



Plot 1, Burley Road
Langham, Oakham, LE15 7HY
Price Guide £850,000

Richardson

Plot 1 Burley Road

Langham, Oakham, LE15 7HY

Plot 1, a detached family home finished to an exacting standard by a highly regarded local building company. Built in limestone and brick finish under a slate and pantile roof, plot 1 offers spacious family accommodation extending to approximately 233 sqm (2500 sqft) over two floors. The accommodation comprises reception hall with storage and cloakroom, study, drawing room with open fire facility, huge open plan kitchen dining and family room with bi fold doors to the outside. To the first floor, a master suite with dressing room and ensuite shower room, guest bedroom with further ensuite, 2 further double bedrooms and 4 piece family bathroom. Set back from Burley Road with fencing and pillared entrance driveway with automated sliding gate, giving access to plenty of parking, bin stores and a detached brick and timber clad garage under a pantile roof with log store to the rear.

As the properties are currently under construction with completion predicted for October 2024, early purchasers may have the opportunity to be involved in the modification, finish and choices available, subject to build stage at point of reservation and additional cost.

Langham

The village of Langham is about 2 miles north-west of Oakham, on the A606 main road linking Oakham and Melton Mowbray. The village offers a primary school, The Wheatsheaf Public House, village hall, Church and the Rutland Polo Club just along from the properties on Burley Road.

Construction Specification

Doors

- Chrome ironmongery to all doors
- White primed Deanta Maddison doors
- Half glazed door to lounge
- Coloured Composite front and back door

Interior Details

- White ceilings
- Almond white to walls
- White gloss painted internal woodwork finish
- Carpet throughout supplied by Hampton Carpets*
- Brushed chrome sockets and switches to kitchen only, plain white as standard elsewhere
- Media point in the lounge, TV points to bedrooms

Flooring

- Ceramic floor tiles to kitchen/utility/bathrooms supplied by CTD Tiles*

Kitchen

- Fully fitted shaker style kitchen/utility supplied by PKB Kitchens with integrated AEG appliances.*
- Solid quartz worktops with upstands in kitchen.

Bathrooms

- Chrome heated towel rails to bathrooms/En-suite
- Quality white sanitary ware with white vanity units supplied by BK Supplies*
- Thermostatic shower in bathroom/En-suite*
- Full height wall tiles in Bathroom/En-suite showers*
- Half height wall tiles to Bathroom/Ensuite. Splashback to WC. *

Heating

- A rated boiler programmable central heating
- Underfloor Heating downstairs
- Air Source Heat Pumps

Lighting

- Loft light
- LED downlights to kitchen/utility/bathrooms/En-suite

Safety

- Mains fed smoke & carbon monoxide detectors.
- Doorbell
- 10 year BuildZone Structural warranty
- 2no. Gate fobs per dwelling

Windows

- UPVC double glazed windows

Garage

- Power and light to garage
- Electric garage door



External Details

- Turf to rear garden
- External PIR lighting to front/rear
- 1.8m Fencing /gate to rear
- Path to front and side passage
- Patio to rear
- Outside tap
- Gravel driveway and block-paved footway

*Upgrades available subject to build stage at point of Reservation and additional cost.

Canopy porchway

Reception hall
18'6" x 4'10" (5.65 x 1.475)

Cloakroom

Study
13'10" x 11'0" (4.24 x 3.375)

Drawing room

Kitchen
16'0" x 16'4" (4.886 x 4.994)

Dining room
10'6" x 12'9" (3.204 x 3.9)

Family room
14'7" x 9'3" (4.446 x 2.825)

Living room
13'10" x 24'6" (4.219 x 7.484)

Utility room
5'10" x 12'9" (1.8 x 3.9)

First floor landing

Master suite
14'7" x 11'5" (4.446 x 3.5)
With dressing area (2.949m x 3.1m)

Ensuite
5'11" x 9'7" (1.825 x 2.925)

Guest suite
13'10" x 12'9" (4.219 x 3.9)

Ensuite
3'10" x 8'9" (1.174 x 2.691)

Bedroom
12'1" x 12'9" (3.704 x 3.9)

Bedroom
13'10" x 11'4" (4.219 x 3.459)

Family bathroom
9'10" x 9'1" (3.005 x 2.769)

