



Chartered Surveyors & Estate Agents

The Mullions, 9 Manor Lane, Langham, Rutland, LE15 7JL
£629,950



Superb detached house occupying an enviable position on the edge of this sought-after Rutland village and enjoying far-reaching views over unspoilt countryside.



COUNTRY HOMES

the home of premium property

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Superb detached house occupying an enviable position on the edge of this sought-after Rutland village and enjoying far-reaching views over unspoilt countryside.

The property offers generously-proportioned, light and airy accommodation with ample reception space, four double bedrooms and two en-suite shower rooms.

Boasting a private, south-facing garden and detached double garage, the property also benefits from comprehensive security system with CCTV. The tastefully appointed interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Reception Hall, Cloakroom, Lounge with dressed-stone fireplace, Study, Dining Room, contemporary Breakfast Kitchen, useful Utility Room, Snug/Breakfast Room; **FIRST FLOOR:** gallery-style Landing, four spacious double Bedrooms, two of them with en-suite Shower Rooms, Family Bathroom.

Early viewing is highly recommended.

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.

ACCOMMODATION

GROUND FLOOR

Canopy Porch

Large porch with exposed beam, paved flooring and double-glazed entrance door leading to:

Reception Hall

Light hallway overlooked by gallery-style landing and featuring oak floor, radiator, ceiling cornice, attractive staircase with open spindles leading to first floor and window to front.



Cloakroom

White suite comprising low-level WC and pedestal hand basin with tiled splash-back, radiator, extractor fan, obscure glazed window to front.

Lounge 5.08m x 4.19m (16'8" x 13'9")

Beautiful dual-aspect reception room with dressed-stone fireplace housing open grate on raised stone hearth, two radiators, ceiling cornice, two windows to side and French doors opening to large, south-facing patio area.



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Study 4.17m x 2.24m (13'8" x 7'4")

Good-sized Home Office with radiator and window overlooking privately screened front garden.



dishwasher and NEFF microwave oven, and there is space for range-style cooker with fitted extractor hood above.

Fully tiled splash-backs, two radiators, recessed ceiling spotlights, dual-aspect windows to front and side.



Dining Room 4.11m x 4.17m (13'6" x 13'8")

Triple-aspect room with radiator, wall-light points and windows to the side and rear providing pleasant outlook over south-facing garden.



Breakfast Kitchen 4.98m x 3.84m (16'4" x 12'7")

Excellent range of good quality contemporary fitted units featuring extensive granite-effect work surfaces, which incorporate inset 1.5-bowl single drainer sink unit with mixer tap, ample base cupboard and drawer units, matching island unit with integral breakfast bar and range of cupboard and drawer units beneath, matching eye-level wall cupboards and glass-fronted display cabinet. Integrated appliances comprise fridge-freezer,

Utility Room 2.34m x 1.73m (7'8" x 5'8")

Fitted granite-effect worktop incorporating inset single drainer stainless steel sink unit with mixer tap and cupboards beneath, plumbing for washing machine, space for tumble dryer, tiled splash-backs, radiator, wall-mounted gas central heating boiler, window to side, double-glazed door opening on to south-facing garden.

Snug/Breakfast Room 3.15m x 2.34m (10'4" x 7'8")

A south-facing room with radiator and French doors leading to paved patio area.

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FIRST FLOOR

Gallery-style Landing

Feature landing area with gallery overlooking Hallway, radiator, loft hatch giving access to insulated roof void and window to front providing panoramic, unspoilt countryside views.



En-suite Shower Room

Bedroom One 4.19m x 3.56m + wardrobe (13'9" x 11'8" + wardrobe)
Built-in double wardrobe with hanger rail and shelf, radiator, dual-aspect window to rear overlooking south-facing garden.



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IDEAL STANDARD white suite comprising low-level WC, pedestal hand basin and large shower cubicle with fully tiled surround; matching partially tiled walls, radiator, shaver point, recessed ceiling spotlights, extractor fan, window to rear.

