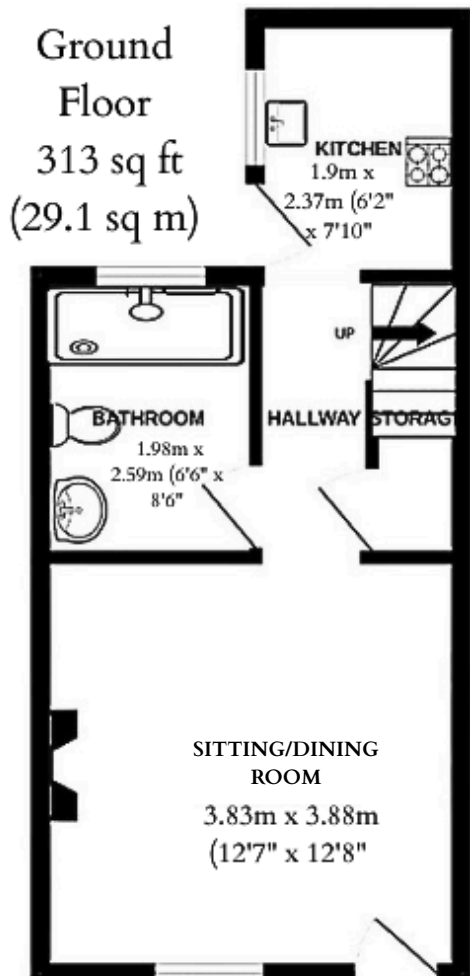
## fixtures & fittings

---

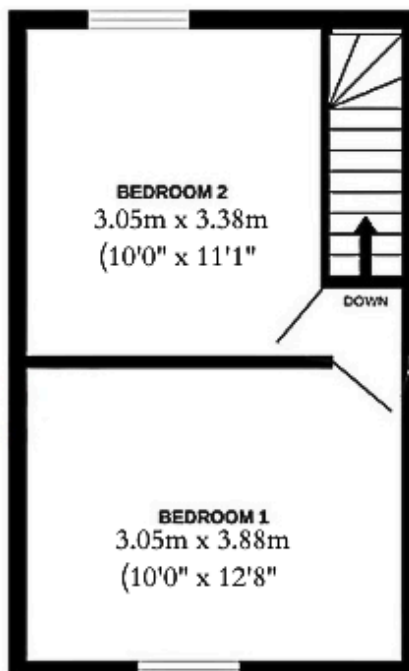
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



## finer details



**First Floor**  
268 sq ft (24.9 sq m)



**Approximate Gross  
Internal Area**  
54.0 sq m / 581 sq ft

**EPC rating:** 57 | D  
**EPC potential:** 88 | B

**Local Authority:** Rutland County Council  
**Council Tax Band:** A  
**Tenure:** Freehold

**Possession:** Vacant possession upon completion.

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Digby & Finch

ESTATE AGENTS

01780 758090

[stamford@digbyandfinch.com](mailto:stamford@digbyandfinch.com)

8 St Mary's Hill, Stamford, PE9 2DP