



11 Melton Road, Langham, Oakham, LE15 7JN

 **NEWTON FALLOWELL**

5 3 3

Key Features

- Semi-Detached Character Property With History & Charm
- Five Double Bedrooms
- En-Suite To Master With Large Dressing Room
- Three Reception Rooms
- Utility Room & Downstairs W.C
- Stunning Established Garden
- Large Driveway & Garage
- Original Character Features
- EPC Rating D

Guide price £600,000 - £625,000





*****GUIDE PRICE £600,000 - £625,000*****

Situated in the desirable village of Langham with only a short drive to Oakham's historic market town centre and train station stands this charming period character property that was a former working bakery with the original part of the building dating back to the 1700s. The original building had its thatch roof removed in the 1800s and was converted to a two-story building with an extensive extension added in the 1970s. Offering five double bedrooms, three reception rooms, three bathrooms, a utility room, downstairs W.C, an integral garage, and established gardens this property would make an exceptional home for the family seeking space combined with local history

Entering via the front porch gives access to the useful utility room and kitchen/breakfast room and then leads through to the main entrance hall. The kitchen/breakfast room has floor-to-ceiling units and features a built-in dishwasher and a Rangemaster-style double oven. From the main hallway, there is a door to the rear garden and access to the lounge, sitting room, dining room and downstairs W.C. Both the lounge and sitting room sit to the rear of the property and offer views out to the rear aspect with the sitting room featuring a stunning fireplace with an inset log burner. Completing the ground floor layout is a W.C. that leads to a storage cupboard. Upstairs the landing gives access to the five double bedrooms and the shower room. Bedroom one sits above the garage and features a large dressing area with built-in wardrobes and an en-suite bathroom; bedroom two sits behind it also featuring an en-suite. To the rear of the property, you will find bedrooms four and five with both offering views to the rear aspect. To the front of the property sits bedroom three which offers a view down the driveway to the double gates and completing the upstairs accommodation is the family shower room.



Externally the property sits on a good-sized plot and is accessed via double gates that lead down the driveway to the property. An integral garage offers plenty of storage and within the entrance area sits an inset original grindstone from when the property was a working bakery. The rear and side garden is established and mainly laid to lawn with borders of plants, trees, and shrubs and features a large patio seating area that would be ideal for a large family or entertaining.



Porch 2.46m x 1.60m (8'1" x 5'2")

Kitchen/Breakfast Room 7.46m x 3.95m (24'6" x 13'0")

Lounge 6.16m x 4.92m (20'2" x 16'1")

Sitting Room 3.88m x 3.88m (12'8" x 12'8")

Dining Room 4.41m x 3.95m (14'6" x 13'0")

Downstairs WC 3.20m x 1.41m (10'6" x 4'7")



Utility Room 1.93m x 1.60m (6'4" x 5'2")

Double Garage 6.55m x 5.06m (21'6" x 16'7")

Bedroom One 4.46m x 3.95m (14'7" x 13'0")

Dressing Room 4.10m x 3.95m (13'6" x 13'0")

Ensuite 3.61m x 2.93m (11'10" x 9'7")



Bedroom Two 4.92m x 4.64m (16'1" x 15'2")

Ensuite 2.27m x 1.23m (7'5" x 4'0")

Bedroom Three 4.41m x 3.95m (14'6" x 13'0")

Bedroom Four 4.41m x 3.02m (14'6" x 9'11")

Bedroom Five 3.69m x 3.02m (12'1" x 9'11")