Bedroom Two 3.58m x 3.91m (11'9" x 12'10")

Radiator, dual-aspect windows with far-reaching countryside views.



En-suite Shower Room

IDEAL STANDARD white suite comprising low-level WC, pedestal hand basin and large shower cubicle with fully tiled surround; matching partially tiled walls, radiator, shaver point, recessed ceiling spotlight, extractor fan, window to side.



Bedroom Three 4.27m x 4.14m (14'0" x 13'7")

Very spacious bedroom featuring two double wardrobes with hanger rail and shelf, radiator and dual-aspect windows providing panoramic countryside views.

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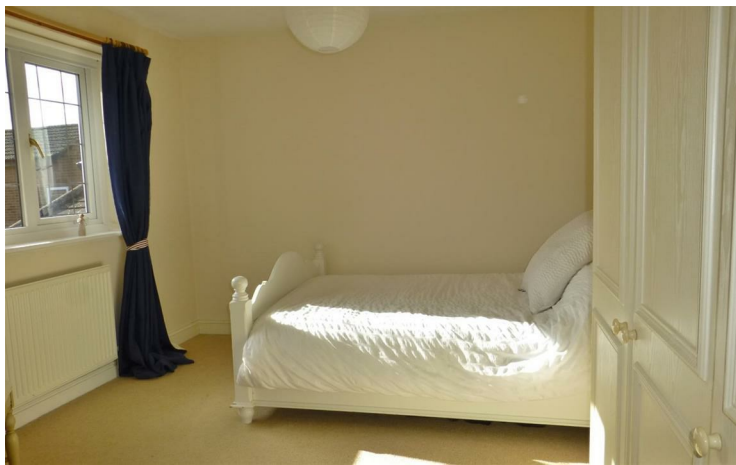
Bedroom Four 4.29m max x 3.25m (14'1" max x 10'8")
Fitted units comprising one double and one single wardrobe with hanger rail and shelf, radiator, window to rear overlooking south-facing garden.



OUTSIDE

Detached Double Garage

Light and power, twin electric shutter doors, loft storage.



Family Bathroom 3.28m avg x 2.36m (10'9" avg x 7'9")
IDEAL STANDARD white suite comprising low-level WC, pedestal hand basin, panelled bath and separate fully tiled shower cubicle; matching partially tiled walls, radiator, recessed ceiling spotlights, built-in airing cupboard, extractor fan, window to rear.



Front Garden

The house stands back from the road and faces unspoilt, open countryside. The garden is screened by laurel hedging and entered through twin wooden gates, which lead to an extensive driveway giving access to the Garage and providing ample off-road parking.

The garden is laid mainly to lawn, with inset sycamore tree and conifers. Paving to the front of the property leads to the entrance door.

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

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Rear Garden

The rear garden enjoys a sunny, south-facing aspect and enjoys a high degree of privacy. The garden is fully enclosed by brick walling and timber fencing and has been arranged to include paved patio area with lawn flanked by adjoining garden border and incorporating a number of inset trees.

SERVICES

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.

COUNCIL TAX BAND

Enquiries to Rutland County Council, Oakham 01572-722577



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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 - 4.00
Bank Holidays 10.00 - 2.00

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.

