



Asking Price £550,000 | Freehold  
Well Street, Langham LE15 7JS





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- Detached Family Home
  - Four Bedrooms
  - Two En-Suites & Family Bathroom
  - Utility and Downstairs W/C
  - Two Reception Rooms
  - Dining Kitchen, Doors to the Garden
  - Integrated Oversized Garage
  - Southerly facing Rear Garden
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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





 SPREY  
PROPERTY





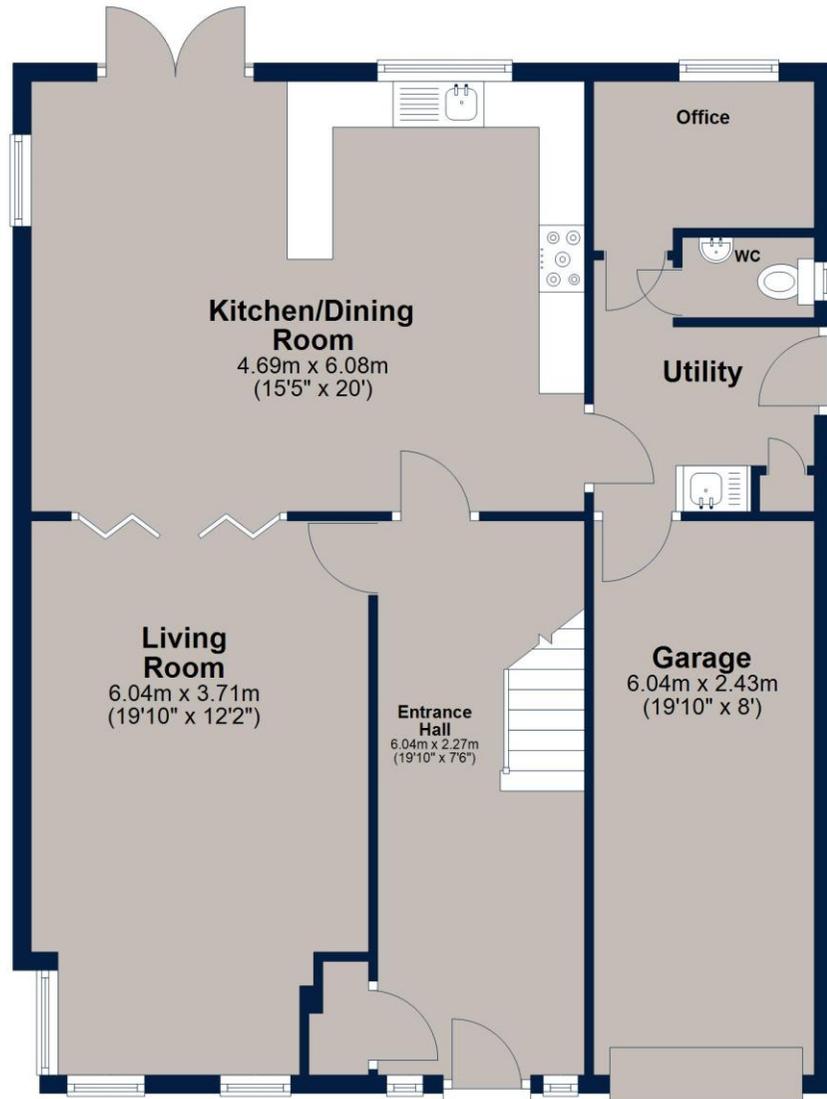
 OSPREY  
PROPERTY

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.



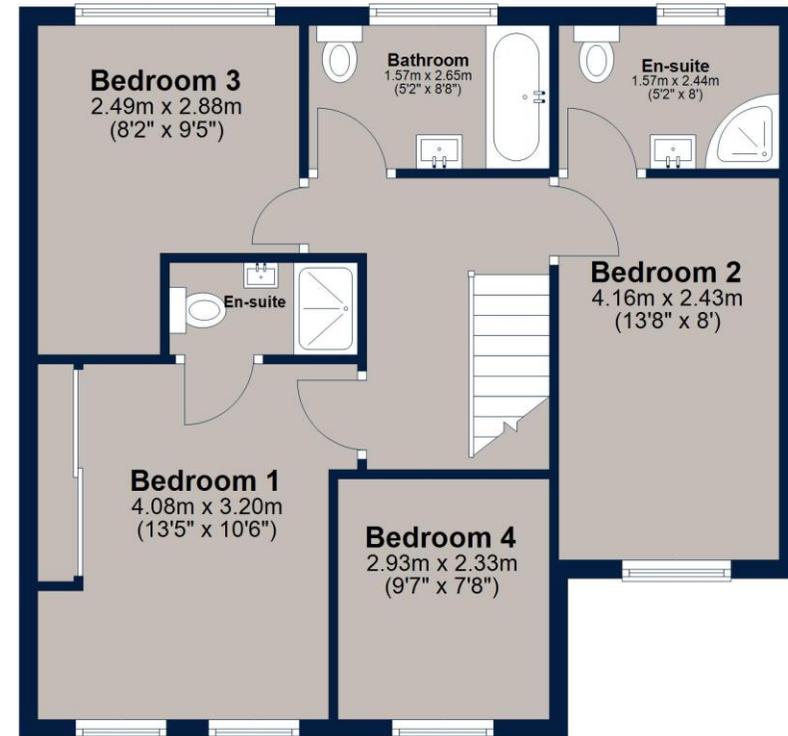
## Ground Floor

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)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

## Key Information

Local Authority

Rutland County Council

Council Tax

Band = E

Tenure

Freehold

EPC

Rating = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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