



Offers Over £525,000 | Freehold

Well Street, Langham, Oakham, LE15 7JS



## Key Features & Description

- Guide Price £525,000 - £545,000
- Detached Family Home
- Four Bedrooms
- Two En-Suites & Family Bathroom
- Utility and Down Stairs W/C
- Two Reception Rooms
- Dining Kitchen, Doors to the Garden
- Integrated Oversized Garage
- Southerly facing Rear Garden
- EPC Rating C | Council Tax Band E

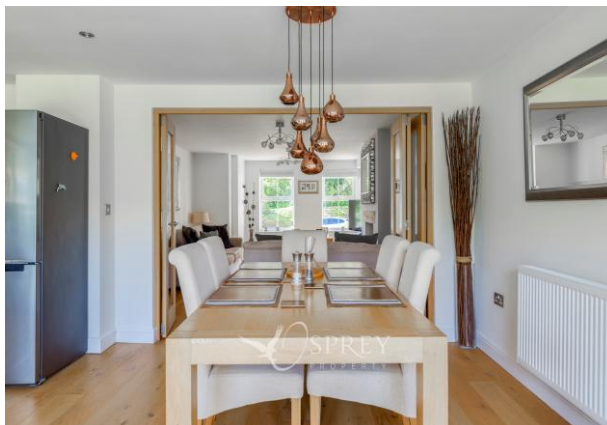
The light and airy entrance hall has stairs rising to the first floor and doors to the ground floor accommodation. The dining kitchen has a comprehensive range of fitted units with a variety of integrated appliances, plus space for free-standing appliances, there are windows to the rear elevation along with double doors to the garden and a door into the utility room. The utility room offers further storage, space and plumbing for washing machine and a door out to the side of the property, w/c and sound insulated office currently used as a music room. The well portioned living room sits to the front of the property and has Bi fold doors to the dining end of the kitchen along with multi fuelled burner with oak mantle above.

Climb the stairs to the first floor, there are three double bedrooms and a small double. The principal bedroom is complemented by ensuite shower rooms and built-in wardrobes, along with bedroom two also has an en-suite shower room, whilst bedrooms three and four are served by a family bathroom. There is ample parking on the private gravel driveway providing access to the integral oversized garage with up and over doors. A pedestrian hand gate to the right of the property gives access to the southerly facing rear garden that is mainly laid to lawn with mature borders and fruit tree. A patio sits directly off the rear of the property providing a great space for outdoor entertaining and there are also two wooden sheds. The garden is fenced on all sides providing a degree of privacy.

TENURE: Freehold  
All Mains Connected  
EPC: C  
COUNCIL TAX: E

### VILLAGE LIFE

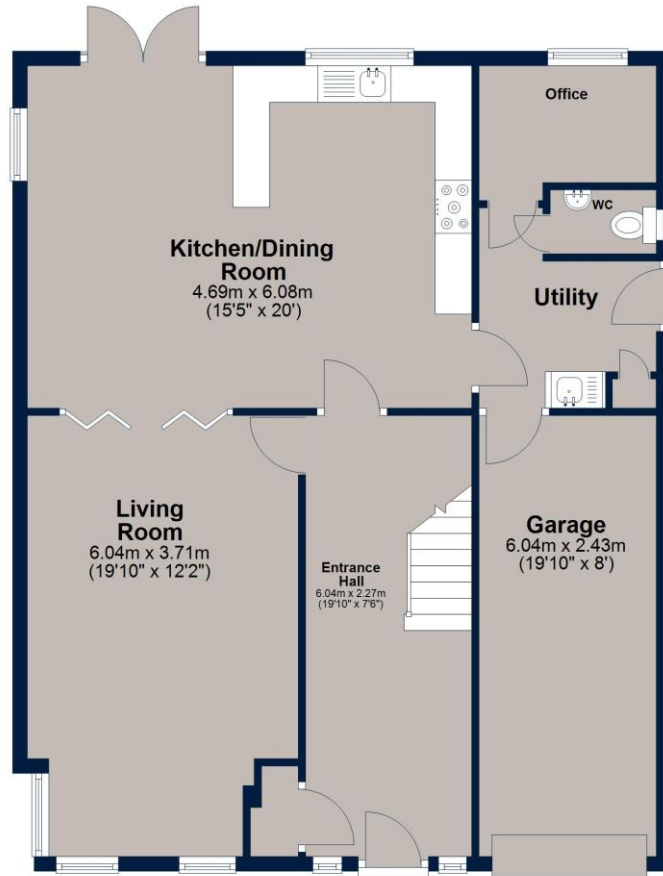
Langham is a thriving and friendly village with many amenities including a public house, a village hall, allotments and a church. Langham also offers a children's play area and an array of superb countryside walks. The village primary school is within walking distance and the town of Oakham offers a 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.





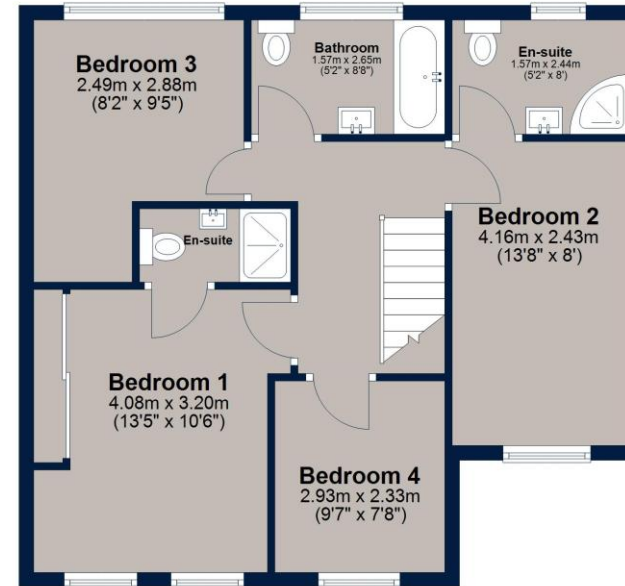
### Ground Floor

Approx. 92.9 sq. metres (999.6 sq. feet)



### First Floor

Approx. 58.0 sq. metres (624.7 sq. feet)



Total area: approx. 150.9 sq. metres (1624.3 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. [www.m-photo.pro](http://www.m-photo.pro)  
Plan produced using PlanUp.

#### Important Notice

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