



Asking Price £420,000 | Freehold  
Westons Lane, Langham, LE15 7JT



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- Three bedrooms
  - Village location
  - Close to local amenities
  - Character cottage-style home
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Three-bedroom Chocolate box cottage in the heart of Langham village.



Appreciating many original features throughout, this unique cottage has been greatly improved by the current owner and presented in show-home condition.

Enjoying two reception rooms, dining kitchen, utility / w/c, and bathroom with roll top bath.

The front door opens to the lovely snug with tiled floor and wood burner, door from here leads to the stair, living room, and kitchen.

Into the L-shaped kitchen with wall and floor mounted units, built-in appliances, and space for a Range style cooker.

There is a dining area off with two skylights and Bi-fold doors to the garden. Also off the kitchen is a utility room and W/C.







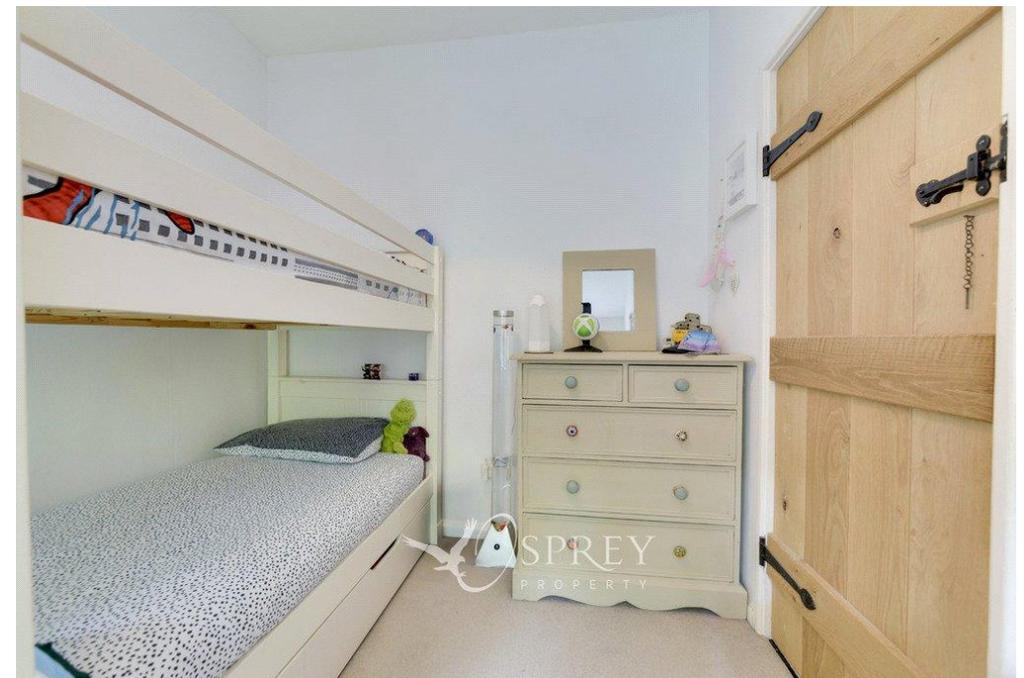
To complete this floor is the living room with an Open Fire and Window seat.

Climbing the stairs to the landing, where you gain access to, two double bedrooms one with built-in wardrobes and a good-sized single.

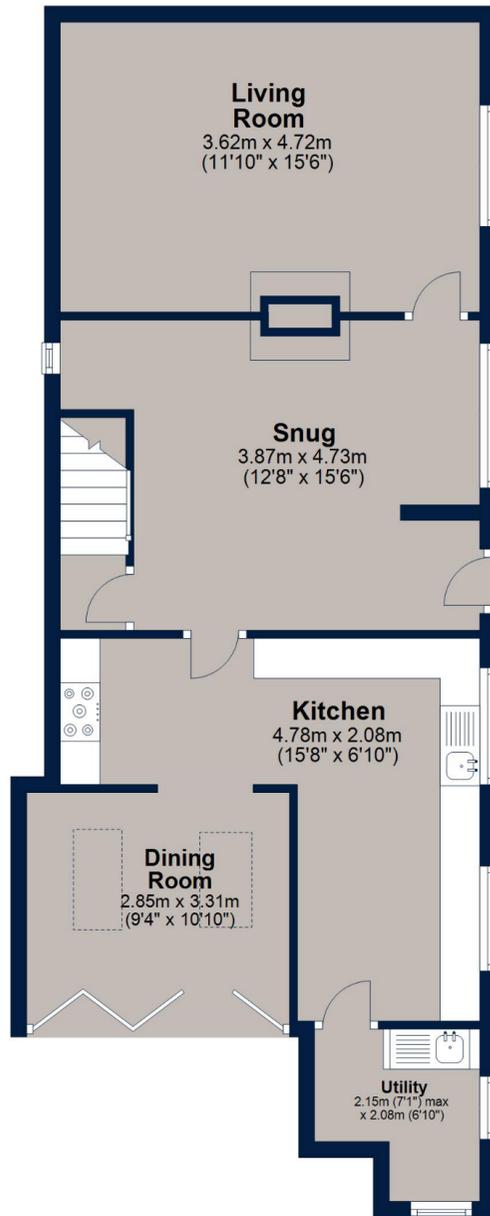
The Family bathroom with exposed beams, benefits from a walk-in shower and roll-top freestanding bath.

The outside courtyard garden offers a fantastic and easily maintainable space to enjoy all year-round with multiple levels and a summer house in the far corner.

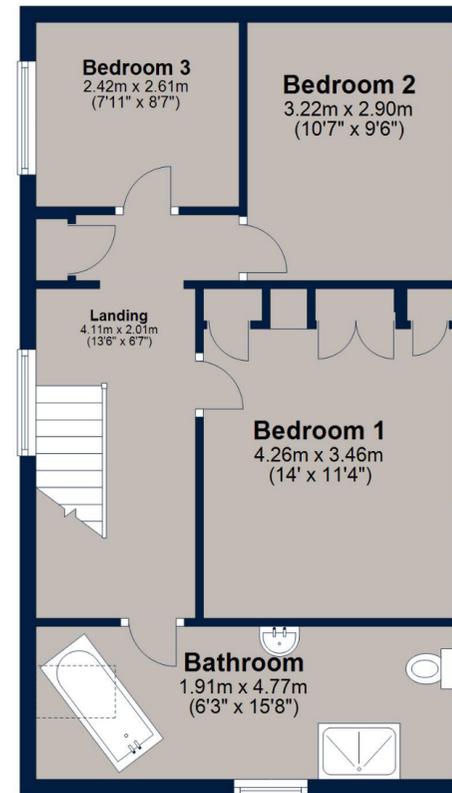
The garden has a south-west facing. There is also a pedestrian gate leading back out the front driveway and parking.



## Ground Floor



## First Floor



Total area: approx. 119.2 sq. metres (1283.0 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.

## Key Information

Local Authority - Rutland County Council

Council Tax Band - D

Tenure - Freehold

EPC Rating - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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