



MURRAY

**2 Sharrad Way, Langham, Rutland, LE15 7JY**  
**Chain Free £545,000**

**MURRAY**

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development



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An opportunity has arisen to purchase an attractive detached family home with Double Garage, ample Parking and landscaped Gardens situated in the well-regarded village of Langham and offering tastefully presented four-bedroom accommodation.

The property is available with NO CHAIN and viewing is highly recommended.



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### DESCRIPTION

Imposing four-bedroom modern house occupying a large plot on a quiet cul-de-sac in one of Rutland's sought-after villages, in close proximity to the county town of Oakham.

The accommodation benefits from repointed roof (approx. three years ago), UPVC double glazing, full gas central heating (with recently fitted boiler and hot water cylinder) supplemented by solid-fuel RAYBURN and solar panels combined with excellent feed-in tariff worth over £2,000 per annum.

The property offers well-proportioned family accommodation which can be summarised as follows:

GROUND FLOOR: Entrance Lobby, Reception Hall, WC, Lounge with feature contemporary fireplace, Dining Room, fully fitted Kitchen with RAYBURN range, Utility Room;

FIRST FLOOR: four Bedrooms, refitted Bathroom.

OUTSIDE there is integral double Garage with driveway to front providing off-road parking for four vehicles.

To the front and rear are well maintained gardens of good size.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Lobby

Replacement double-glazed front entrance door, tiled floor, internal door to Reception Hall.

##### Reception Hall 3.18m x 1.96m (10'5" x 6'5")

Radiator, tiled floor, recessed ceiling spotlights, attractive staircase with wrought-iron spindles (leading to first floor) with gallery-style landing above.

##### WC

White suite comprising low-level WC and corner hand basin with tiled splashbacks, partly wood-panelled walls with dado rail, window to front.

##### Lounge 6.40m x 3.30m (21'0" x 10'10")

Contemporary fireplace housing raised living-flame gas fire with marble hearth, two radiators, wood-effect laminate floor, ceiling cornice, bow window to front, French doors with matching side panels giving access to good-size private garden, arched opening to Dining Room.

##### Dining Room 3.05m x 3.40m (10'0" x 11'2")

Radiator, wood-effect laminate floor, ceiling cornice, window to rear overlooking private garden.

##### Kitchen 4.42m x 3.28m (14'6" x 10'9")

Excellent range of modern fitted units incorporating inset 1.5-bowl single drainer stainless steel sink unit

with mixer tap above, adjoining granite-effect work surfaces with ample cupboard and drawer units beneath, matching eye-level wall cupboards, display cabinet and shelving unit with ambient lighting beneath. Integrated appliances comprise NEFF stainless steel electric oven with matching microwave and five-ring gas hob with stainless steel cooker hood above, fridge and dishwasher. A particular feature of the kitchen is a RAYBURN solid-fuel cooking range which also serves the central heating and domestic hot water systems.

Radiator, attractive tiled floor, window to rear providing pleasant outlook over private garden.

##### Utility Room 4.39m x 1.83m (14'5" x 6'0")

Deep butler's-style sink unit with mixer tap above and adjoining granite-effect work surfaces with integral drainer and cupboards beneath, range of eye-level wall cupboards and tall larder cupboard, plumbing for washing machine, tiled splashbacks, external door leading to garden, internal door to double Garage.

#### FIRST FLOOR

##### Gallery-style Landing 9.47m x 2.92m (31'1" x 9'7")

Handrail with wrought iron spindles, radiator, recessed ceiling spotlights, loft access hatch, window to overlooking front garden.

##### Bedroom One 4.45m x 3.30m (14'7" x 10'10")

Radiator, ceiling cornice, window to rear overlooking good-size garden.



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### Bedroom Two 3.30m x 3.38m (10'10" x 11'1")

Radiator, ceiling cornice, window to rear overlooking good-size garden.

### Bedroom Three 3.51m x 3.05m (11'6" x 10'0")

Radiator, ceiling cornice, window to rear overlooking good-size garden.

### Bedroom Four 3.30m x 1.83m (10'10" x 6'0")

(currently used as Study)  
Radiator, window to front.

### Bathroom 2.90m x 2.34m (9'6" x 7'8")

Refitted with modern white suite comprising bath with mixer tap, low-level WC, pedestal hand basin and separate shower enclosure with power shower. Fully tiled walls, fitted vanity mirror, radiator, heated towel rail, recessed ceiling spotlights, extractor fan, window to side.

## OUTSIDE

### Double Garage 4.88m x 4.67m (16'0" x 15'4")

Electric up-and-over door, light and power connected. The Garage houses recently fitted wall-mounted gas central heating boiler, solar power monitoring system and automatic changeover valve for solid-fuel range/gas central heating boiler control.

