



Well Street, Langham

Located in the sought-after Rutland village of Langham, this charming studio apartment offers a well-designed open-plan living space, ideal for a range of uses.

FEATURES

- Prime village location
- Open-Plan Living
- Contemporary kitchen
- Private rear courtyard
- Ideal for use as guest accommodation, home office, or holiday let





ACCOMMODATION

The accommodation comprises a large open-plan area, arranged to include a sitting room, kitchen, and bedroom zone, all finished in a modern style.

The kitchen features an integrated electric hob with oven beneath, and a comprehensive range of floor-standing and wall-mounted units, drawers, and shelving. A loft hatch provides access to useful overhead storage.

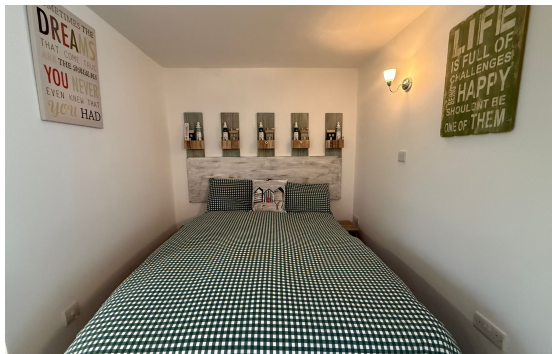
To the rear, a separate shower room includes a corner shower unit with electric power shower, low flush WC, wash hand basin, heated towel rail, and tiled flooring.



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EXTERNAL

A rear door leads out to a small courtyard, with access through to the front of the property.

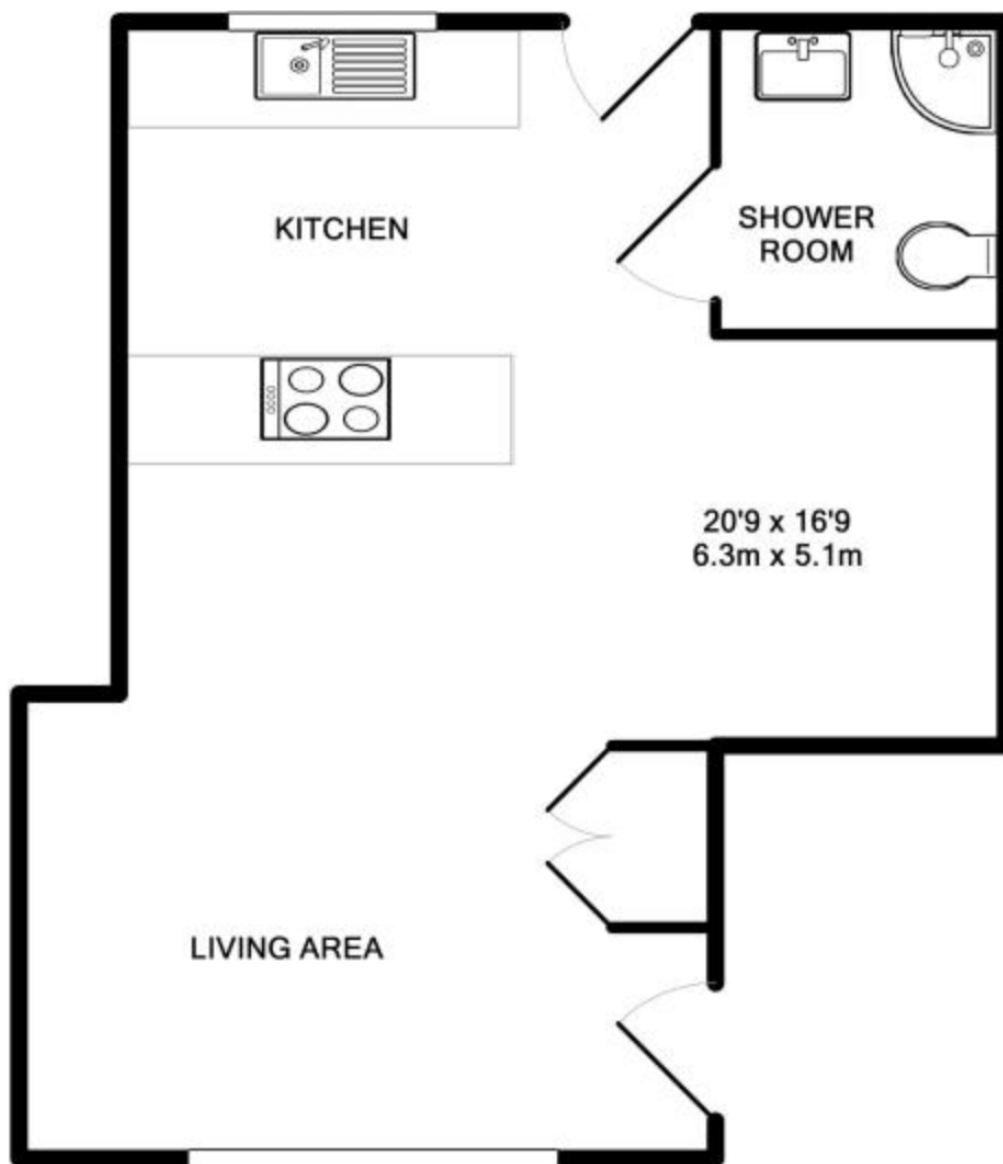
This studio apartment presents a flexible opportunity in a desirable Rutland village, just a short distance from Oakham, offering excellent road and rail links, charming local pubs, and countryside walks.



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Measurements are approximate. Not to scale. Illustrative purposes only
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EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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