



Melton Road, Langham

Full of charm and character, this delightful cottage-style home offers comfortable and versatile accommodation in the heart of the sought-after village of Langham.

FEATURES

- Charming period cottage-style home full of character
- Fully double glazed
- Ground floor bathroom and upstairs shower room both with toilet
- Spacious 20ft kitchen with adjoining dining room
- Three bedrooms, two with built-in wardrobes
- Desirable Rutland village with pubs, school, and easy access to Oakham





ACCOMMODATION

The house has been sympathetically renovated to allow for maximum light throughout. The ground floor features a welcoming reception room with a beautiful Victorian fireplace, creating a warm and inviting focal point. A separate dining room provides space for family gatherings, while the well-planned kitchen extends to over 20ft in length, blending practicality with a traditional feel. A stylish ground-floor bathroom makes the property suitable for those who still enjoy the luxury of a bath.

Upstairs, the home offers three bedrooms, two of which benefit from built-in wardrobes, providing excellent storage. The principal bedroom is a generous double, complemented by a further two double bedrooms. There is also a contemporary shower room with toilet, making the layout ideal for families, guests, or a home office.

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EXTERNAL

Outside, the property enjoys a completely private enclosed courtyard garden, offering the opportunity to create a perfect retreat, whether for relaxing or entertaining.

Langham itself is a highly desirable Rutland village with a welcoming community, two popular pubs, a primary school, and easy access to the historic market town of Oakham with its wider range of shops, amenities, and train links.

This home perfectly combines a cottage feel with practical modern touches, ideal for buyers seeking a village lifestyle within easy reach of Oakham.

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Melton Road, Langham, Oakham, LE15

Approximate Area = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Moores Estate Agents. REF: 1341849



EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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