



28 Ruddle Way, Langham, Oakham, LE15 7NZ

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Three-Storey Three Bedroom Town House
- Sought-After Village Location With Access To Local Amenities
- First Floor Living Accommodation With Spacious Kitchen / Diner
- Flexible Layout With Scope For Further Reception Space
- Practical Storage Solutions Throughout
- Family-Friendly Cul-De-Sac Location
- Off-Street Parking With Scope For Driveway Extension
- Fully Enclosed Rear Garden In Private Setting
- EPC Rating D
- Freehold

£280,000





This well-presented three-storey townhouse is situated in the highly sought-after, family-friendly village of Langham. Offering excellent access to local schools, shops, churches and amenities in Oakham, the property is perfectly placed for both families and professionals.

The ground floor features a welcoming entrance hall with a porch and generous storage, including the converted garage space. To the rear, a versatile reception room or third bedroom provides flexibility for a variety of uses, accompanied by a utility room and guest WC / shower room.

On the first floor, the layout flows effortlessly into a spacious living room and a modern kitchen/dining room, creating an ideal setting for both everyday living and entertaining.

The second floor comprises two well-proportioned double bedrooms, each with fitted storage. The master bedroom benefits from a private en-suite, while the second bedroom is served by a practical family bathroom, fitted with a traditional three-piece suite. The loft space is fully accessible with an extending loft ladder and benefits from a boarded fitted floor and shelving for convenient storage.

Externally, the property enjoys off-street parking to the front and a well-maintained, fully enclosed rear garden. This private outdoor space offers an ideal setting for relaxation or light entertainment, with room for seating, planting, and enjoyment of the outdoors in a secure environment. Within the development, two parcels of land are jointly owned by residents providing a further calming outdoor space to sit and relax in a woodland setting or take a short walk.



Langham is a thriving and desirable village, offering a strong community atmosphere and picturesque countryside and woodland walks. Oakham lies just a short distance away, providing excellent transport links and a full range of amenities.

Residents Management Company

The communal amenity land is managed by Spires (Langham) Management Company Limited. Each property on the development currently pays a yearly management fee of £65 for the maintenance and insurance of this land. The Spires Management Company is owned and directed by the owners of Ruddle Way properties, and all homeowners are voting members.



Room Measurements

Porch 5.46m x 1.88m (17'11" x 6'2")

Bedroom Three / Reception Room 3.94m x 2.44m (12'11" x 8'0")

Utility Room 2.16m x 1.88m (7'1" x 6'2")

Shower Room 2.67m x 0.76m (8'10" x 2'6")



Storage (Converted Garage) 3.56m x 2.39m (11'8" x 7'10")

Garage Storage 2.36m x 1.24m (7'8" x 4'1")

Living Room 4.62m x 4.45m (15'2" x 14'7")

Kitchen/Dining Room 4.39m x 4.19m (14'5" x 13'8")



Bedroom One 4.42m x 2.87m (14'6" x 9'5")

Ensuite 2.34m x 1.24m (7'8" x 4'1")

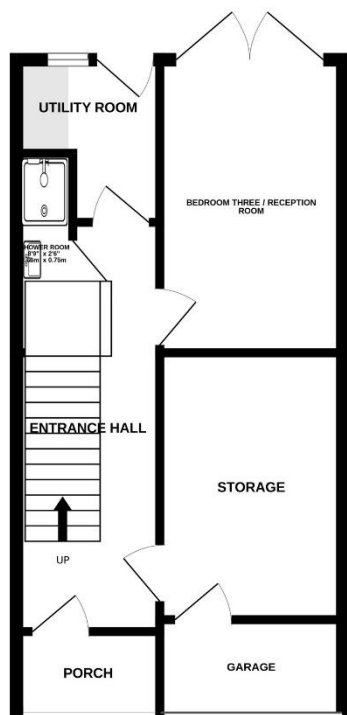
Bedroom Two 4.45m x 2.95m (14'7" x 9'8")

Bathroom 2.34m x 2.01m (7'8" x 6'7")

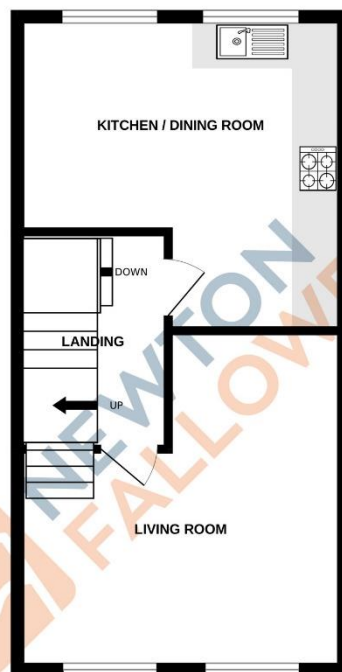




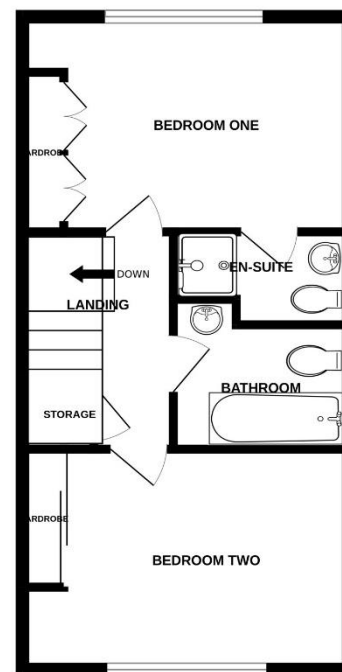
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1223 sq.ft. (113.7 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		
69-80	C		74 C
55-68	D	67 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 £62 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.