



12 Lowther Close, Langham
£250,000

 **NEWTON FALLOWELL**

12 Lowther Close

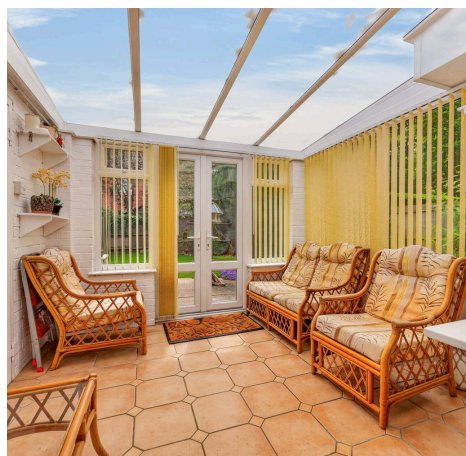
Langham, Oakham

This well-proportioned three bedroom semi-detached house is presented to the market with no onward chain and offers an excellent opportunity for those seeking a small family home in a welcoming village location.

Situated within a quiet cul-de-sac community and enjoying close proximity to the local village school, this property has been thoughtfully arranged to provide comfortable living space with scope for modernisation and personalisation throughout. The ground floor comprises of an entrance hallway leading to a spacious lounge, which benefits from ample natural light and a versatile layout, making it ideal for both relaxing and entertaining. The adjoining kitchen / breakfast room offers an excellent space for family meals and gatherings, while the kitchen is fitted with a range of units.

Upstairs, the property boasts three well-sized bedrooms, each offering pleasant aspects and flexibility for use as bedrooms, home office, or nursery, depending on your needs. The family shower room is conveniently located, featuring a traditional suite and scope for updating to reflect modern tastes.

This property represents a superb opportunity for buyers wishing to create their ideal home in a peaceful, community-oriented setting, with the added benefit of being within walking distance of local amenities and transport links. Whether you are a first-time buyer, a growing family, or an investor seeking a property with excellent potential, this semi-detached home provides a solid foundation for future improvements and personal touches. Early viewing is highly recommended to fully appreciate the generous room sizes, the convenient village setting, and the exciting possibilities that this home has to offer.





Living Room

16' 7" x 10' 0" (5.06m x 3.04m)

Kitchen / Breakfast Room

12' 10" x 13' 6" (3.90m x 4.12m)

Garden Room

9' 11" x 9' 5" (3.03m x 2.88m)

Bedroom One

12' 8" x 10' 0" (3.87m x 3.04m)

Bedroom Two

14' 8" x 7' 5" (4.48m x 2.27m)

Bedroom Three

10' 0" x 7' 2" (3.05m x 2.19m)

Shower Room

5' 6" x 4' 11" (1.68m x 1.50m)

WC

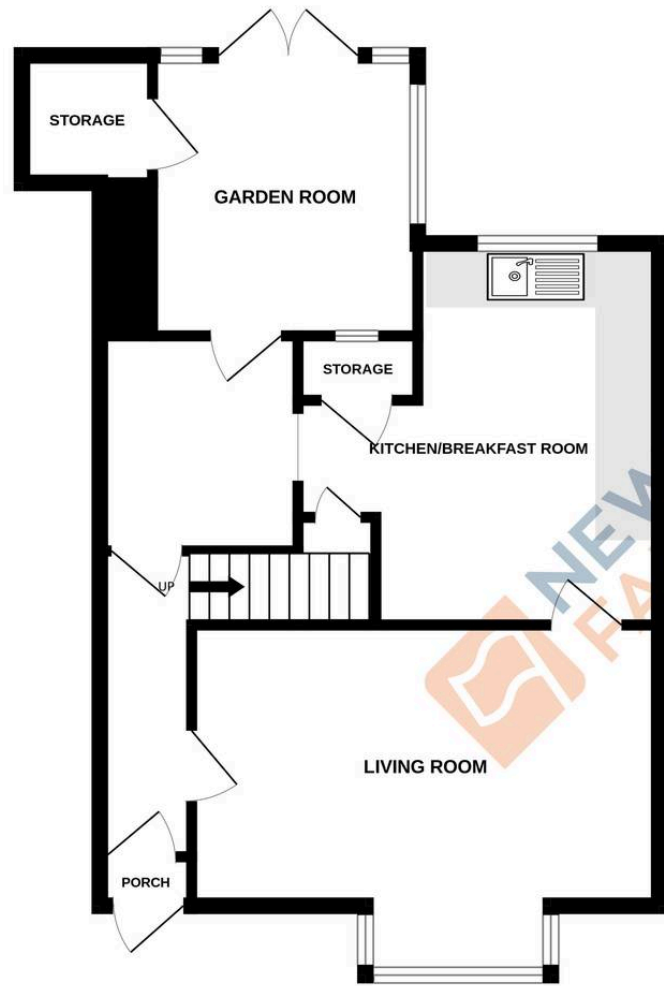
4' 7" x 2' 7" (1.40m x 0.80m)

Council Tax band: B

Tenure: Freehold



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Oakham

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