



8 Langham Road, Ashwell, Rutland, LE15 7LN
Guide Price £295,000



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DESCRIPTION

Semi-detached house occupying a generously-proportioned plot in a well-regarded village close to Oakham and enjoying views over open fields to the rear.

The property offers well maintained accommodation which would benefit from a degree of routine updating and briefly comprises:

GRUND FLOOR: Entrance Hall, Lounge, separate Dining Room, Kitchen, Rear Lobby, refitted Bathroom, Rear Porch; FIRST FLOOR: 3 Bedrooms, Shower Room.

OUTSIDE there is a gravel driveway leading to the detached Single Garage and providing additional off-road parking for several vehicles, open-plan lawned area of garden to the front and large garden with an Outbuilding backing on to fields to the rear.

The size of the plot offers potential to extend the existing accommodation, subject to necessary planning consent.

GROUND FLOOR

Entrance Hall

Double-glazed front entrance door, stairs to first floor.

Lounge 4.95m x 2.36m (16'3" x 7'9")

Feature open fireplace with raised hearth, stone surround and back boiler, adjoining matching stone display plinth to one side and traditional fitted display

shelving with cupboards beneath to the other side of the fireplace, radiator, picture rail, bay window to front, window to side.

Dining Room 3.12m x 3.18m (10'3" x 10'5")

Art Deco-style fireplace with tiled surround housing open grate, wall-mounted electric heater, picture rail, window to front.

Kitchen 1.65m x 4.37m (5'5" x 14'4")

Fitted units incorporating formica work surfaces, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards, display shelving and tall store cupboard, integrated Logik electric oven and electric hob above. Under-counter space and plumbing for washing machine, a further under-counter appliance space.

Built-in cupboard, radiator, three windows overlooking rear garden and countryside beyond.

Bathroom 1.70m x 2.11m (5'7" x 6'11")

Refitted with white suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower attachment and glass shower screen. Tiled walls, window to rear.

Rear Lobby 1.70m x 1.93m (5'7" x 6'4")

Built-in under-stairs cupboard, access to Kitchen, Bathroom and Rear Porch, wall-mounted heater.

Rear Porch

Exposed brickwork to walls, tiled floor, windows and external half-glazed door to rear garden.

FIRST FLOOR

Landing

Loft access hatch, hand rail with open spindles.

Bedroom One 4.88m x 3.18m (16'0" x 10'5")

Walk-in storage cupboard with fitted shelving, wall-mounted heater, dual-aspect windows to front and rear providing views over garden and fields beyond.

Bedroom Two 3.99m x 2.51m (13'1" x 8'3")

Built-in cupboard housing hot water cylinder, further built-in storage cupboard, wall-mounted heater, radiator, window to side.

Bedroom Three 2.57m x 3.48m (8'5" x 11'5")

Wall-mounted heater, radiator, window to front.

Shower Room 1.50m x 1.73m (4'11" x 5'8")

Fitted low-level WC, wash hand basin, shower cubicle with Triton power shower, tiled walls, electric heated towel rail, window to rear.

OUTSIDE

Detached Single Garage 4.95m x 2.34m (16'3" x 7'8")

Situated at the rear of the property.

Gardens

The property is accessed via a gravel driveway flanked on one side by conifer hedging and leading to the garage, as well as providing additional off-road parking for several vehicles.

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Adjoining the driveway is an open plan area of lawned garden with well-stocked borders.

The large rear garden makes the most of the views over open fields and is mainly laid to lawn, with colourful borders and inset flower beds.

Outbuilding 4.37m x 1.96m (14'4" x 6'5")

Dual-aspect windows, external door to rear garden.

Attached Coal Shed 2.08m x 0.84m (6'10" x 2'9")

With door to rear garden.

TENURE

Freehold.

SERVICES

Mains electricity

Mains water supply

Mains sewerage

Main heating - boiler and radiators, dual fuel (mineral and wood)

Hot water - from main system, no cylinder thermostat

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast

Mobile signal availability:

Indoor: EE - voice likely, data limited; Three, O2 -

voice and data limited; Vodafone - none

Outdoor: EE, Three, O2, Vodafone - voice and data likely

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.

