



10 Orchard Road, Langham, Rutland, LE15 7JP
Guide Price £499,950



Chartered Surveyors & Estate Agents

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

10 Orchard Road, Langham, Rutland, LE15 7JP
Tenure: Freehold
Council Tax Band: E (Rutland County Council)



Chartered Surveyors & Estate Agents

Extended and much improved detached house with two reception rooms, four bedrooms, two bath/shower rooms, larger-than-average garage, ample off-road parking and good-size rear garden situated in a desirable Rutland village only 2 miles away from the country town of Oakham.



10 Orchard Road, Langham, Rutland, LE15 7JP



Chartered Surveyors & Estate Agents

No 10 Orchard Road, Langham benefits from burglar alarm, gas-fired central heating (with Hive control), solar panels and full double glazing and offers energy-efficient and tastefully presented accommodation which features an excellent open-plan, modern kitchen and contemporary en-suite shower room.

The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Area, Hallway, Lounge, separate Dining Room, open-plan Dining Kitchen and Study Area, Store Room, Utility Room, WC;

FIRST FLOOR: Master Bedroom with Dressing Area and en-suite Shower Room, three further Bedrooms (two doubles and a single), Family Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Area

Part-glazed UPVC entrance door, two windows to front, opening to Hallway.

Hallway

Radiator, wood floor, staircase with turned spindles leading to first floor, understairs cupboard housing solar panel battery, etc.

Lounge 7.80m max x 3.84m max (25'7" max x 12'7" max)

Dual-aspect reception room with radiator, wall-light points, window to front and French doors with matching glazed side panels opening to good-size rear garden.

Dining Room 3.63m x 3.51m (11'11" x 11'6")

Radiator, wood floor, wall-light points, door to Store Room, window to front.

Open-plan Dining Kitchen & Study Area 4.95m x 2.97m overall (16'3" x 9'9" overall)

comprising:

Dining Kitchen Area

Beautifully fitted with excellent range of modern units incorporating wood-effect work surfaces with upstand, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards with ambient lighting beneath, further timber-effect worktop with two appliance spaces beneath and cupboards above.

Integrated appliances comprise Whirlpool dishwasher, eye-level Rangemaster electric double and Zanussi induction hob with extractor above.

New tiled floor, window overlooking rear garden, door to Store Room, door to Utility Room, archway to Study Area.

Study Area

Fitted worktop with cupboard above, new tiled floor, window to side.

Store Room

Fitted wall-mounted units, tiled floor, wall-mounted gas-fired central heating boiler.

Utility Room

Fitted wood-effect worktop with space and plumbing for washing machine and space for tumble dryer beneath, tiled floor, internal door to WC, window and external half-glazed door to rear garden.

WC

White suite of low-level WC and wash hand basin set within vanity unit with cupboards beneath and mixer tap above, radiator, tiled floor, window to side.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder and shelving, handrail with turned spindles, loft access hatch.

Master Bedroom 3.96m min x 3.56m (13'0" min x 11'8")

Radiator, wall-light points, window to front.

Dressing Area

Two fitted double wardrobes, window to rear, door to en-suite Shower Room.

10 Orchard Road, Langham, Rutland, LE15 7JP



Chartered Surveyors & Estate Agents

En-suite Shower Room 1.91m x 1.78m (6'03" x 5'10")

Refitted with contemporary white suite comprising low-level WC, wash hand basin with mixer tap set within vanity unit with cupboards beneath and corner shower cubicle. Chrome heated towel rail, fully tiled walls, tiled floor, window to rear.

Bedroom Two 4.04m max 3.81m max (13'3" max 12'6" max)

Radiator, loft access hatch, window to front.

Bedroom Three 3.68m x 3.05m (12'1" x 10'0")

Radiator, window to rear providing a pleasant outlook.

Bedroom Four 2.84m x 2.49m (9'4" x 8'2")

Radiator, window to front.

Bathroom 2.72m x 1.88m (8'11" x 6'02")

White suite comprising low-level WC, pedestal hand basin with mixer tap and panelled bath with Mira electric shower above. Radiator, tiled splashbacks, tiled floor, window to rear.

OUTSIDE

Attached Garage 3.12m x 8.10m (10'3" x 26'7")

Light and power, electric automatic door to front, personnel door to side.

Front Garden

The property's open-plan frontage is hard-landscaped to provide ample off-road parking for up to five vehicles and features an extensive block-paved area

with adjoining bed stocked with inset shrubs, bushes and plants, a central blue-chip terrace and box hedging immediately to the front of the house.

Front and rear of the property are linked on both sides of the house.

Rear Garden

The good-size rear garden is fully enclosed and has been attractively arranged to include a large sandstone paved patio area running the width of the rear elevation, lawn with inset trees and borders and an area of vegetable garden with raised beds. Included in the sale is a small summerhouse, a greenhouse and a large garden shed with electricity connected.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating
Solar panels owned by the vendor

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
Indoor: EE, Three, O2, Vodafone - voice and data limited;
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.

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

10 Orchard Road, Langham, Rutland, LE15 7JP



Chartered Surveyors & Estate Agents

FLOOD RISK

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

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.

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.

