



 **SPREY** Melton Road, Langham
PROPERTY Asking Price of £600,000





This beautiful stone detached three storey family home of circa 2000sq ft of living accommodation, is positioned within the desirable village of Langham, well-placed for amenities, road and rail links as well as a varied choice of both private and state-run schools within a short distance.

The current owners have maintained and enhanced their family home over the last few years and it now offers the best of both worlds; with that all-important modern feel open plan kitchen dining, sitting room providing fantastic entertaining space, along with a separate living room with wood burner. A utility room and w/c complete this floor. Further features of this versatile home are bathrooms provided on first and second floors, en-suite to the principal bedroom along with built-in wardrobes, which are also to bedrooms four and five.

Externally there is a block paved driveway with parking for several vehicles, sided gated access to the rear garden, which is mainly lain to lawn, with mature shrub borders and a large patio area, idea for alfresco dining.





TENURE: Freehold

EPC: TBC

COUNCIL TAX: F

All Mains Attached







ENTRANCE HALL:

LIVING ROOM: 6.68m x 3.57m (21'11" x 11'9")

SITTING ROOM: 3.25m x 3.25m (10'8" x 10'8")

KITCHEN/DINING ROOM: L-Shape - 7.08m x 6.19m max (23'3" x 20'4") max

UTILITY:

W/C:

FIRST FLOOR LANDING:

BEDROOM ONE: 5.96m x 3.58m (19'7" x 11'9")

EN-SUITE:

BEDROOM TWO: 3.26m x 2.95m (10'8" x 9'8")

BEDROOM THREE: 2.54m x 2.95m (8'4" x 9'8")

BATHROOM:

SECOND FLOOR LANDING:

BEDROOM FOUR: 4.42m x 3.60m (14'6" x 11'10")

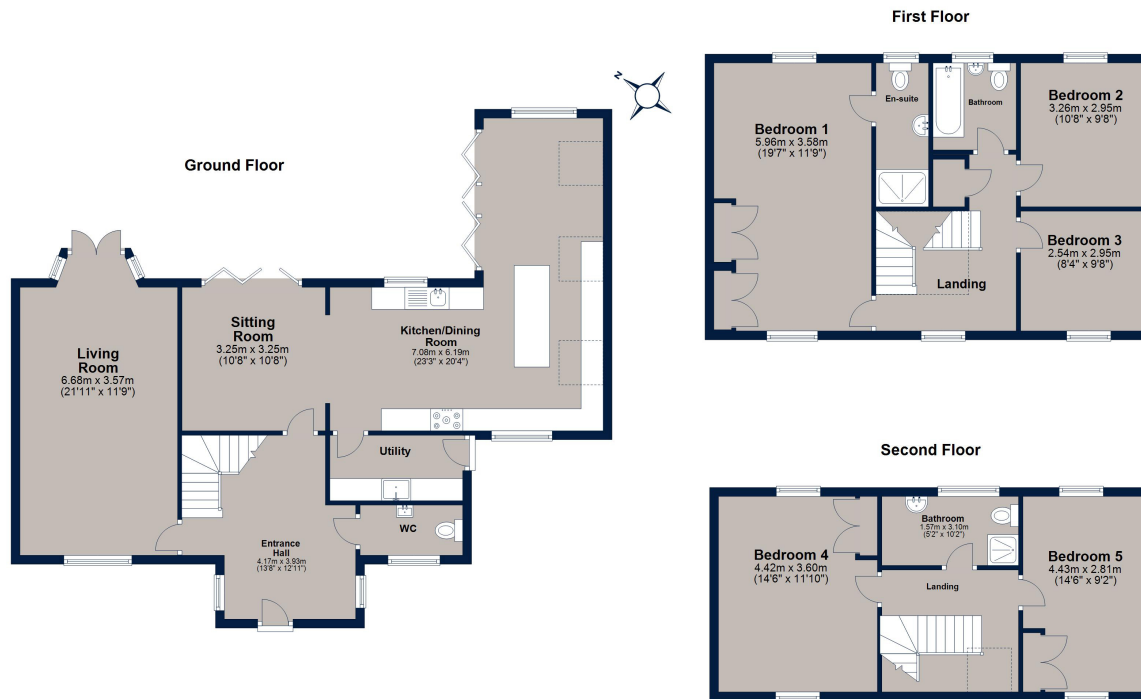
BEDROOM FIVE: 4.43m x 2.81m (14'6" x 9'2")

BATHROOM: 1.57m x 3.10m (5'2" x 10'2")





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Total area: approx. 189.4 sq. metres (2038.5 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

Langham is a thriving and friendly village with many amenities including a public house, a village hall, allotments and a church. Langham also offers a children's play area and an array of superb countryside walks. The village primary school is within walking distance and the town of Oakham offers a variety of primary schools as well as Catmose Secondary School, Oakham School and Harrington Sixth Form. Oakham offers easy access to shops, restaurants and the railway station, linking the area to Leicester, Peterborough and beyond. There are also brilliant bus routes to and from local amenities and attractions.

EPC TBC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements