



Grange Close, Langham

Set within a quiet cul-de-sac in the ever-popular Rutland village of Langham, this beautifully presented four-bedroom detached home combines generous living space with a stylish, high-quality finish throughout.



FEATURES

- Beautifully presented four-bedroom detached home
- Spacious living room with dual-aspect windows and feature fireplace
- Modern kitchen/breakfast room opening into the dining area
- Enclosed rear garden with lawn and patio area for outdoor dining
- Double garage and private driveway providing ample parking
- Peaceful cul-de-sac location in the sought-after village of Langham, close to Oakham



ACCOMMODATION

The ground floor is spacious and well-planned, featuring a welcoming entrance hall leading to a bright living room with dual-aspect windows, a feature fireplace, and plenty of space for relaxing or entertaining. The kitchen/breakfast room is fitted with modern cabinetry, opening directly into the dining room perfect for family meals or social gatherings. A useful study provides an ideal home-working space, while the utility room and guest WC add everyday convenience.

Upstairs, there are four well-proportioned bedrooms, including a superb master bedroom with en-suite shower room, and a luxurious family bathroom featuring a freestanding bath, contemporary fittings, and a separate walk-in shower. Every room is beautifully finished, with thoughtful design touches and neutral décor that give a fresh, welcoming feel.

To book a viewing call our area experts

www.mooresestateagents.com

Moores Property Hub 01572 757979 | Moores Move to the Country 020 301 11361
 Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555
 Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888
 A1 Meet & Greet Stoke Rochford | office@mooresestateagents.com



EXTERNAL

Outside, the property benefits from a double garage and private driveway, offering ample parking. The enclosed rear garden is a lovely size — mainly laid to lawn, with mature borders and a paved patio area perfect for outdoor dining or relaxing in the sun.

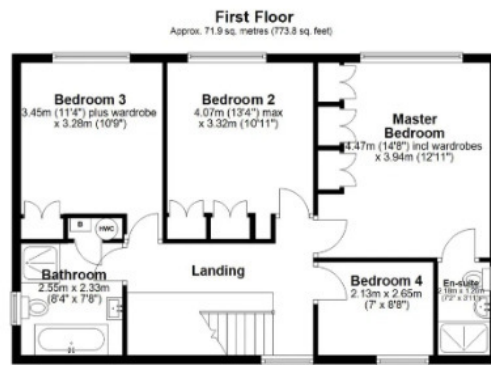
The charming village of Langham lies just a couple of miles north of Oakham and is one of Rutland's most sought-after locations. It offers a welcoming community atmosphere with amenities including a popular village pub, church, and well-regarded primary school. Surrounded by beautiful countryside yet conveniently placed for transport links, Langham provides the perfect balance of peaceful village living and easy access to Oakham, Uppingham, Melton Mowbray, and Rutland Water.



To book a viewing call our area experts

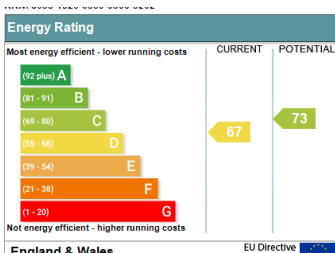
www.mooresestateagents.com

Moores Property Hub 01572 757979 | Moores Move to the Country 020 301 11361
Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555
Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888
A1 Meet & Greet Stoke Rochford | office@mooresestateagents.com



Total area: approx. 191.0 sq. metres (2055.6 sq. feet)
This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp

EPC RATING



To book a viewing call our area experts:

Moore's Property Hub
Moore's Move to the Country
Melton
Uppingham
Stamford
Grantham Meet & Greet
Peterborough Meet & Greet
A1 Meet & Greet Stoke Rochford

01572 757979
020 301 11361
01664 491610
01572 821935
01780 484555
01476 855618
01733 788888

Follow us for Property Updates



@mooresestateagents



@mooresestatepropertyhub

For short, informative videos on our areas, please click here: <https://mooresestateagents.com/minute-guides/>

Moore V Ltd trading as Moore's Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moore's Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moore's Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.