ASHWELL

Ashwell is situated 3 miles from Oakham which is a small market town having many shopping and recreational facilities. It is well situated for easy access to many other work centres including Uppingham, Corby, Kettering, Stamford, Peterborough, Leicester, Melton Mowbray and Nottingham. Rutland Water with its extensive leisure pursuits including fishing, sailing and walking is only a few miles away.

For shopping there is a good range of shops in Oakham, together with a produce market every Wednesday and Saturday, and other facilities in the town include doctors, dentists, opticians, chemists, library etc.

Sporting facilities in the area are many and varied including cricket, rugby, football, tennis, bowls and golf, with a number of eighteen-hole courses. In addition there are a number of leisure pursuits which can be enjoyed on Rutland Water including fishing, sailing and windsurfing.

Rutland and Leicestershire are renowned for hunting and there are some good Hunts locally including the Cottesmore, the Quorn, the Fernie and the Belvoir.

For education, in addition to a wide range of Local

Authority schools there are the well known public schools at Oakham, Uppingham and Stamford.

COUNCIL TAX

Band C

Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is no flood risk for this property.

This home is not at risk of flooding from rivers and seas.

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 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.

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.

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OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

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.

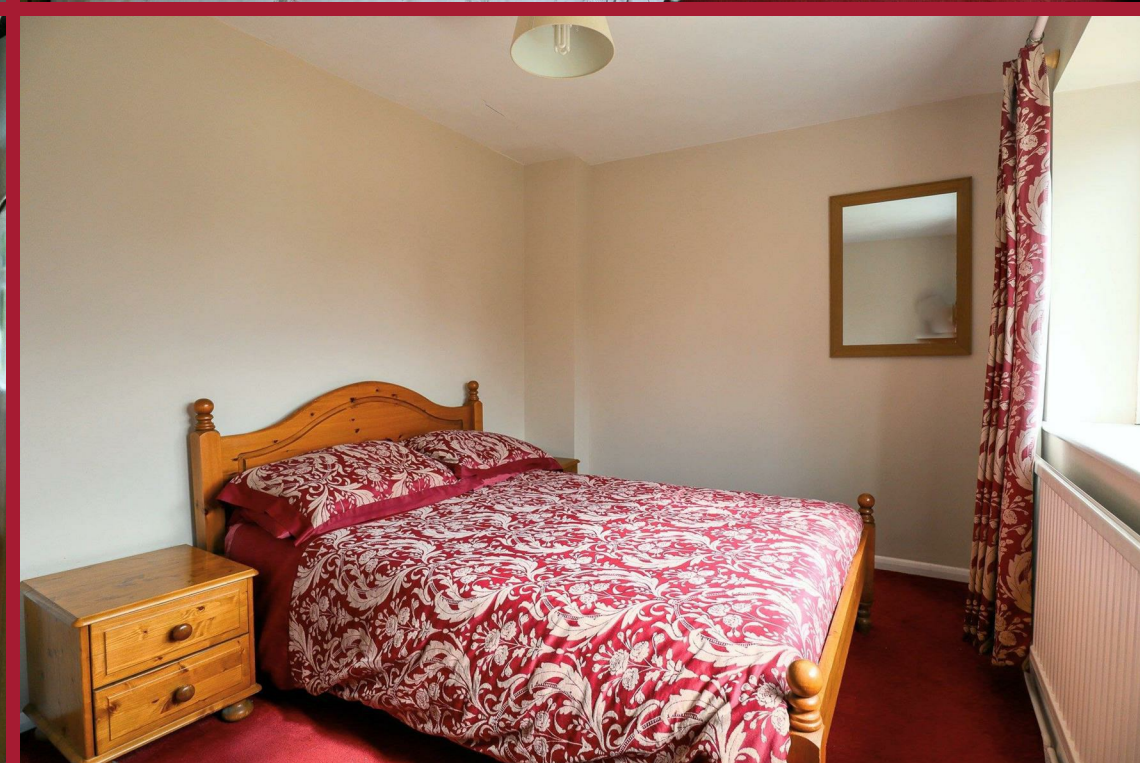
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.









