



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



NEWTON FALLOWELL

4 2 2

Key Features

- Large Extended Detached Dorma Bungalow
- Four Bedrooms
- Two Reception Room
- En-Suite Wet Room
- Single Garage
- Stuning Large Landscaped Rear Garden
- Presented To A High Standard
- Sought After Village Location
- Freehold

£575,000





Located on a large landscaped 0.28-acre plot (STS) within the popular village of Langham stands this stunning extended Dorma bungalow. The property has been refurbished to a very high standard and boasts a large breakfast kitchen, extended dining room, en-suite wet room, and a stunning landscaped rear garden. The accommodation briefly comprises an entrance hall, living room, breakfast/kitchen, dining room, four bedrooms, en-suite, family bathroom, and a single garage. CALL TO VIEW!

Entering via the front door leads into the spacious light and airy entrance hall where stairs flow to the first floor and doors grant access to the living room, breakfast/kitchen, bedrooms one, two & three, and the family bathroom. The Living room is located at the front of the property and boasts two double-glazed windows to the front aspect. Positioned behind the living room is the spacious breakfast kitchen that features a modern fitted kitchen with built-in appliances including an inset electric hob, integrated oven, integrated dishwasher, space and plumbing for a washing machine, inset stainless steel sink and drainer + mixer tap, island with integrated wine rack, metro style tiled splashbacks, a tiled floor a double glazed window to the side aspect and integrated ceiling spotlights. Flowing through from the breakfast/kitchen is the large dining room that offers bi-fold doors to the rear garden, a double-glazed window to the rear aspect, and a tiled floor. To the left-hand side of the property, you will find three bedrooms with bedroom one being positioned to the rear of the property and boasting a useful wet room. Bedrooms two & three are located to the front of the property and offer a double-glazed window to the side and front aspects. Completing the downstairs accommodation is the family bathroom that features a panel bath with a tiling and a stainless steel shower attachment, a square

pedestal wash hand basin, a close coupled W.C., a heated towel rail, and a tiled floor. Upstairs the property offers a double bedroom with a built-in double wardrobe and a skylight window to the rear aspect.

Externally the property sits on a large plot of 0.28 acres (STS) and has been lovingly landscaped and maintained by the current owners. The front is mainly laid to lawn with a low-level decorative wall to the front boundary and a large block paved driveway that provides ample parking for multiple vehicles that leads to the single garage. To the rear is a large, landscaped rear garden that has been split into sections including a formal lawned area with a decorative pagoda, a separate walkway section with a selection of plants & shrubs, a veg patch to the rear with wooden raised planters and a delightful seating area suitable for entertaining.



Room Measurements

Entrance Hall 4.81m x 1.5m (15'10" x 4'11")

Lounge 5.13m x 3.93m (16'10" x 12'11")

Kitchen 5.16m x 3.37m (16'11" x 11'1")

Dining Room 5.68m x 3.57m (18'7" x 11'8")

Bedroom One 3.6m x 3.26m (11'10" x 10'8")

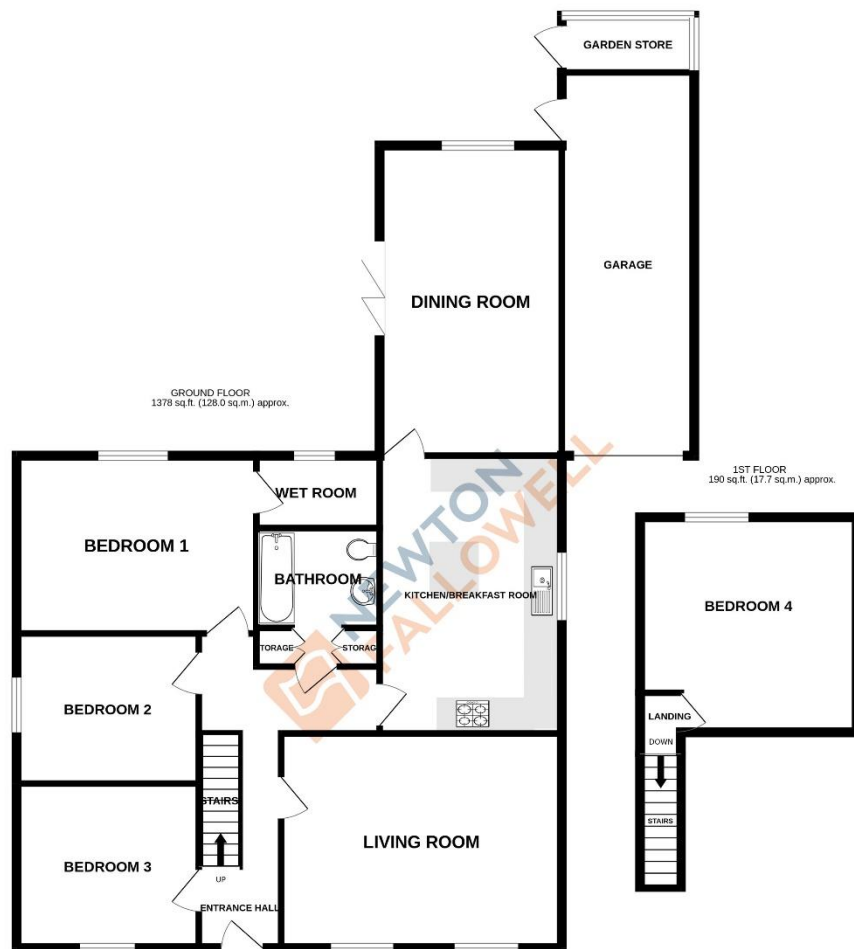
Bedroom Two 3.46m x 2.73m (11'5" x 9'0")

Bedroom Three 3.32m x 3.01m (10'11" x 9'11")

Bedroom Four 3.95m x 3.93m (13'0" x 12'11")







COLD OVERTON ROAD, LANGHAM, OAKHAM LE15 7JG

TOTAL FLOOR AREA: 1568 sq.ft. (145.7 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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: D

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.