



Guide Price £550,000 | Freehold

Ruddle Way, Langham, Oakham, LE15 7NZ





Key Features & Description

- Five Bedroom Home
- Detached
- Three Reception Rooms
- Dining Kitchen
- Utility Room
- Single Garage
- Village Location
- EPC Rating C | Council Tax Band F

Situated in the highly desirable village of Langham, this spacious five-bedroom detached family home offers versatile accommodation and enjoys a wonderful village setting. The property benefits from a strong community atmosphere, a popular village public house, and excellent access to nearby Oakham, with its range of amenities, schools, and train station, all just a short drive away.

The accommodation is entered via a welcoming entrance hall, which provides access to the principal ground floor rooms. The original garage has been partially converted and extended to create a versatile family room, ideal as a playroom, snug, or additional reception space. Further ground floor accommodation includes a study, a comfortable lounge featuring a fireplace as an attractive focal point and French doors opening onto the rear garden, a spacious kitchen/dining room, utility room, and a cloakroom/WC.

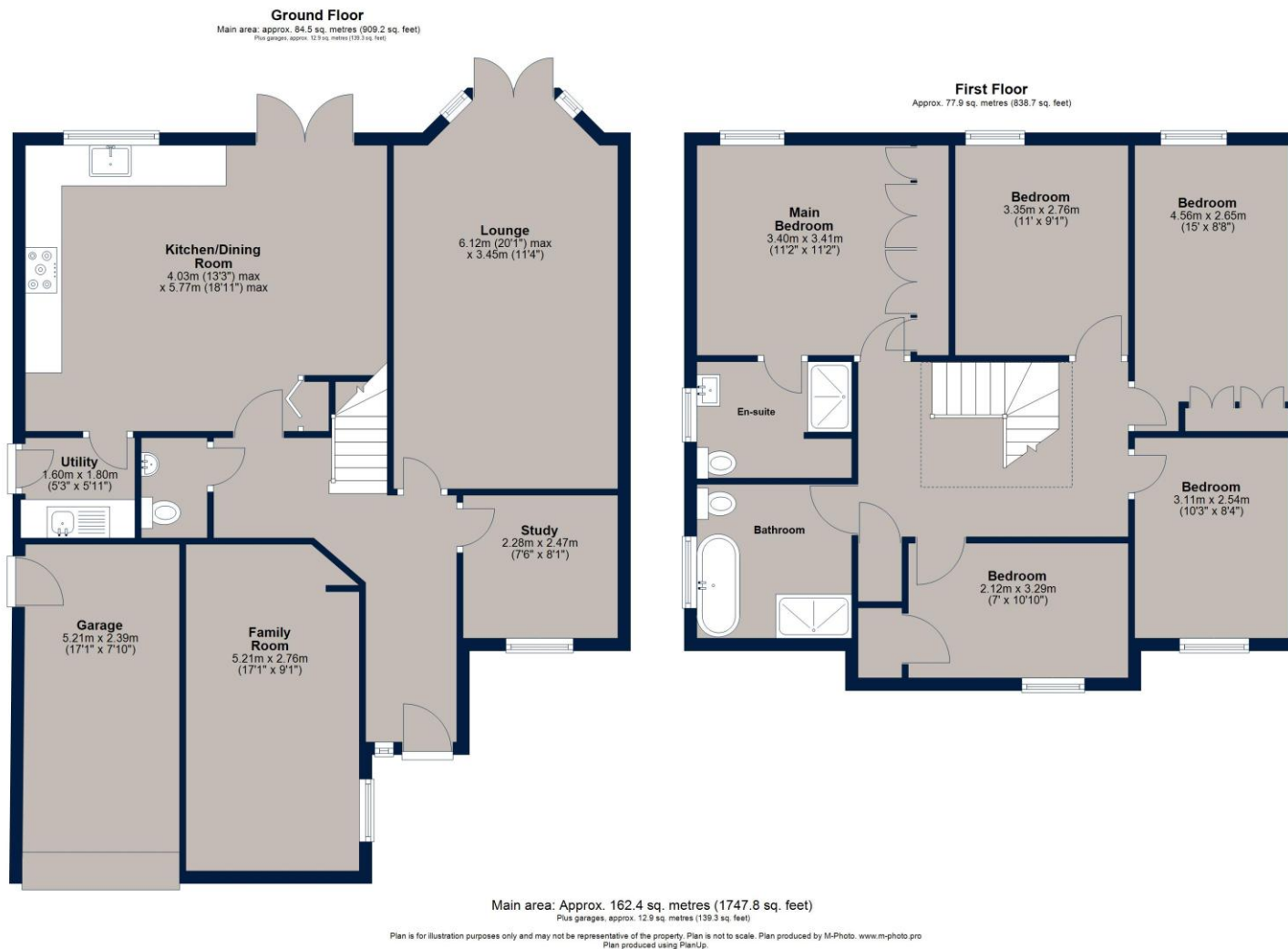
To the first floor, the generous principal bedroom benefits from built-in wardrobes and a recently refitted en-suite shower room. There are four further well-proportioned bedrooms, all offering excellent family accommodation, together with a stylishly refitted family bathroom with free standing bath and separate shower.

Externally, the property enjoys a driveway providing off-road parking and access to a single garage. The enclosed rear garden offers a private outdoor space and is mainly laid to lawn, complemented by seating areas positioned both adjacent to the house and at the rear of the garden. A particular feature is the characterful boundary wall, which forms part of the former brewery wall, combined with fencing to create a secure and attractive setting.

This is an excellent opportunity to acquire a substantial family home in one of Rutland's most popular villages.







Important Notice

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