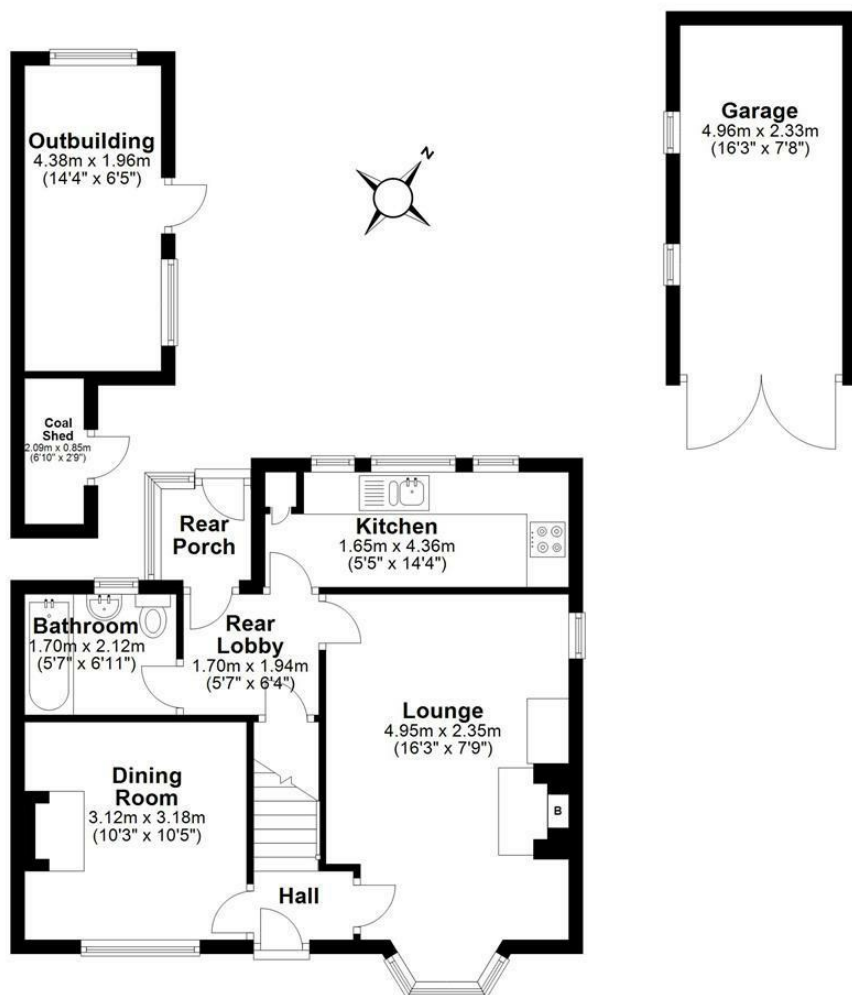




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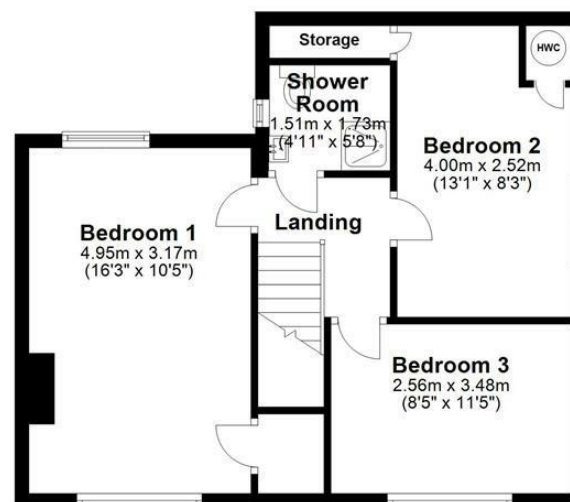
Ground Floor

Approx. 71.0 sq. metres (763.9 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



Total area: approx. 117.1 sq. metres (1261.0 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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