



4 Melton Road, Langham, Oakham, LE15 7JN

 **NEWTON FALLOWELL**

4 3 3

Key Features

- Large Detached House
- Four Bedrooms
- Two Reception Rooms + Two Conservatories
- Two En-Suites + Two Bathrooms
- Two Downstairs Bedrooms
- Large Plot With Gated Access
- Sought After Village Location
- New Gas Boiler Installed In Feb 2025
- EPC Rating B
- Freehold

£660,000





Standing on a large plot with gated access is this substantial four-bedroom detached property offering flexible accommodation for the growing family. The property boasts four bedrooms with two downstairs bedrooms and two reception rooms. Offering a large driveway with parking for multiple vehicles and a large enclosed rear garden, this property would make an ideal family home. The accommodation briefly comprises an entrance porch, entrance hall, kitchen/diner, living room, two conservatories, family room, two bedrooms, an en-suite shower room, family bathroom, utility room, two upstairs bedrooms with an en-suite to bedroom one, and an upstairs family bathroom. CALL TO VIEW!



Entering via the porch leads into the spacious, light, and airy entrance hall, where doors grant access to the side lobby, family room, bedroom four, and hallway to the utility room. The family room offers the flexibility to be a bedroom if needed and boasts a sliding door to a conservatory. Bedroom four is located next to the family room and offers a view to the rear aspect. Accessed from the entrance hall, the side lobby grants access to the kitchen/diner, living room, staircase to the first floor, and a door to the side aspect. Located to the front of the property the large kitchen diner boasts a fully fitted kitchen with units and base and eye level, inset stainless steel sink and drainer + mixer tap, large inset induction hob with stainless steel splashback and matching extractor fan, integrated oven, integrated dishwasher, inset ceiling spotlights and double-glazed windows to the front and side aspects. Positioned to the rear of the property is the living room, which features two windows to the side aspect, wall lights, and a sliding door to one of the conservatories. Accessed from the entrance hall you will find the downstairs bathroom that is fully tiled and features a panel bath, wash hand basin inset to a vanity unit close coupled W.C with half and full flush, shower cubicle with screen and a double-glazed privacy window to the front aspect.



Adjacent to the bathroom is a useful utility room that features an inset sink and drainer + mixer tap, space and plumbing for a washing machine and tumble dryer, space for a fridge freezer, and a double-glazed window to the front aspect. Completing the downstairs accommodation is bedroom two, which boasts a double-glazed window to the rear aspect, doors to one of the conservatories, and a useful en-suite shower room that features a three-piece suite. Upstairs, the property offers two double bedrooms and a family bathroom. The main bedroom is located at the rear of the first floor and features a window to the rear aspect and an en-suite shower room. The third bedroom is located at the front of the property and offers a double-glazed window to the front aspect. Completing the upstairs accommodation is the family bathroom that is fully tiled and features a panel bath with a hand-held shower, wash hand basin inset to a vanity unit, and a close coupled W.C. with half and full flush.

Externally, the property sits on a superb plot and is accessed via double gates. The front offers a large hard standing with space for multiple vehicles. To the rear is a large, enclosed garden that is mainly laid to lawn with borders of plants & shrubs and offers a patio seating area and a greenhouse.

Solar Panel Information

The property benefits from 14 owned solar panels installed in 2024 and benefitting from battery storage. Please contact Newton Fallowell for more information.



Room Measurements

Entrance Hall 6m x 2.74m (19'8" x 9'0")

Bathroom 2.95m x 2.28m (9'8" x 7'6")

Utility Room 3.67m x 3m (12'0" x 9'10")

Kitchen/Diner 5.64m x 4.07m (18'6" x 13'5")

Side Hall 3.69m x 2.9m (12'1" x 9'6")

Living Room 5.8m x 4.48m (19'0" x 14'8")

Conservatory 4.19m x 3.51m (13'8" x 11'6")

Bedroom Two 4.06m x 3.02m (13'4" x 9'11")

Ensuite 3.43m x 2.19m (11'4" x 7'2")

Bedroom Four 3.47m x 3.45m (11'5" x 11'4")

Family Room 3.46m x 3m (11'5" x 9'10")

Conservatory 4.58m x 3.03m (15'0" x 9'11")

Bedroom One 4.42m x 3.99m (14'6" x 13'1")

Ensuite 2.49m x 2.34m (8'2" x 7'8")

