



Hurfords

12 The Range, Langham Freehold £650,000

Key Features

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- Rare opportunity
- Village location
- Four bedrooms
- Annex
- Flexible living space

Set in the sought-after village of Langham, near Oakham, this impressive detached home offers a rare opportunity to acquire a property that has not been on the market since it was built. Occupying a generous plot, this much-loved family home provides spacious and versatile accommodation, including a double garage.

The ground floor is notably generous, offering a variety of reception rooms ideal for both family living and entertaining. There is a large lounge, formal dining room, garden room to the rear, and an additional reception room providing flexibility for a variety of uses. The kitchen and utility room serve as the practical heart of the home, while the double garage provides convenient internal access.



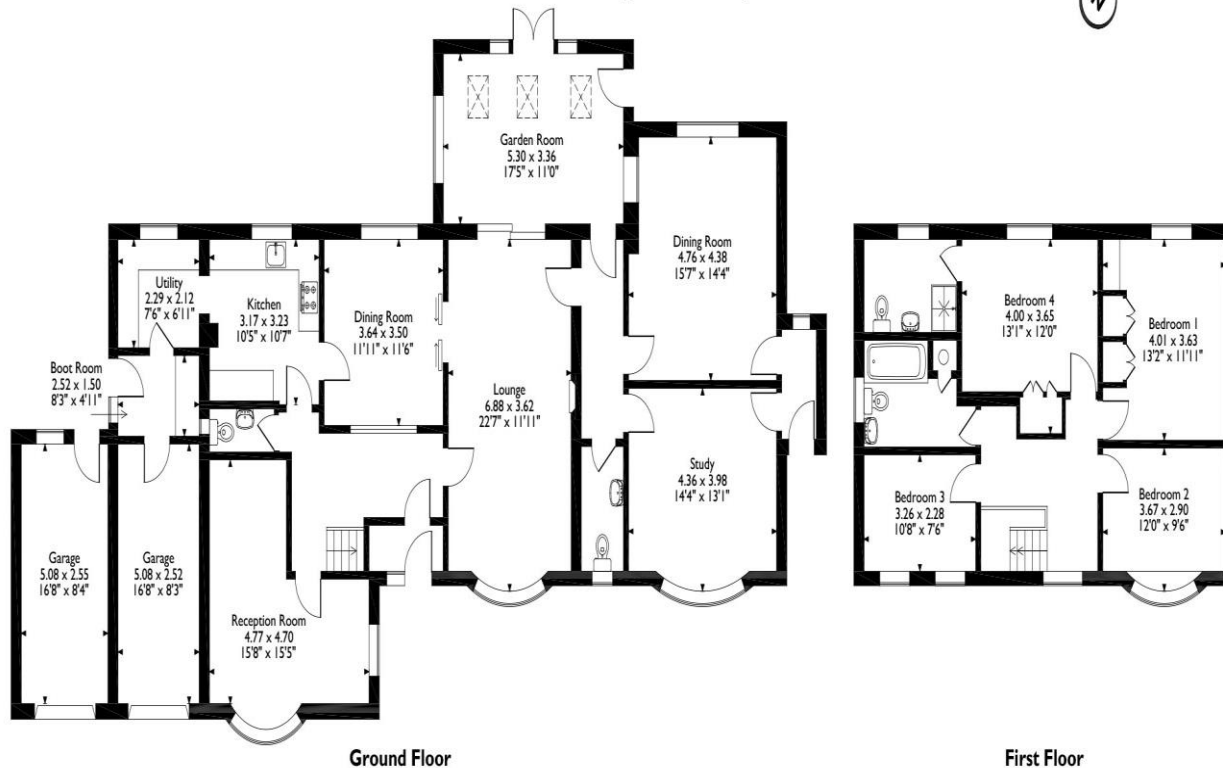
12, F K McMorran, The Range, Langham, Oakham

Approximate Gross Internal Area

Main House = 247 Sq M/2658 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 260 Sq M/2798 Sq Ft



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.

A particularly unique feature of this property is the ground floor annex, thoughtfully designed to offer semi-independent space comprising two reception rooms and WC, perfect for multi-generational living, home working, or guest accommodation.

Upstairs, the first floor offers four well-proportioned bedrooms, including a principal bedroom with en suite bathroom, alongside a main family bathroom serving the remaining rooms.

Externally, the property benefits from a large rear garden, offering excellent privacy and exceptional potential for landscaping or extension (subject to consent).

Although the property offers scope for modernisation, it has clearly been a well-cared-for family home and provides an excellent foundation for buyers seeking to make their mark in one of Rutland's most desirable locations.

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

To view this property call Hurfords on: 01572 821777

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