



Cold Overton Road, Langham



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Guide Price £500,000



## Key Features

- Detached Family Home
- Three / Four Double Bedrooms
- 0.25 Acre Plot with Garage, Storage & Driveway Parking
- Scope to Extend & Further Improve
- Open Plan Kitchen & Breakfast Room
- Principal Bedroom with En-Suite Shower Room
- EPC rating D
- Freehold





Positioned on a substantial 0.25 acre plot within the popular village of Langham is this very well-presented detached family home, boasting spacious accommodation throughout including two reception rooms, a light and airy breakfast kitchen and three / four bedrooms. Offered for sale with NO ONWARD CHAIN, this attractive home offers great scope to further extend and improve, if required and makes an excellent family home with its extensive driveway, garage and mature gardens. Internal viewings are strongly recommended to fully appreciate this delightful home.



As you approach the property from the front, a covered porch provides sheltered access to the entrance hall. The hallway provides access to the ground floor accommodation with stairs leading to the principal bedroom and en-suite shower room. The living room is positioned at the front of the property with views over the front aspect, filled with natural light and centred around a feature fireplace, this is a very inviting and relaxing room. The kitchen is positioned towards the rear of the property with direct access to the rear garden. Fitted with a range of wall and base units, the well-laid-out kitchen offers a great space with ample room for a table and chairs. Also, on the ground floor, you have three versatile bedrooms with a variety of different uses depending on the desires of an owner. The second bedroom features an en-suite WC. The three-piece shower room completes the ground floor. Stairs lead to the first floor where you have a small landing area and access to the main bedroom. Featuring fitted wardrobes with access to eaves storage and a modern en-suite shower room. This bedroom has wonderful views over the rear garden and fields beyond.



The property sits on a private plot, extending to approximately 0.25 acres. The gravel driveway provides off-road parking for several vehicles and leads to the single garage with an electric up-and-over door. The rear garden is mainly laid to lawn with a substantial patio area. This private space is enclosed by timber fencing and features a range of mature trees and shrubs and leads down to the stream at the bottom of the garden. Offering a desirable opportunity to secure a family home within Langham, internal viewings are strongly recommended.

Entrance Hall 4.91m x 1.52m (16.1ft x 5ft)

Living Room 5.16m x 3.94m (16.9ft x 12.9ft)

Kitchen & Breakfast Room 5.29m x 3.32m (17.4ft x 10.9ft)

Garden Room 3.03m x 1.4m (9.9ft x 4.6ft)

Dining Room / Bedroom Four 3.33m x 3.04m (10.9ft x 10ft)

Bedroom Two 4.27m x 3.34m (14ft x 11ft)

En-Suite WC 1.4m x 1.27m (4.6ft x 4.2ft)

Bedroom Three 3.33m x 2.73m (10.9ft x 9ft)

Shower Room 2.42m x 2.41m (7.9ft x 7.9ft)

First Floor Landing

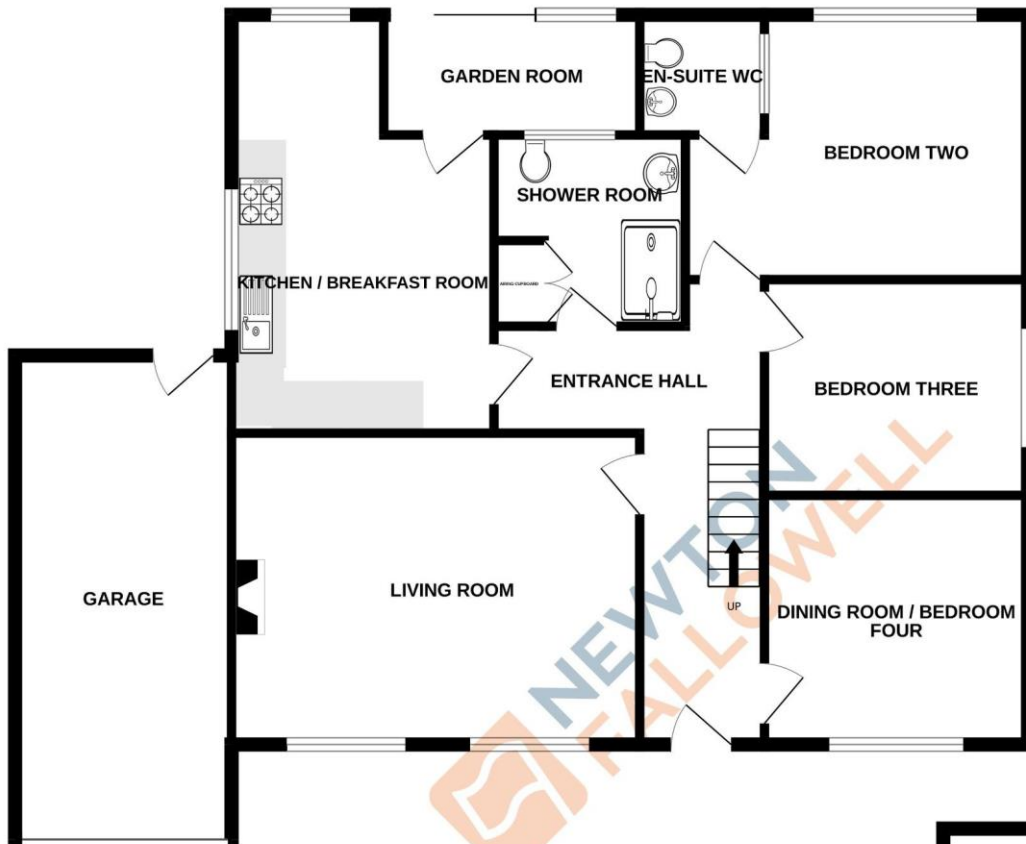
Bedroom One 4.29m x 3.27m (14.1ft x 10.7ft)

En-Suite 2.83m x 1.82m (9.3ft x 6ft)

Garage 6.12m x 2.73m (20.1ft x 9ft)

Garden Store 5.36m x 2.42m (17.6ft x 7.9ft)

GROUND FLOOR  
1176 sq.ft. (109.3 sq.m.) approx.



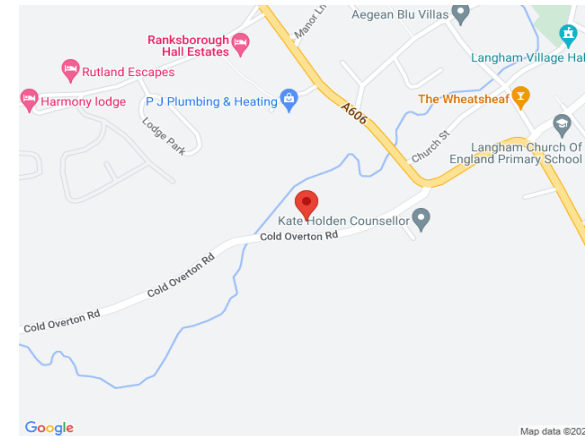
1ST FLOOR  
247 sq.ft. (22.9 sq.m.) approx.



COLD OVERTON ROAD, LANGHAM, LE15 7JG

TOTAL FLOOR AREA: 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

#### Agents Notes: Draft Details

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#### Council Tax Information

Local Authority: Rutland County Council  
Council Tax Band: E