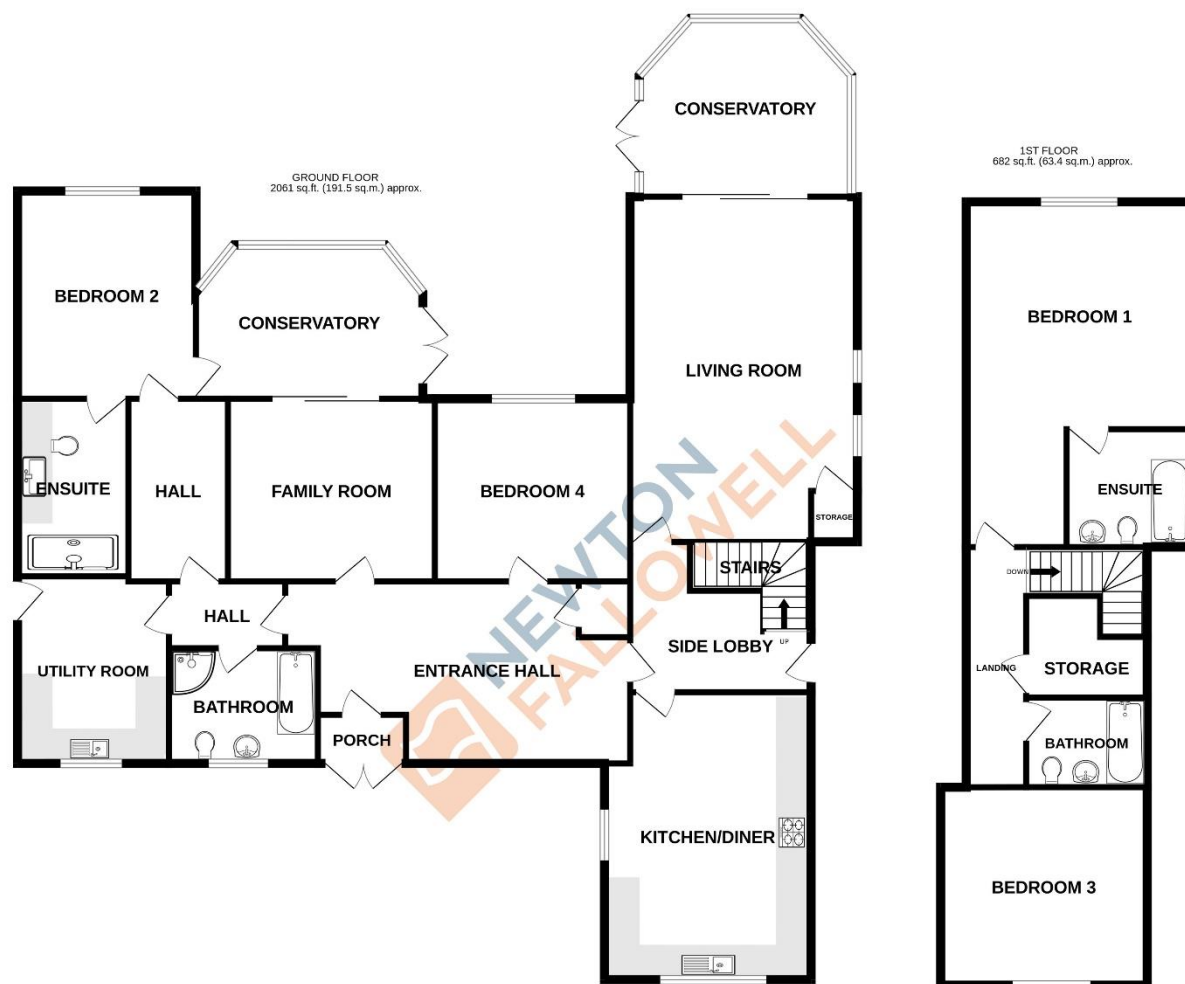
Bedroom Three 4.07m x 3.9m (13'5" x 12'10")

Ensuite Bathroom 2.2m x 1.75m (7'2" x 5'8")

Walk In Wardrobe 2.2m x 1.65m (7'2" x 5'5")







MELTON ROAD, LANGHAM LE157JN

TOTAL FLOOR AREA : 2744 sq.ft. (254.9 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	85 B	89 B
69-80	C		
55-68	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.