



Guide Price £500,000 | Freehold

Ruddle Way, Langham, Oakham, LE15 7NZ





Key Features & Description

- GUIDE PRICE £500,000 - £550,000
- 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.

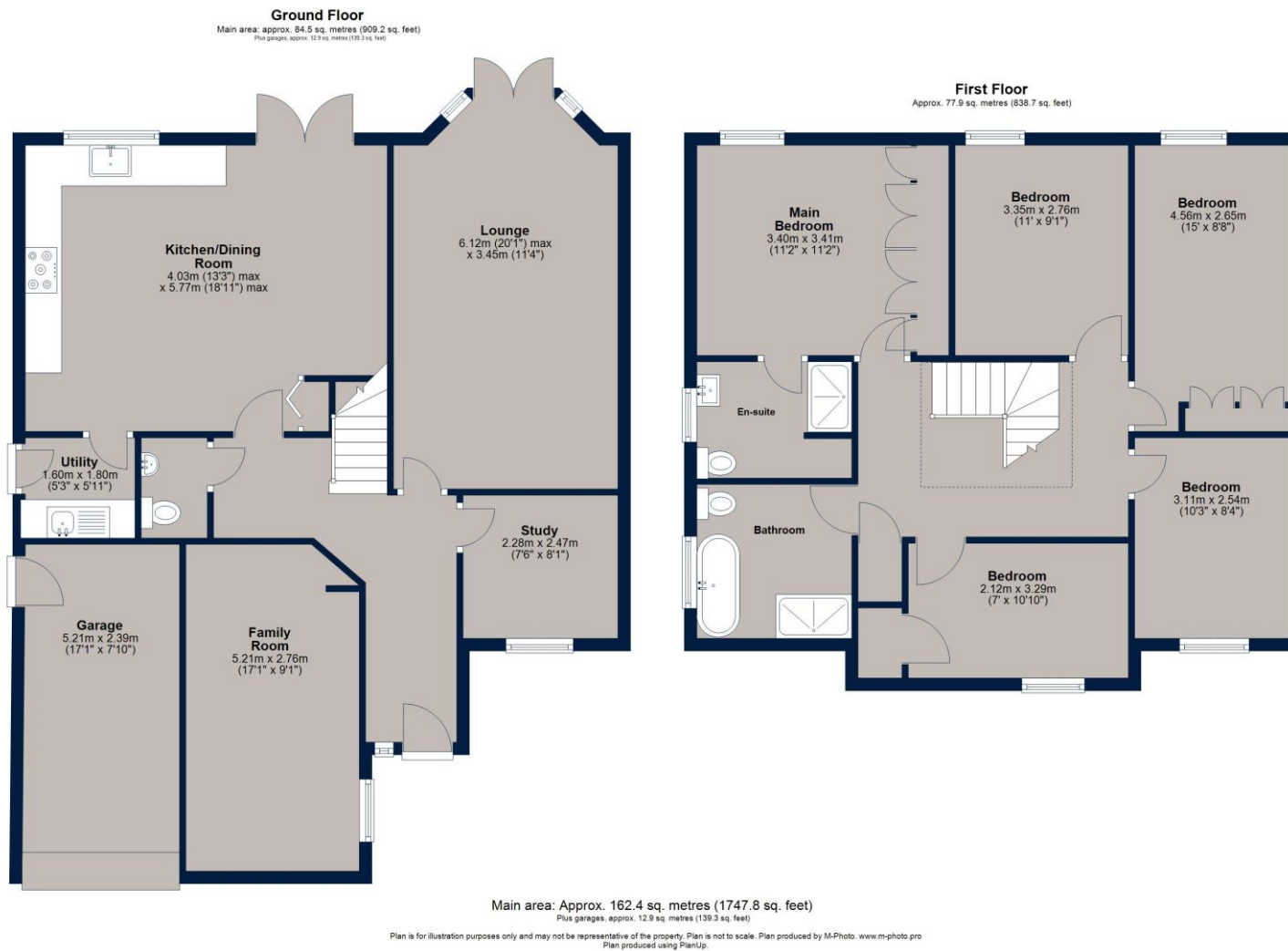
The accommodation is entered via a welcoming entrance hall, which provides access to the principal ground floor rooms. The original garage has been partially converted and extended to create a versatile family room, ideal as a playroom, snug, or additional reception space. Further ground floor accommodation 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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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