



13 Fairfield Close, Langham, Oakham, LE15 7JQ

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Detached Family Home
- Three Generous Bedrooms
- Open Plan Living & Dining Room
- Scope to Further Improve & Extend (STP)
- Desirable Cul-De-Sac Location within Popular Village
- Modern Three Piece Shower Room
- Non-Overlooked Rear Garden
- No Onward Chain
- EPC Rating D
- Freehold

Guide price £350,000 - £365,000





**\*\* GUIDE PRICE £350,000 - £365,000 \*\***

Set within a quiet cul-de-sac in the popular and highly regarded village of Langham is this well delightful, detached family home, boasting an open plan living & dining room, kitchen, three generous bedrooms and a shower room. Offered for sale with no onward chain, this fantastic family home is positioned within a non-overlooked plot and benefits from single garage and driveway parking. Only a short walk from Langham Primary School, the village offers excellent facilities and is a stones throw from the market town of Oakham. Internal viewings are strongly recommended.

As you approach the property from the front, the entrance door leads you into a useful porch with ample storage for coats and shoes. A further door leads through to the entrance hallway where you had stairs flowing to the first floor landing. A door leads from the hall to the kitchen where you find a range of wall and floor units with views over the rear garden. From the kitchen you have the open plan living and dining rooms with a delightful dual aspect and direct access to the garden. Further from the kitchen you have an extended area allowing for a useful utility area and boot room. From the first floor landing you find three generous bedrooms and the modern three piece shower room.



The property sits on a generous plot within a quiet cul-de-sac. A low level fence denotes the property from the path and encloses a lawn area. There is hardstanding providing off-road parking and leads to the single garage. Gated access leads to the rear garden where you find a spacious area laid to lawn with a selection of mature shrubs and trees, along with a pond. Contact Newton Fallowell for your first opportunity to view.



### Room Measurements

Porch 2.43m x 1.47m (8'0" x 4'10")

Entrance Hall 3.91m x 1.9m (12'10" x 6'2")

Living Room 4.03m x 3.79m (13'2" x 12'5")

Dining Room 3.73m x 3.16m (12'2" x 10'5")



Kitchen 3.69m x 2.51m (12'1" x 8'2")

Utility Room 3.31m x 2.17m (10'11" x 7'1")

Garage 4.91m x 2.37m (16'1" x 7'10")

First Floor Landing 2.81m x 1.98m (9'2" x 6'6")

Bedroom One 4.08m x 3.22m (13'5" x 10'7")



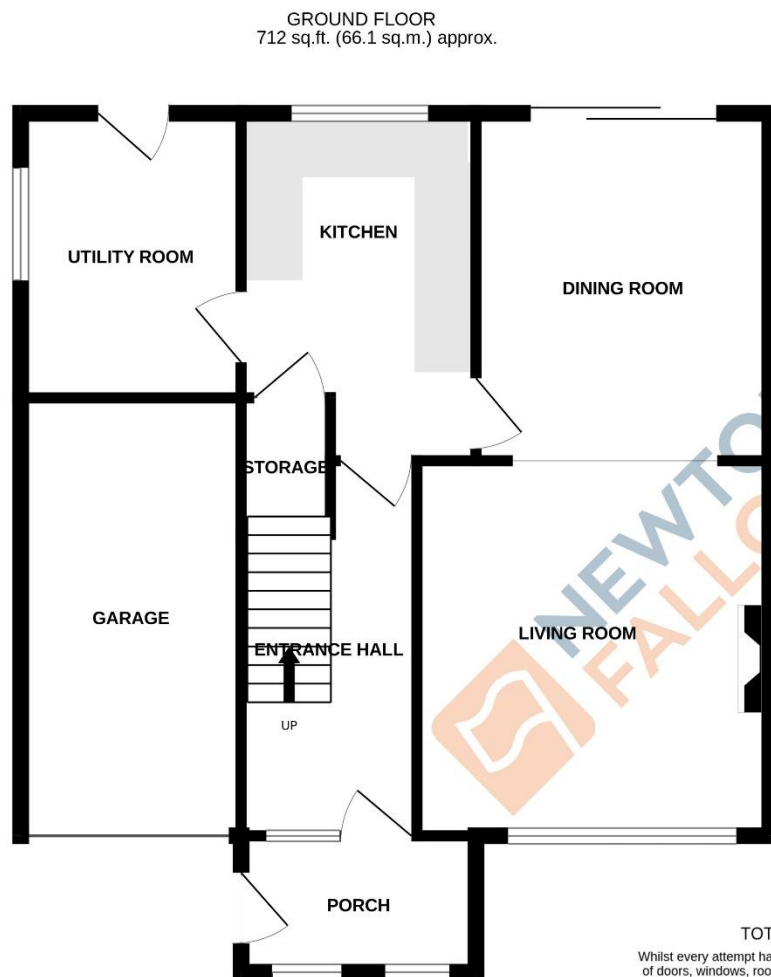
Bedroom Two 3.72m x 3.01m (12'2" x 9'11")

Bedroom Three 2.83m x 2.48m (9'4" x 8'1")

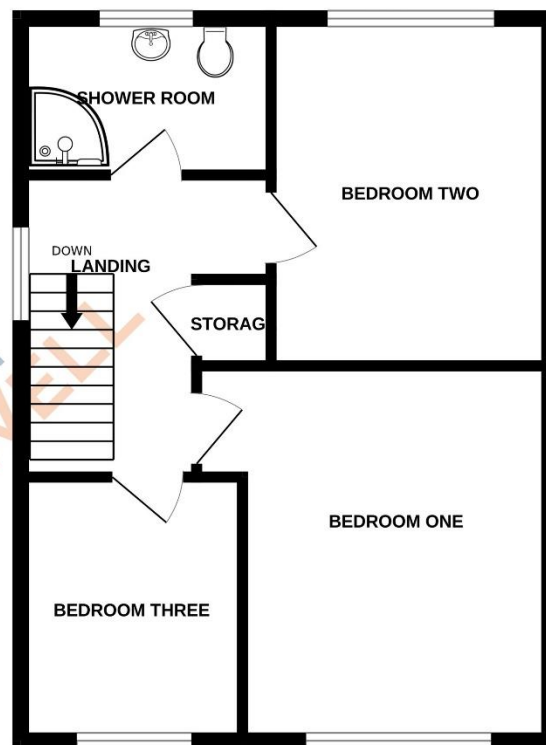
Shower Room 2.67m x 1.67m (8'10" x 5'6")







1ST FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



FAIRFIELD CLOSE, LANGHAM, LE15 7JQ

TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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		83 B
69-80	C		
55-68	D	56 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.