### Front Garden

Open-plan front garden is of generous proportions and includes lawn with inset apple trees, central herbaceous borders and a gravelled driveway leading to double Garage and providing off-road parking for four vehicles.

### Rear Garden

The good-size rear garden is privately screened by mature trees and bushes and fully enclosed by timber fencing. The garden features a large paved patio area with walled surround, shaped lawn with cultivated borders containing a variety of shrubs, bushes and plants, fruit trees - including plum and apple, - garden shed, timber-framed greenhouse and variable temperature water tap.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband available (Standard and Superfast only, no Ultrafast)  
Mobile signal:  
Indoor: EE, Three, O2 fully available (calls and data), Vodafone - calls only  
Outdoor: EE, Three, O2, Vodafone fully available (calls, data and enhanced data)  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### LANGHAM

Langham is a Rutland village 2 miles to the

north-west of Oakham. In the village there is a school, church and a public house.

There are other facilities which can be found in Oakham including a range of shops, schools, doctors, dentists, opticians etc.

For commuters there is a British Rail station at Oakham where there are services to Leicester, Birmingham and Peterborough and from the latter there is a good train service to London, King's Cross. Langham is also within driving distance of a number of centres including Leicester, Melton Mowbray, Peterborough, Corby and Kettering.

Sporting facilities in the area include football, cricket, rugby, golf, tennis and bowls, all of which are available within a few miles. Rutland Water is a man-made reservoir and there one can enjoy leisure pursuits including fishing, windsurfing, sailing, cycling or just a stroll around the shores of the lake.

### COUNCIL TAX

Band E.  
Rutland County Council, Oakham 01572-722577

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive



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products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### **N.B.**

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### **OFFICE OPENING HOURS**

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

### **VIEWING**

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### **DISCLAIMER**

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and

occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.













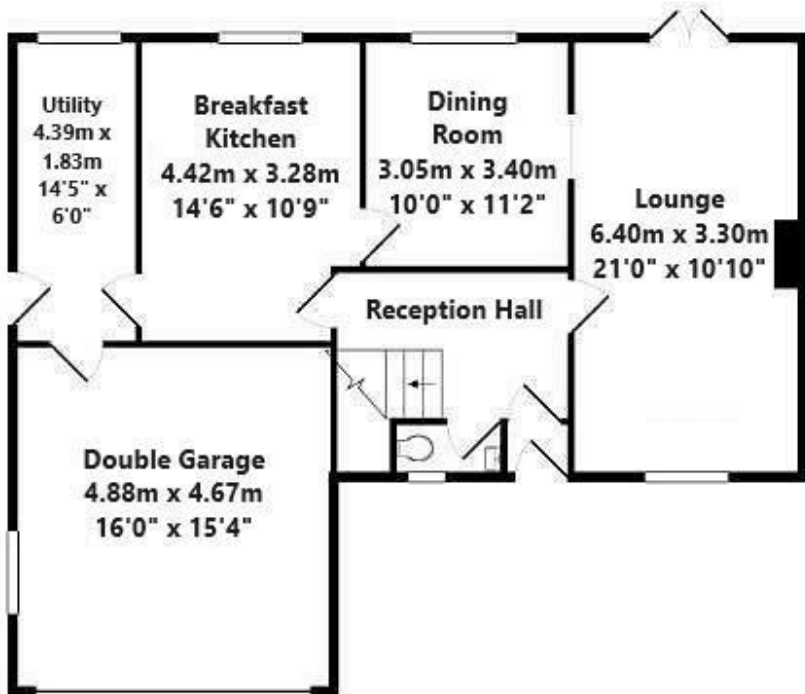






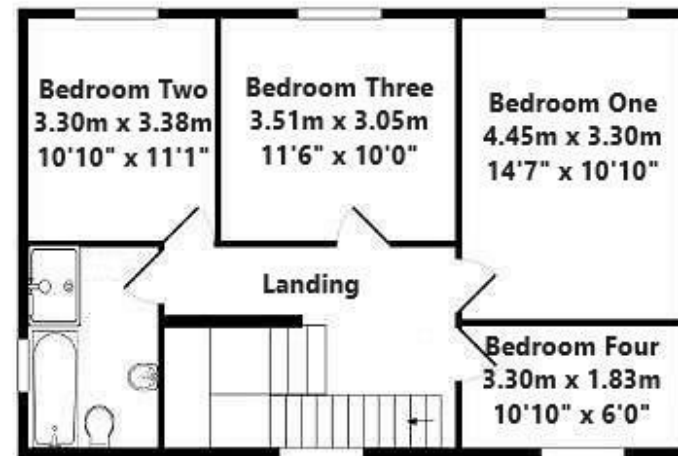


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GROUND FLOOR

Not to scale - for identification purposes only



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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