



THE VICARAGE
CHURCH STREET, LANGHAM

JAMES
SELICKS



“... FOUR-BEDROOM, DETACHED FAMILY HOME ...”

The Vicarage is a spacious, four-bedroom detached family home, in need of modernisation with off-road parking, garaging and a large south-facing garden, situated in the popular village of Langham.

Kitchen • Three Reception Rooms • Utility Room, Downstairs Cloakroom
• Four Bedrooms • Family Bathroom • South-Facing Garden, Generous Plot
• Off-Road Parking, Single Garage • In Need of Modernisation •
Village Location • NO CHAIN •

Accommodation

The ground floor in brief consists of a kitchen, three reception rooms, utility room and a downstairs cloakroom. A large entrance porch gives way to the main hall that has stairs rising to the first floor and access to the living accommodation. The kitchen and the two main reception rooms sit to the rear of the property with windows overlooking the garden. The kitchen itself has a good range of fitted units with space for appliances and dining furniture. The larger of the two reception rooms has a feature fireplace with an open fire and a glazed door opening out to the side of the property. Opposite the kitchen is the useful utility and the downstairs cloakroom, the utility offering further storage and space for white goods. To the first floor there are four well-sized bedrooms, all with built-in wardrobes and served by a family bathroom and separate WC. The family bathroom comprises a bath with shower over and a wash hand basin. This property presents a rare opportunity to secure a home with significant potential, perfect for those seeking a project.

Outside

The property sits on a generous, wrap-around plot of approximately a third on an acre with ample parking and a single garage to the front. The rear garden has a south-east facing orientation benefitting from the sun throughout much of the day. The substantial garden is fenced or hedged on all sides with a variety of specimen trees offering a wonderful degree of privacy and provides a perfect canvas for landscaping plus extension to the property, subject to the necessary planning consents.



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.

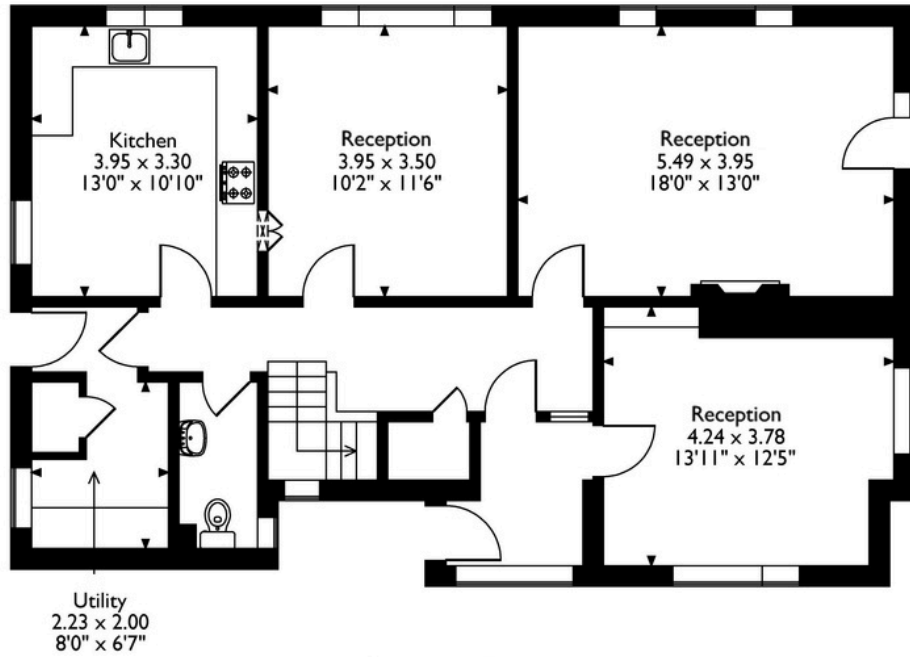
Rutland County Council – Tax Band G

Tenure

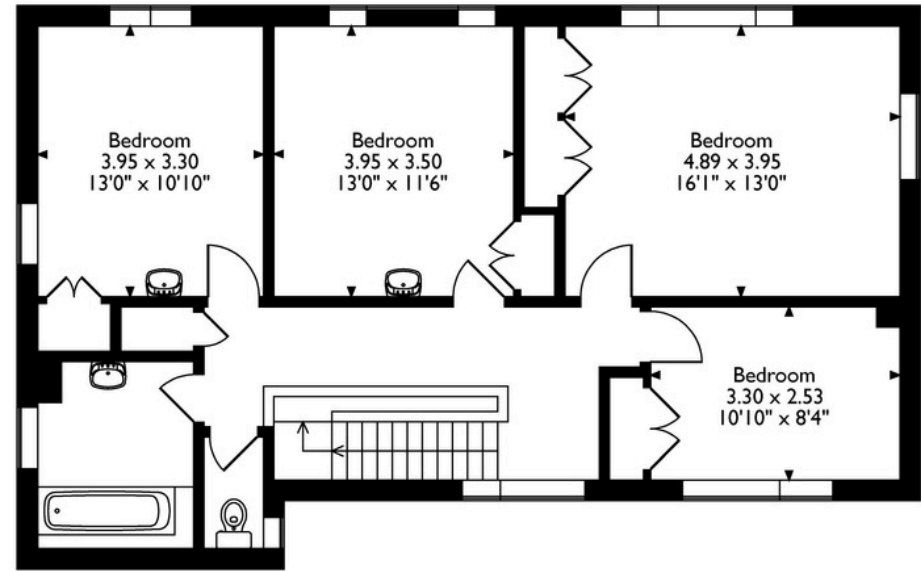
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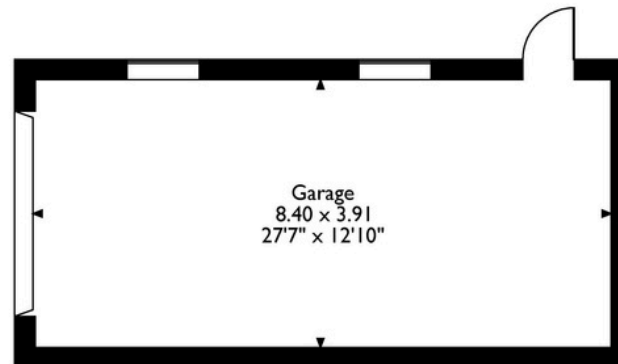
The Vicarage, 67 Church Street, Langham, Oakham, Rutland LE15 7JE
House Total Approx. Gross Internal Floor Area incl. Garage = 2303 ft² / 214 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor





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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.