



Guide Price £550,000 | Freehold
Ruddle Way, Langham, Oakham, LE15 7NZ





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- Five Bedroom Home
 - Detached
 - Three Reception Rooms
 - Dining Kitchen
 - Utility Room
 - Single Garage
 - Village Location
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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.





 SPREY
PROPERTY





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.



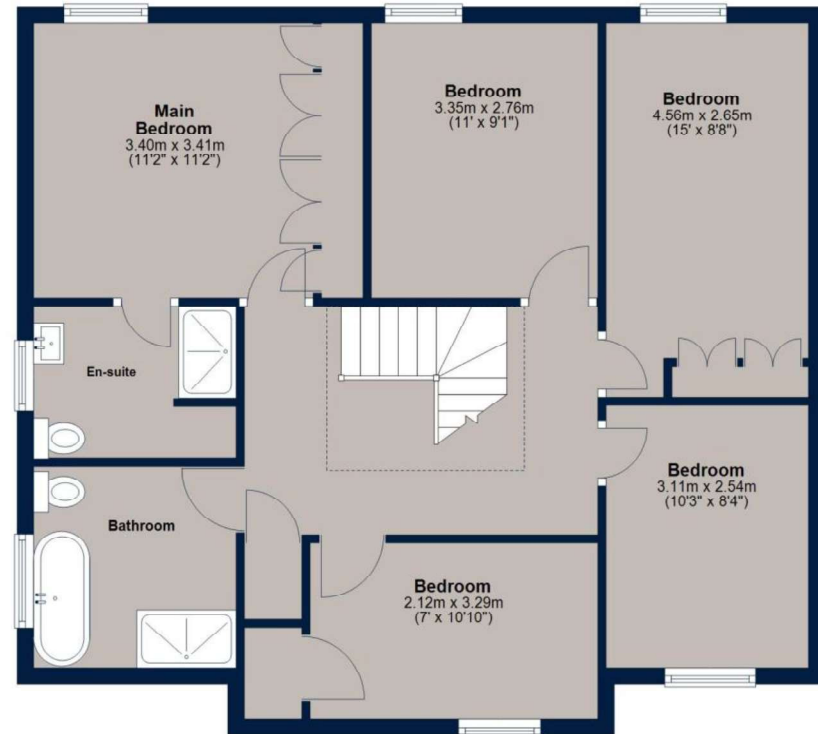
Ground Floor

Main area: approx. 84.5 sq. metres (909.2 sq. feet)
Plus garages: approx. 12.9 sq. metres (139.3 sq. feet)



First Floor

Approx. 77.9 sq. metres (838.7 sq. feet)



Main area: Approx. 162.4 sq. metres (1747.8 sq. feet)

Plus garages: approx. 12.9 sq. metres (139.3 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
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Key Information

Local Authority: Rutland County

Council Tax Band: F

Tenure: Freehold

EPC Rating = To be confirmed



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