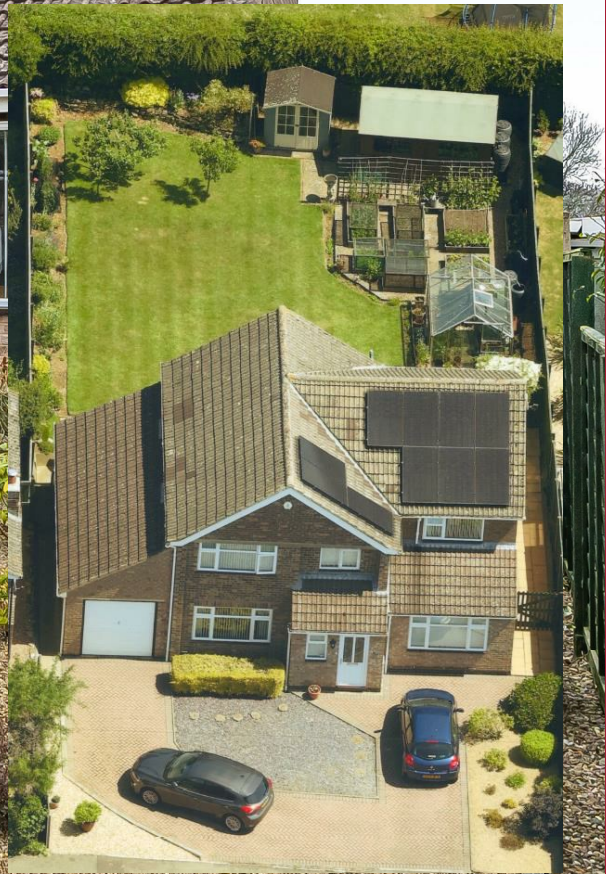














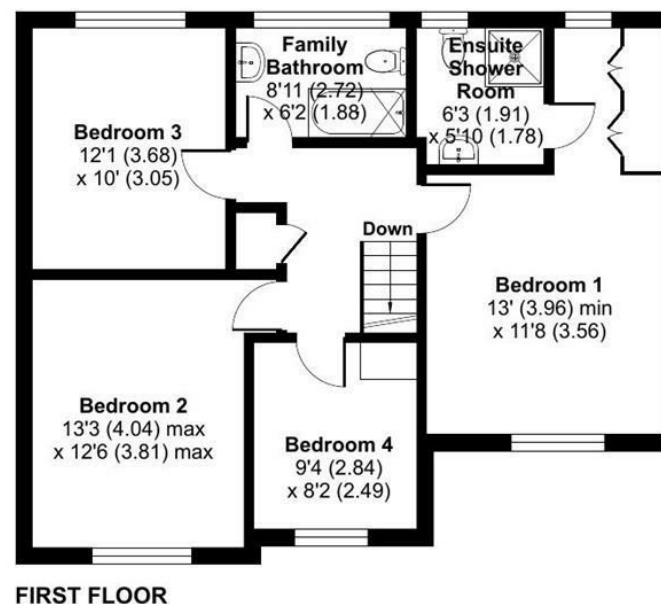
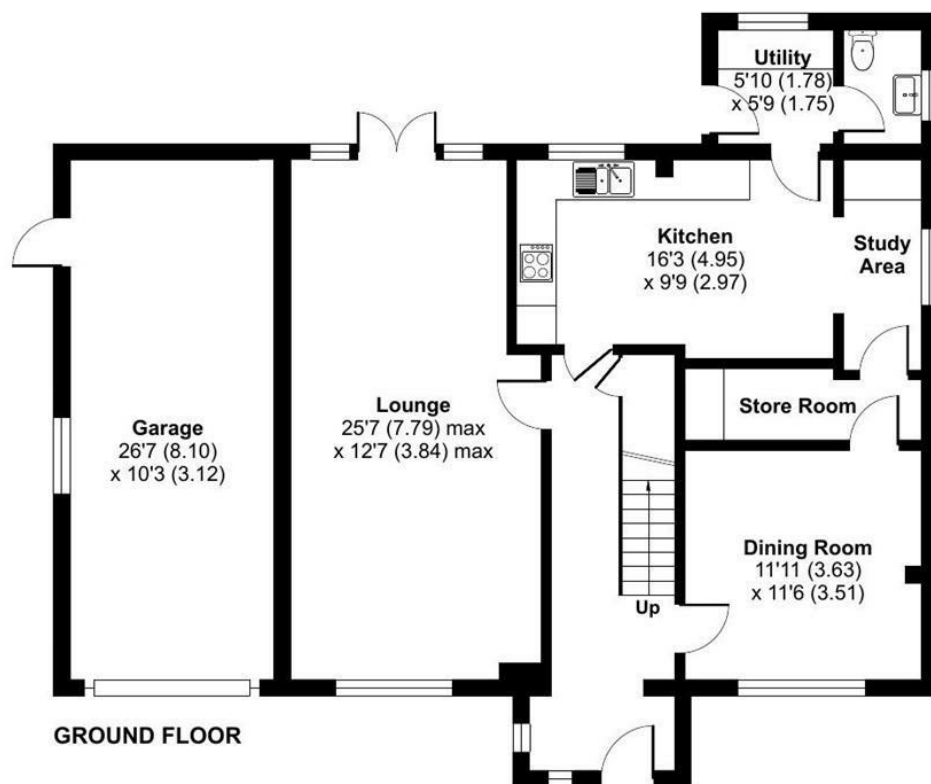
Chartered Surveyors & Estate Agents

Approximate Area = 1672 sq ft / 155.3 sq m

Garage = 267 sq ft / 24.8 sq m

Total = 1939 sq ft / 180.1 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (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		

England & Wales

EU Directive
2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Murray Chartered Surveyors and Estate Agents. REF: 1234289

© nichecom 2025.

