



23 Cold Overton Road, Langham, Oakham, LE15 7JG

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Detached Family Home
- Three Spacious Double Bedrooms
- 0.25 Acre Plot with Garage, Storage & Driveway Parking
- Scope to Extend & Further Improve (STP)
- Open Plan Kitchen & Breakfast Room
- Converted Attic Room
- No Onward Chain
- EPC Rating D
- Freehold

Guide price £475,000





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 double 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 accommodation with steps leading to the converted attic space. 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 principal bedroom features an en-suite WC. The three-piece shower room completes the ground floor. Steps lead to the converted attic space where you have a small landing area and access to an open plan room with built-in storage and shower room. The space has wonderful views over the rear garden and fields beyond. The attic space is believed to have been converted in the 1980's and the sellers are not aware of any building regulation approval for the conversion and are unsure as to whether this would have been required at the time.



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 (16'1" x 5'0")

Living Room 5.16m x 3.94m (16'11" x 12'11")

Kitchen & Breakfast Room 5.29m x 3.32m (17'5" x 10'11")

Garden Room 3.03m x 1.40m (9'11" x 4'7")

Bedroom One 4.27m x 3.34m (14'0" x 11'0")

En-Suite/ WC 1.40m x 1.27m (4'7" x 4'2")

Bedroom Two 3.33m x 3.04m (10'11" x 10'0")

Bedroom Three 3.33m x 2.73m (10'11" x 9'0")

Shower Room 2.42m x 2.41m (7'11" x 7'11")

Store 4.29m x 3.27m (14'1" x 10'8")

Shower Room 2.83m x 1.82m (9'4" x 6'0")

Garage 6.12m x 2.73m (20'1" x 9'0")

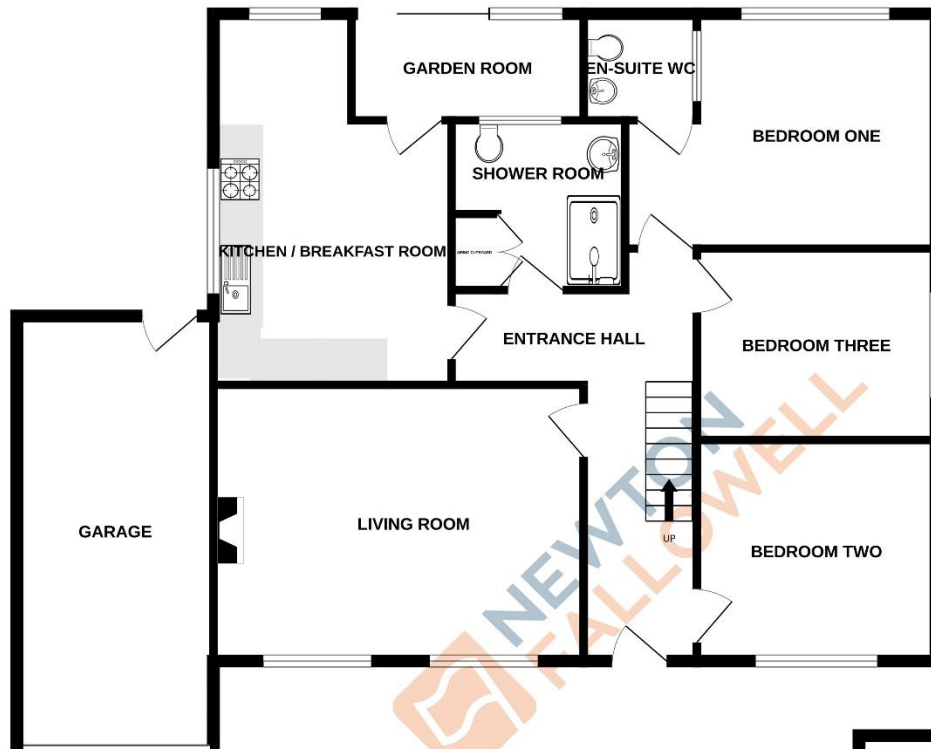
Garden Store 5.36m x 2.42m (17'7" x 7'11")

Attic Conversion

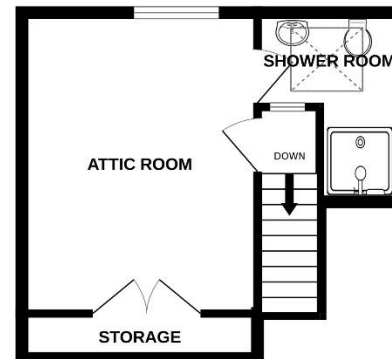
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GROUND FLOOR
1176 sq.ft. (109.3 sq.m.) approx.



CONVERTED ATTIC
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		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.