



CHURCH STREET  
LANGHAM, RUTLAND

JAMES  
SELICKS



GOOD  
VIBES  
ONLY

## “... SEMI-DETACHED, PERIOD HOME ...”

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**A well-presented, three/four bedroom, semi-detached period home, originally built in the 1920s with off-road parking, outbuilding and a generous and mature garden, all sitting in the popular village of Langham.**

Open Plan Living Kitchen • Two Reception Rooms • Ground Floor Shower Room • Utility Area, Downstairs Cloakroom • Three/Four Bedrooms • Family Bathroom • Private Driveway, Garage/Outbuilding • Mature & Private Garden • Village Location • EER - D

### Ground Floor

Enter the property into a light and airy hallway giving way to the ground floor accommodation. The ground floor in brief comprises an open plan living kitchen, two reception rooms, a utility room, and a downstairs cloakroom.

To the front of the property there is an inner hallway with a study space, a ground floor shower room, and a reception room with windows to two elevations and a suspended level providing a great storage area. This room is currently used as a playroom but could be utilised in a variety of ways to include a ground floor bedroom. To the centre of the property there is a well-sized sitting room with a brick-built feature fireplace, built in storage and shelving and a window overlooking the front garden.

The wonderful open plan living kitchen is at the rear of the property with sliding doors opening out to the patio and garden beyond. The kitchen itself has a good range of shaker style units under timber tops with a variety of integrated appliances and a breakfast bar creating a separation between the kitchen area and the dining and seating space. The ground floor is completed by a utility area and a downstairs cloakroom under the stairs.



## First Floor

The stairs rise to the spacious landing providing access to three bedrooms, two with built-in wardrobes and all three served by the family bathroom. The family bathroom comprises a shower bath, wash hand basin, low flush lavatory and a heated towel rail.

## Outside

To the front of the property, a hand gate opens into a front garden that is mainly laid to lawn with mature borders and a gravelled path leading to the front door. To the right-hand side of the property is a gravelled driveway providing off-road parking for up to three cars. To the far end of the driveway is a red-brick wall and archway with a gate leading into the rear garden. The mature rear garden is of an extremely generous size and is an incredibly private space bound by either fencing or mature hedging. A patio sits directly off the rear of the property providing the ideal space for outdoor entertaining with steps down to the lawn that extends all the way down to the brook that runs through the village of Langham. There is also a useful, brick-built garage/outbuilding offering ample space for outdoor storage.



“... MATURE REAR GARDEN  
OF AN EXTREMELY  
GENEROUS SIZE ...”

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## Location

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.

## Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Council Tax Band D - Rutland County Council

## Tenure

Freehold

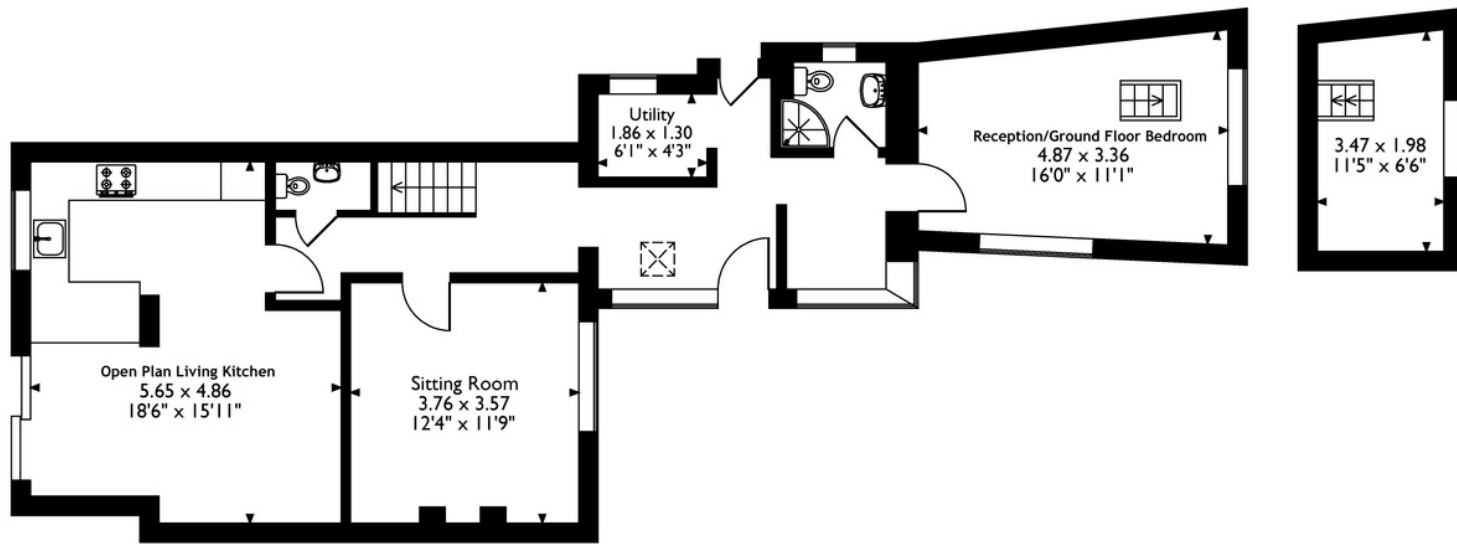




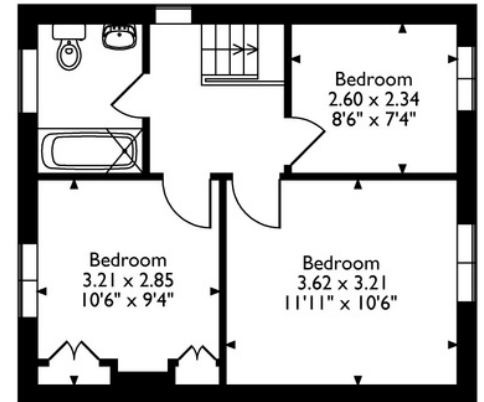
8 Church Street, Langham, Oakham, Rutland LE15 7JE

House Total Approx. Gross Internal Floor Area incl. Outbuilding/Garage = 1484 ft<sup>2</sup> / 138 m<sup>2</sup>

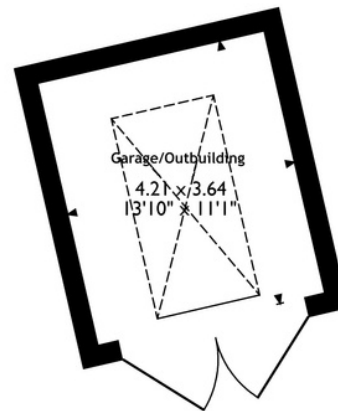
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor





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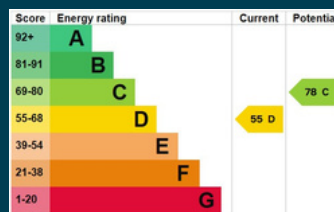
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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.