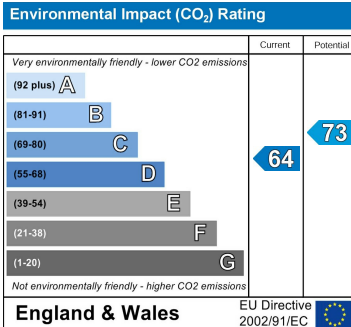
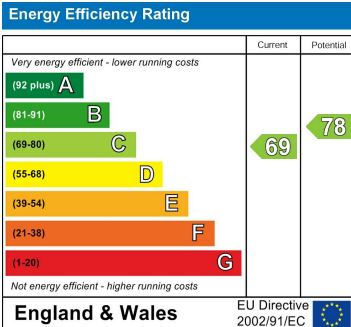
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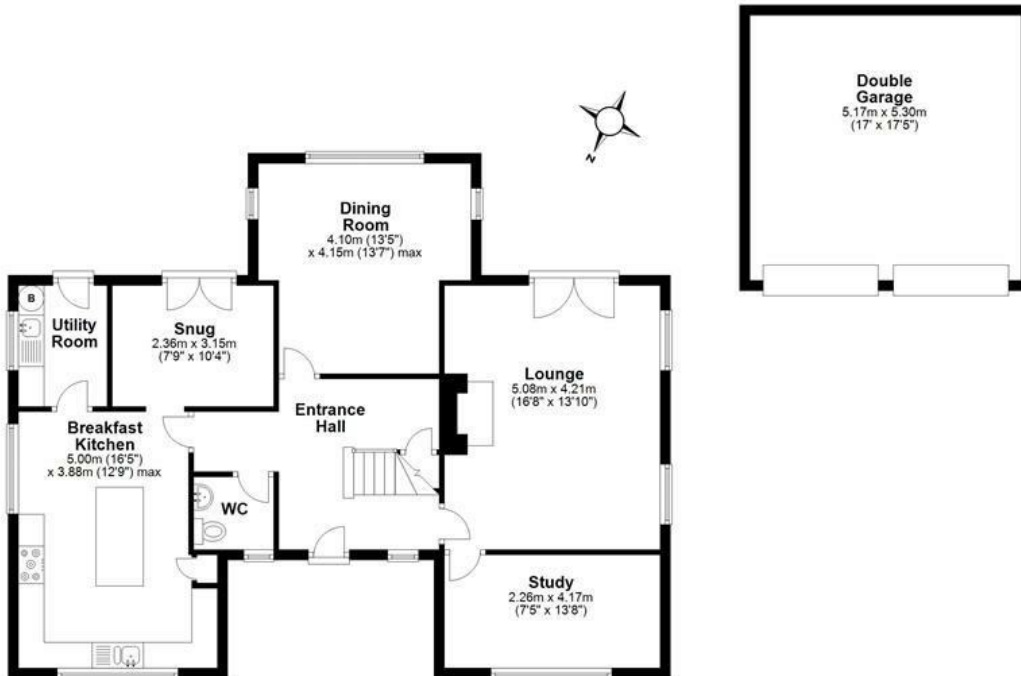
Money Laundering Regulations 2003

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.

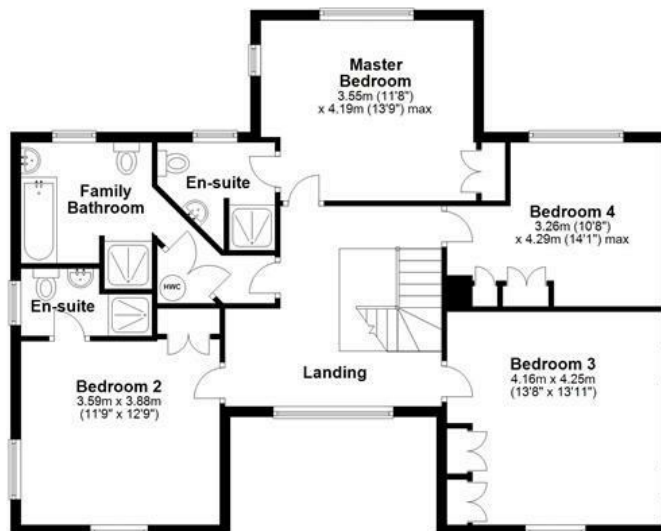
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Ground Floor
Approx. 120.4 sq. metres (1295.9 sq. feet)



First Floor
Approx. 93.7 sq. metres (1008.7 sq. feet)



Total area: approx. 214.1 sq. metres (2304.6 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.



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VIEWING

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