Detached garage with log store

Services

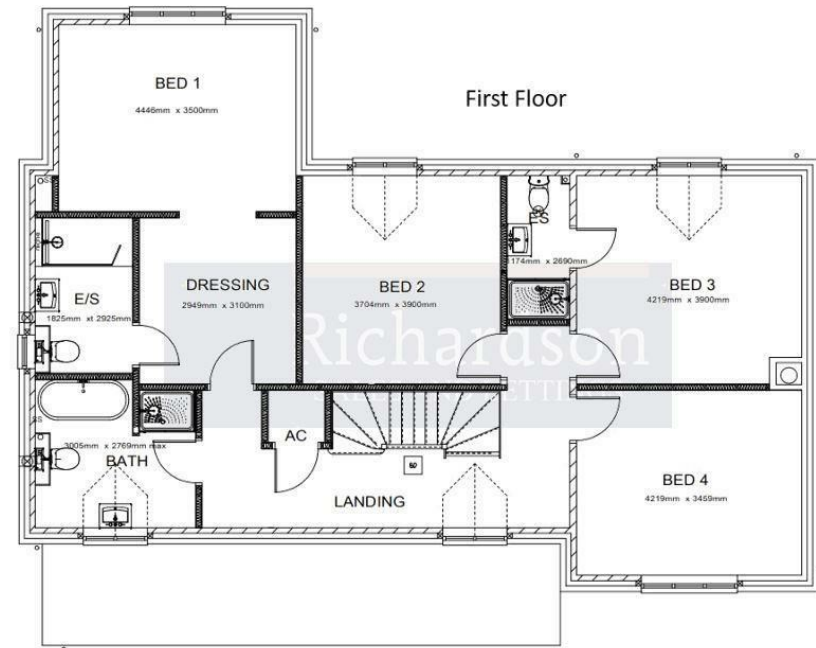
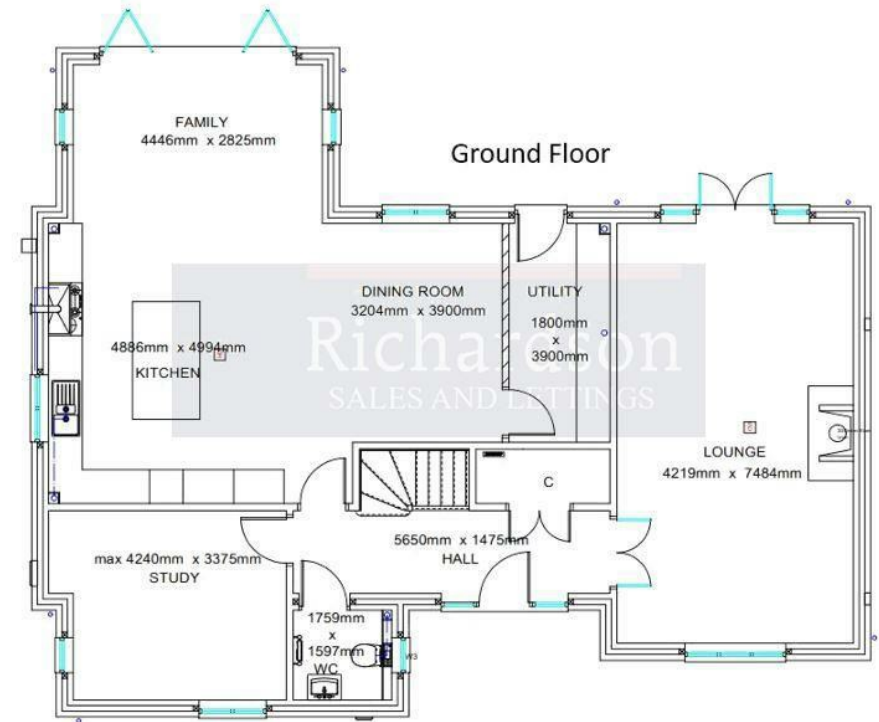
Mains Electricity, water & Sewerage are connected

Communication

Superfast Fibre Broadband is available according to Openreach. Mobile coverage EE & Three show for both Voice & Data according to Ofcom.



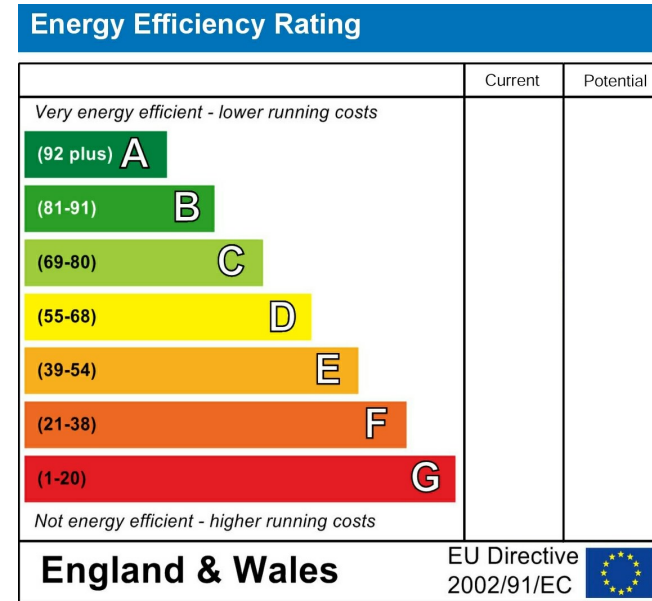
Floor Plan



Area Map



Energy Efficiency Graph



EPC - Predicted B

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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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