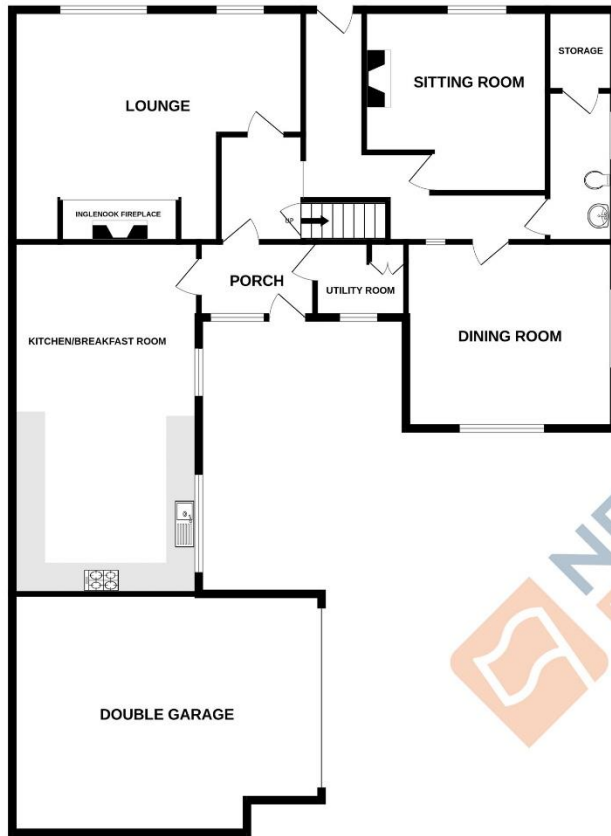


Shower Room 1.89m x 1.41m (6'2" x 4'7")

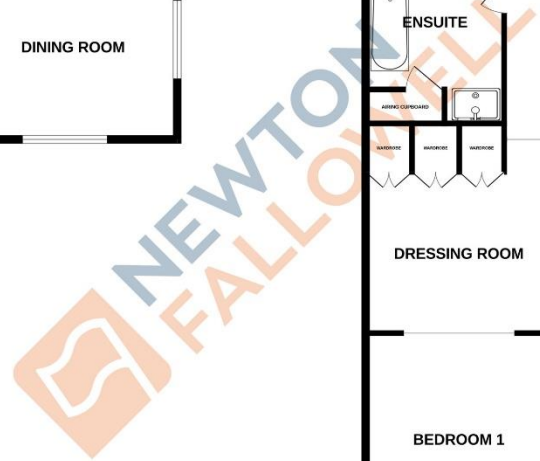
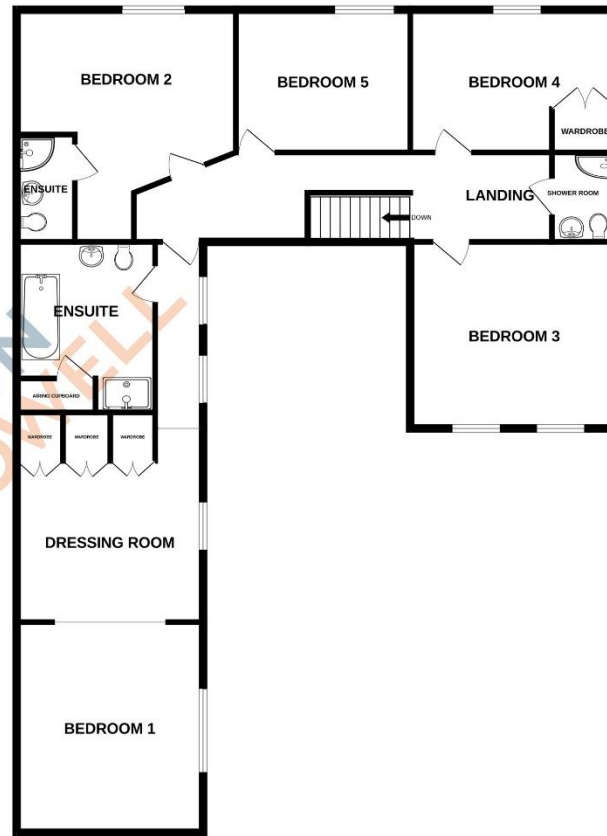




GROUND FLOOR
1588 sq.ft. (147.6 sq.m.) approx.



1ST FLOOR
1394 sq.ft. (129.5 sq.m.) approx.



MELTON ROAD, LANGHAM, OAKHAM LE157JN

TOTAL FLOOR AREA : 2983 sq.ft. (277.1 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		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: G

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.