



5 Briggins Walk, Burley Road, Langham, Rutland, LE15 7HX
Guide Price £175,000



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5 Briggs Walk, Burley Road, Langham, Rutland, LE15 7HX

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Period middle-terrace house with attractively landscaped, enclosed garden and outhouse situated in a well-regarded village close to the county town of Oakham.

Benefiting from gas-fired central heating and mostly double glazing, the property offers accommodation which briefly comprises:

GROUND FLOOR: Sitting Room with feature fireplace, Kitchen/Diner; FIRST FLOOR: two Bedrooms (a double and a single), contemporary Shower Room.

OUTSIDE there is a fully enclosed Garden to the front and an Outhouse to the rear.

ACCOMMODATION

GROUND FLOOR

UPVC double glazed front entrance door leads to:

Sitting Room 3.07m x 3.58m max (10'1" x 11'9" max)

Fireplace recess with feature brick surround, raised hearth and fully operational chimney, traditional alcove cupboard (housing gas and electric meters) to side of fireplace, fitted alcove shelving to the other side of fireplace, radiator, wooden flooring, ceiling beams, wall-light point, window to front, access to Kitchen.

Breakfast Kitchen 2.59m x 3.58m (8'6" x 11'9")

Range of attractive fitted units incorporating wooden work surfaces with metro tiles to splashbacks, inset single drainer stainless steel sink with mixer tap, soft-close base and eye-level wall cupboards.

Integrated appliances comprise Zanussi electric oven (fitted in 2023) and Beko electric hob with stainless steel extractor hood above.

Space for upright fridge-freezer, wall-mounted Worcester gas central heating boiler.

Tiled floor, ceiling beams, window and UPVC double glazed external door to rear, stairs leading to first floor.

FIRST FLOOR

Landing

Handrail with open spindles, access to the two Bedrooms and Shower Room.

Bedroom One 3.20m x 3.58m incl wardrobes (10'6" x 11'9" incl wardrobes)

Range of modern fitted wardrobes (2 double, 1 single) with internal lighting, radiator, laminate flooring, hatch giving access to boarded and insulated loft, window to front.

Bedroom Two 2.59m x 1.65m (8'6" x 5'5")

Radiator, laminate flooring, window to rear.

Shower Room 1.02m max x 1.98m (3'4" max x 6'6")

Contemporary white suite of low-level WC and rectangular hand basin with mixer tap and storage beneath, shower cubicle with Triton power shower. Chrome heated towel rail, fully tiled splashbacks, tiled floor, window to rear,

OUTSIDE

Front Garden

The fully enclosed front garden is accessed via a timber hand gate and has been landscaped to feature a gravelled pathway with stepping slabs running the length of the garden, an area of lawn and timber-decked seating area immediately to the front of the house.

Outhouse 1.27m x 3.66m (4'2" x 12'0")

To the rear of the property there is an Outhouse with electric and hot and cold plumbing.

Parking

On-street parking (no permit required).

SERVICES

Mains electricity

Mains water supply

Mains sewerage

Gas central heating (Worcester boiler regularly serviced)

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

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Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

EE - good outdoor, variable in-home

O2 - good outdoor

Three - good outdoor

Vodafone - good outdoor.

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 B

Enquiries to 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 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.

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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.





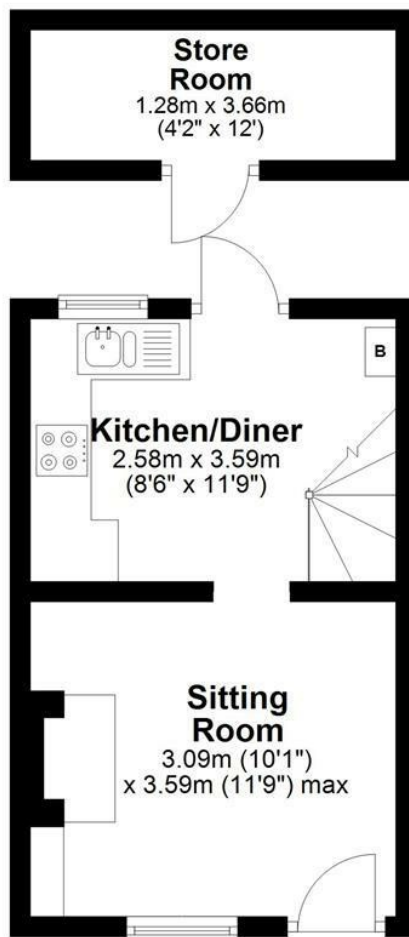




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Ground Floor

Main area: approx. 21.1 sq. metres (226.9 sq. feet)
Plus outbuildings, approx. 4.7 sq. metres (50.4 sq. feet)

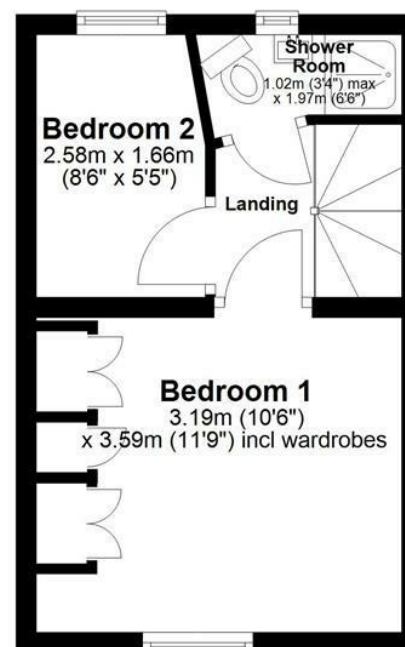
Main area: Approx. 38.6 sq. metres (416.0 sq. feet)

Plus outbuildings, approx. 4.7 sq. metres (50.4 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.

First Floor

Approx. 17.6 sq. metres (189.0 sq. feet)



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		
Not environmentally friendly - higher CO ₂ emissions		
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