



3 Hainsworth Close, Langham, Rutland, LE15 7HS
Guide Price £475,000



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Tenure: Freehold

Council Tax Band: E (Rutland County Council)



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Attractive detached house occupying a pleasant plot with double garage and beautifully maintained gardens in a quiet cul-de-sac within a desirable village only 2 miles from the county town of Oakham.

**** 2 Reception Rooms * Study * Kitchen * Utility Room * WC * 4 Double Bedrooms * 2 Bath/Shower Rooms ****



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No 3 Hainwsworth Close, Langham offers tastefully presented, spacious accommodation which benefits from gas central heating and full double glazing. The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Study, Sitting Room with feature fireplace, Dining Room, Kitchen, Utility Room; FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Hardwood main entrance door, radiator, return staircase with turned spindles leading to first floor.

Cloakroom/WC

White suite comprising low-level WC and corner hand basin, radiator, tiled flooring, window to side.

Study 2.01m x 2.57m (6'7" x 8'5")

Radiator, tiled floor, window to side.

Sitting Room 3.76m x 5.08m (12'4" x 16'8")

Elegant Adam-style fireplace with marble-effect inset and matching raised hearth, radiator, engineered wood flooring, two ceiling roses, window and sliding patio doors to rear garden.

Dining Room 4.01m x 2.49m (13'2" x 8'2")

Radiator, laminate flooring, bow window to front.

Kitchen 3.76m x 3.07m (12'4" x 10'1")

Range of attractive fitted units incorporating solid Corian work surfaces with tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink with mixer tap, ample base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted display cabinet. Integrated appliances comprise Neff dishwasher, Neff fridge, eye-level Stoves electric double oven and Stoves gas hob with stainless steel extractor above.

Radiator, tiled floor, window overlooking rear garden.

Utility Room 1.60m x 2.03m (5'3" x 6'8")

Fitted base and wall-mounted units, space and plumbing for washing machine, Worcester gas-fired central heating boiler. Radiator, tiled floor, external door to side.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder, loft access hatch.

Master Bedroom 4.37m max x 3.81m (14'4" max x 12'6")

Radiator, window to front.

En-suite Shower Room 1.73m x 2.39m (5'8" x 7'10")

White suite comprising low-level WC and pedestal hand basin with mixer tap, double corner shower

cubicle with Mira shower above and mermaid boarding to splashbacks, partially tiled walls, extractor fan, window to side.

Bedroom Two 3.81m x 3.25m (12'6" x 10'8")

Radiator, window providing views over rear garden.

Bedroom Three 3.38m x 2.69m max (11'1" x 8'10" max)

Radiator, window overlooking beautifully landscaped rear garden.

Bedroom Four 3.33m x 2.57m max (10'11" x 8'5" max)

Radiator, window to front.

Bathroom 2.64m max x 2.13m (8'8" max x 7'0")

White suite comprising low-level WC, pedestal hand basin and panelled bath with shower above and shower screen, fully tiled splashbacks, extractor fan, window to rear.

OUTSIDE

Double Garage 5.05m x 4.70m (16'7" x 15'5")

Light and power, twin up-and-over doors.

Front Garden

The property is accessed via a double-width tarmac driveway leading to the garage and providing additional off-road parking for two cars. The driveway is flanked by an area of lawn with established shrubs and bushes to boundary.

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A hand gate to the side of the house links front and rear of the property.

Rear Garden

The fully enclosed, generously sized rear garden is beautifully landscaped and features two distinct sections. There is a formal area of garden laid out to include a paved patio running the width of the rear elevation, shaped lawn and deep borders stocked with a wide variety of trees, shrubs, bushes and colourful plants. The top of the formal garden is bounded by trellis fencing with a climber archway leading into a secluded, shaded area of garden featuring lawn with inset trees, ferns, heathers and bushes.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

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

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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.



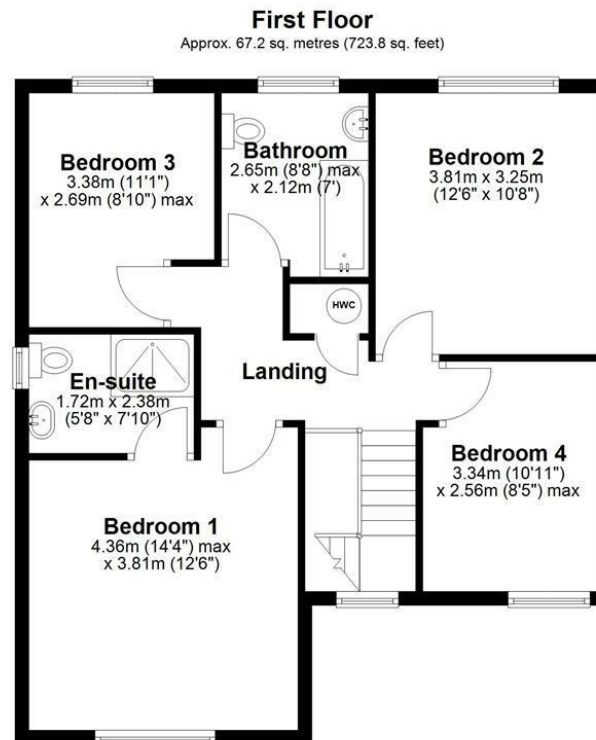
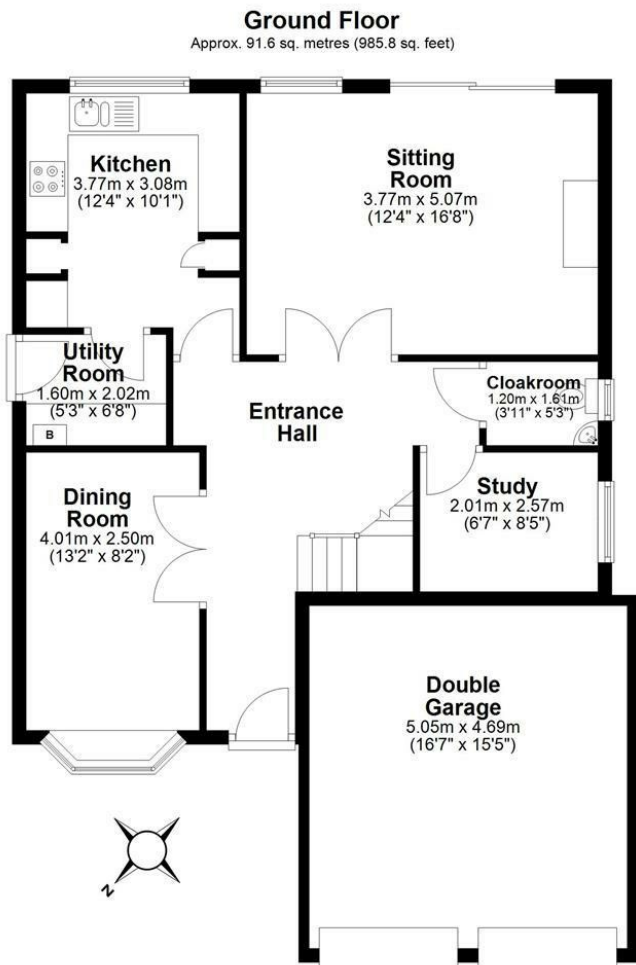












Total area: approx. 158.8 sq. metres (1709.6 sq. feet)

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		
(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 ₂) 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		
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