



Melton Road, Langham, Oakham Freehold £300,000

Hurfords



# Key Features



- Three bedroom cottage
- Traditional features
- Double bedrooms with in built storage
- Sought after village
- Great schools

The ground floor welcomes you with an inviting reception room featuring an attractive Victorian fireplace, creating a cosy yet elegant focal point. A separate dining room provides an ideal space for family meals and entertaining, while the impressive kitchen, seamlessly combining traditional style with modern practicality. Completing the ground floor is a stylish bathroom, offering the rare luxury of a full-sized bath.

Upstairs, the property offers three well-proportioned bedrooms, two of which benefit from built-in wardrobes, ensuring excellent storage solutions. The principal bedroom is a generous double, complemented by two further double bedrooms. A contemporary shower room with WC serves the first floor.



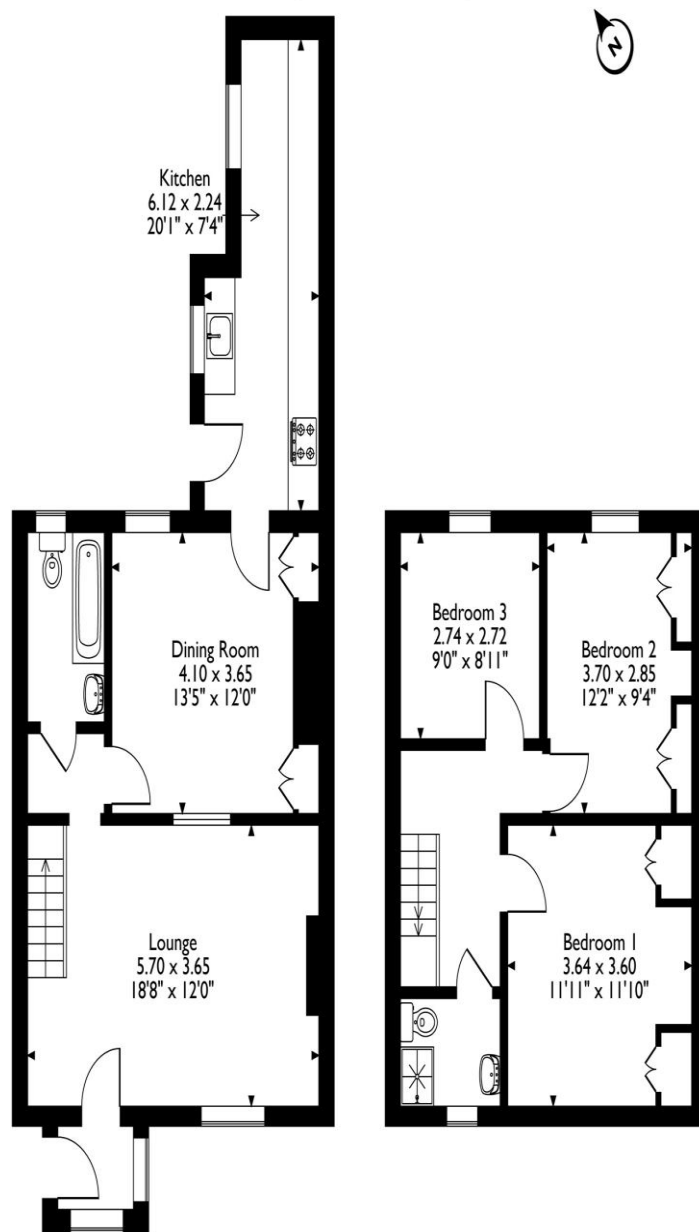


Externally, the property enjoys a fully enclosed and private courtyard garden, creating a peaceful retreat ideal for relaxing or entertaining guests.

Situated in the highly sought-after Rutland village of Langham, the home benefits from a friendly and welcoming community, two popular pubs, and a primary school. The historic market town of Oakham is within easy reach, offering a wider range of shops, amenities, and excellent rail links.



21, Melton Road, Langham, Oakham  
Approximate Gross Internal Area  
99 Sq M/1066 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.

# Selling your property?

Contact us to arrange a FREE home valuation.

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