



Ruddle Way, Langham, Oakham, LE15 7NZ

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Immaculately Presented Family Home
- Popular Village Location
- Open Plan Living Room
- Two Further Reception Rooms
- Modern Kitchen Breakfast Room
- Four Double Bedrooms
- En-Suite Shower Room
- Enclosed South Facing Garden
- EPC Rating C
- Freehold

£550,000-£575,000





Presented in show home condition throughout, in the popular village of Langham is this spacious open plan, detached family home. Having been tastefully updated by the current owners over the years the property offers flexible accommodation boasting a sitting room, open plan living room, garden room, kitchen/diner, converted garage which now offers a storage room/fifth bedroom & study, downstairs WC, four bedrooms, four-piece bathroom, with the master offering an en-suite shower room. To avoid disappointment, a viewing is essential at the earliest opportunity.

Sitting over two floors the property is entered via the front aspect into the entrance hall where you get an immediate feel for space and natural light. To the front aspect, you will find the sitting room, where a bay window overlooks the front aspect. The living room is well kept where you will find a bespoke fire surround made from local stone with a multi-fuel wood-burning stove and an opening from here leads you into the garden room, where double doors open onto the rear garden. The living room leads you into the modern and well-kept kitchen diner where you will find a range of floor-to-wall base units, built-in appliances, granite worktop, and a window that overlooks the rear garden. You will find a second wood-burning stove in the family area, with doors leading to the partially converted garage, currently being used a fifth bedroom and study. From the first floor's landing, you will find four double bedrooms, with the master offering built-in storage and an en-suite shower room. The four-piece bathroom finishes the upstairs accommodation.



Externally the property is well kept and easy to maintain with the front offering a driveway providing parking for two-three vehicles. The rear south-facing garden is non-overlooked and extremely well kept. It is mainly laid to lawn with various shrubs and borders, all enclosed by timber fencing.



Entrance Hall 3.58m x 1.30m

WC 2.44m x 1.27m

Sitting Room 3.43m x 3.07m

Living Room 5.89m x 5.03m

Garden Room 3.38m x 3.23m

Kitchen Breakfast Room 6.96m x 5.11m



Study 2.36m x 2.36m

Storage Room 2.41m x 2.36m

First Floor Landing 3.63m x 2.44m

Master Bedroom 4.50m x 3.38m

Dressing Area 1.32m x 0.97m



En-Suite Shower Room 2.51m x 2.34m

Bedroom Two 4.27m x 3.10m

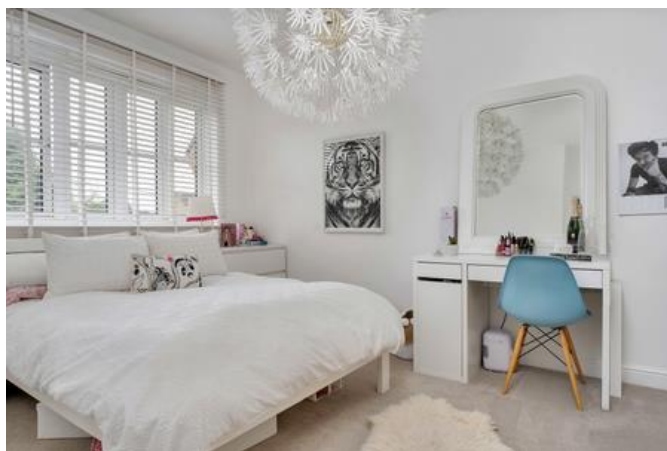
Bedroom Three 3.56m x 2.57m

Bedroom Four 2.82m x 2.57m

Bathroom 2.51m x 1.70m

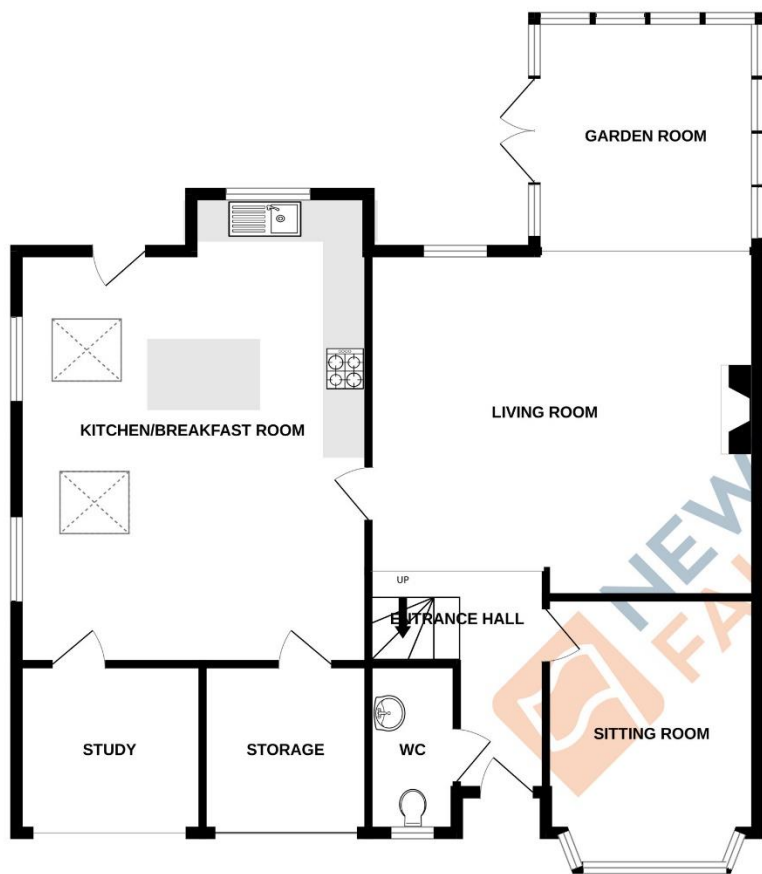
Management Fee

We have been advised by the seller that there is an annual management fee of £75 per annum for the maintenance and upkeep of common areas.

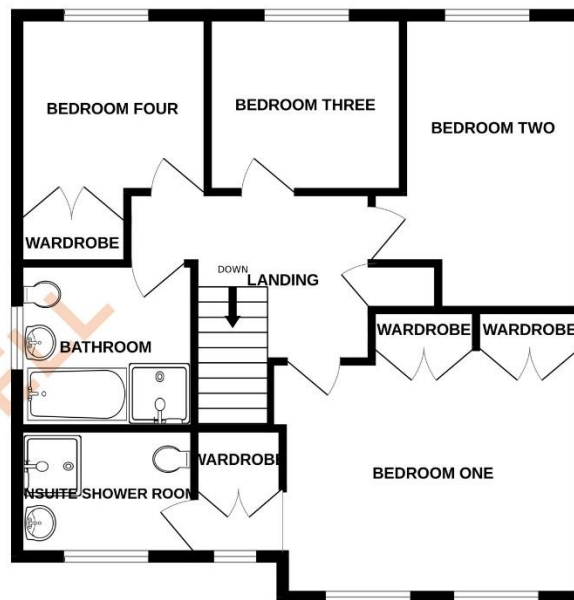




GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



RUDDLE WAY, LANGHAM, RUTLAND

TOTAL FLOOR AREA : 1835 sq.ft. (170.5 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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

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.