



Offers in excess of £600,000 | Freehold  
Ruddle Way, Langham, Oakham, LE15 7NZ





## Ruddle Way, Langham, LE15 7NZ

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- Four Bedroom Detached Home
  - Exclusive Development
  - Private Driveway
  - Two En-Suite
  - Three receptions
  - Over 1688 Sq. ft of Accommodation
  - Double Garage
  - Good Sized Landscaped Rear Garden
  - EPC to be confirmed | Council Tax Band F
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An exceptional detached four-bedroom family home occupying the largest plot within this exclusive development, ideally positioned in a quiet cul-de-sac in the highly sought-after village of Langham. Offering a wonderful degree of privacy, which is immediately apparent upon arrival, this impressive property provides spacious and versatile accommodation throughout, complemented by a beautifully landscaped and substantial rear garden, double garage, and private driveway.

Finished to a high standard, the property features attractive oak flooring throughout the ground floor, while the well-appointed kitchen/breakfast room is fitted with a range of shaker-style units complemented by quality oak work surfaces.

The accommodation briefly comprises an entrance hall, a spacious living room with French doors opening onto the rear garden, a formal dining room, kitchen/breakfast room, study, utility room, and downstairs W/C. To the first floor, the landing provides access to the principal bedroom with en-suite shower room, a guest bedroom with en-suite facilities, two further generously sized bedrooms, and a family bathroom.

Outside, the property enjoys a generous landscaped rear garden, ideal for both entertaining and family living. A double garage and private driveway provide ample off-road parking, completing this superb family home.



 SPREY  
PROPERTY





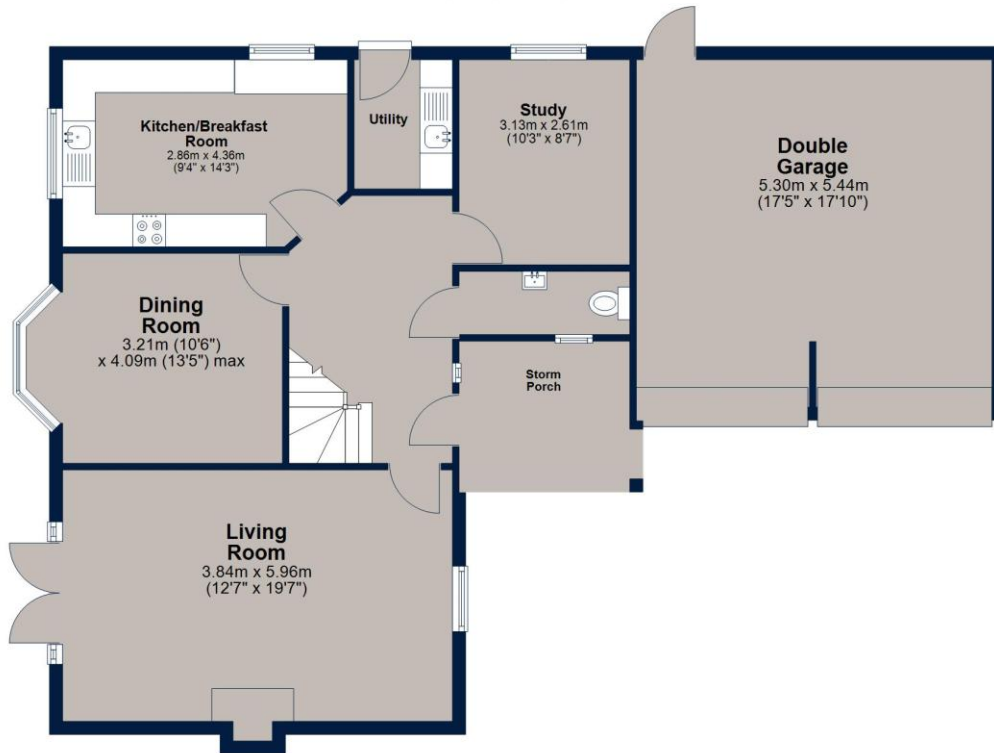
## VILLAGE LIFE

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.



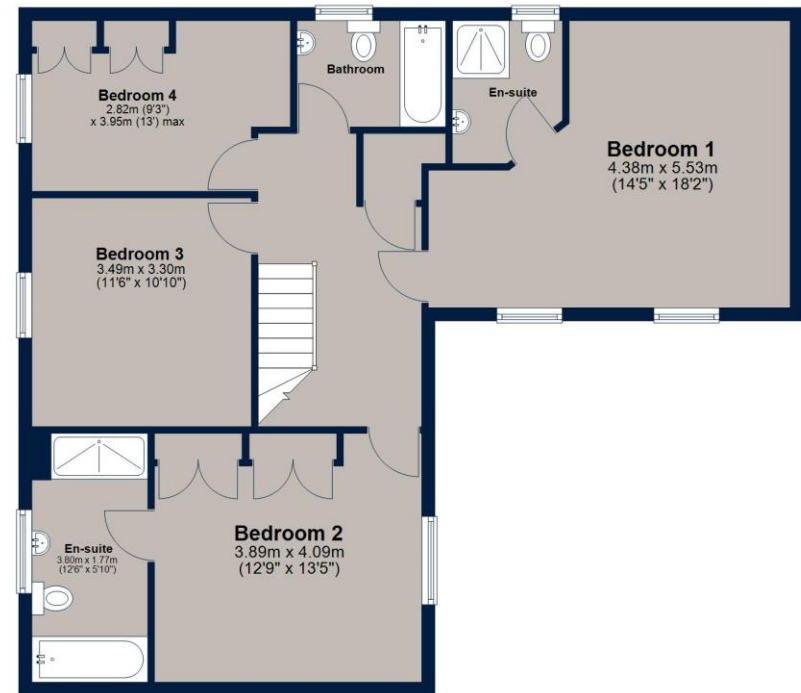
### Ground Floor

Main area: approx. 71.8 sq. metres (773.3 sq. feet)  
Plus garages, approx. 28.6 sq. metres (310.4 sq. feet)  
(excluding Storm Porch)



### First Floor

Approx. 85.1 sq. metres (915.5 sq. feet)



Main area: Approx. 156.9 sq. metres (1688.9 sq. feet)  
Plus garages, approx. 28.8 sq. metres (310.4 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  
Plan produced using PlanUp.

## Key Information

Local Authority  
Rutland County Council District Council

Council Tax  
Band = F

Tenure  
Freehold

EPC  
Rating = To be confirmed



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### Important Notice

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