



Hurfords

3 Grange Close, Langham Freehold £525,000

# Key Features



- Desirable village location
- Double garage
- South facing garden
- Four double bedrooms
- Beautifully presented

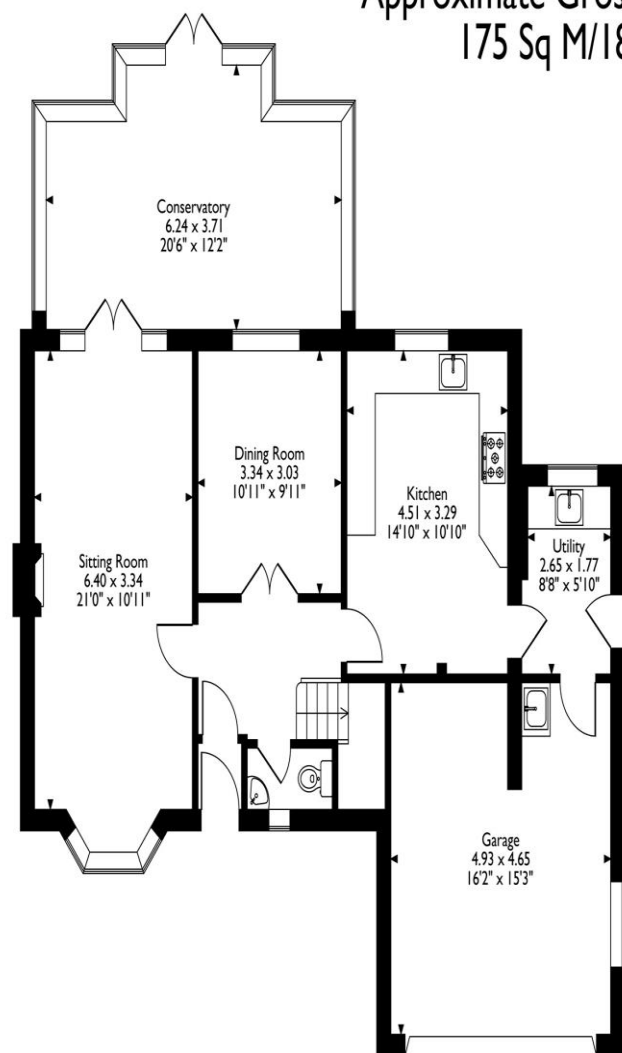
Approached via a landscaped front garden and driveway leading to a double garage, this home immediately impresses with its kerb appeal and attention to detail. Inside, the accommodation is thoughtfully laid out to make the most of the space.

To the left of the entrance hall, the living room enjoys views over the front garden and opens seamlessly into a superb conservatory, which spans the majority of rear of property up to the kitchen. This light-filled room offers an exceptional space for relaxing and entertaining, with French doors leading directly onto the private, south-facing rear garden. The garden itself has been meticulously maintained, creating a tranquil retreat that can be enjoyed throughout the year. A fabulous addition is the summer house, currently enjoyed as a peaceful space to sit and unwind.

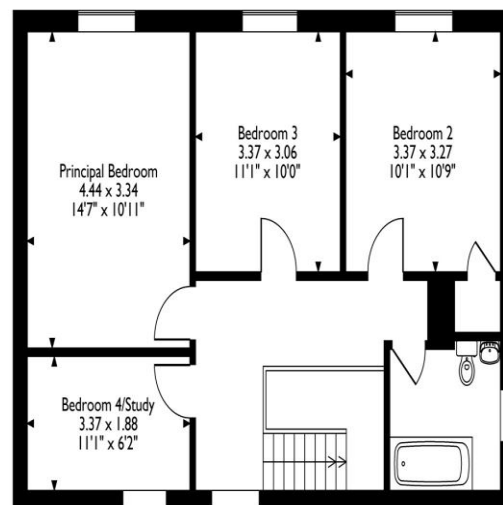
The ground floor further benefits from a separate dining room, a well-appointed kitchen, a utility room with internal access to the garage, and a downstairs



3, Grange Close, Langham, Oakham  
Approximate Gross Internal Area  
175 Sq M/1884 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

WC, making it a highly practical and versatile home for modern family living.

Upstairs, a spacious landing with a light and airy feel leads to four generously sized double bedrooms and a family bathroom. The layout offers plenty of flexibility, and there is excellent potential to extend over the garage and utility space (subject to planning permission), creating the possibility of a side extension with an en-suite, transforming one of the bedrooms into a substantial master suite.

#### About Langham & Rutland

Langham is a picturesque and highly desirable village, just two miles from Oakham, the bustling county town of Rutland. The village benefits from a strong sense of community, a popular primary school, a welcoming public house, and beautiful countryside walks right on the doorstep. Rutland itself is England's smallest county, renowned for its rolling landscapes, charming villages, and the stunning Rutland Water - a hub for walking, cycling, sailing, and nature. Excellent transport links make the area highly convenient, with Oakham station offering direct trains to Leicester, Peterborough, and beyond, while the A1 and A47 are within easy reach.

This property offers not only a spacious and stylish family home but also the opportunity to enjoy the unique lifestyle that comes with living in one of Rutland's most sought-after villages.

To view this property call Hurfords on: 01572 821777

# Selling your property?

Contact us to arrange a FREE home valuation.

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