



FAIRFIELD CLOSE
LANGHAM, RUTLAND

JAMES
SELICKS



“... DETACHED, FOUR-BEDROOM FAMILY HOME ...”

A well-presented, detached, four-bedroom family home with a south-facing garden, single garage and off-road parking, well situated in the popular village of Langham.

Dining Kitchen • Two Reception Rooms • Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Single Garage, Off-Road Parking • Private Rear Garden • Village Location • EPC - C •

Accommodation

Enter the property into an entrance porch with access to the integral garage and a further door leading into a spacious entrance hall. The hall has built-in storage, stairs rising to the first floor, and doors to the ground floor accommodation. To the rear, the dining kitchen enjoys a pleasant outlook over the garden, with a door opening directly onto the patio. The kitchen is fitted with a good range of units, incorporating a variety of integrated appliances, space for a Range-style cooker and an American fridge freezer, as well as a central island providing additional preparation space. To the right of the entrance hall are the property's two reception rooms, set side by side. The living room, positioned to the front, features a log-burning stove set within a fireplace and glazed bi-folding doors opening into the dining room. The dining room, situated to the rear, offers a French door onto the patio and garden, creating a superb space for both everyday living and entertaining.

To the first floor, the accommodation comprises four bedrooms and two bath/shower rooms. The principal bedroom is of generous proportions, benefiting from a walk-in wardrobe and an en suite shower room. There are two further well-sized double bedrooms and a single bedroom, all served by the family bathroom, which is fitted with a panelled bath, separate shower, wash hand basin, low flush WC, and a heated towel rail.

Outside

Externally, the front of the property is approached via a large, gravelled driveway, bordered by planted beds, offering ample off-road parking and access to the single garage with up-and-over door. Gated pathways on both sides of the property lead to the rear garden.



Location

Langham is a vibrant and welcoming village in the heart of Rutland with amenities including a public house, village hall, allotments, children's play area, and the historic St. Peter's Church. Surrounded by beautiful countryside, Langham offers excellent walking routes and outdoor spaces, perfect for nature lovers. The village has a well-regarded primary school nearby, while the market town of Oakham provides a wider choice of schools, shops, restaurants, and a railway station with connections to Leicester, Peterborough, and beyond. With regular bus services linking it to surrounding towns, Langham maintains its peaceful rural charm alongside convenient access to local attractions and services.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band D

Tenure

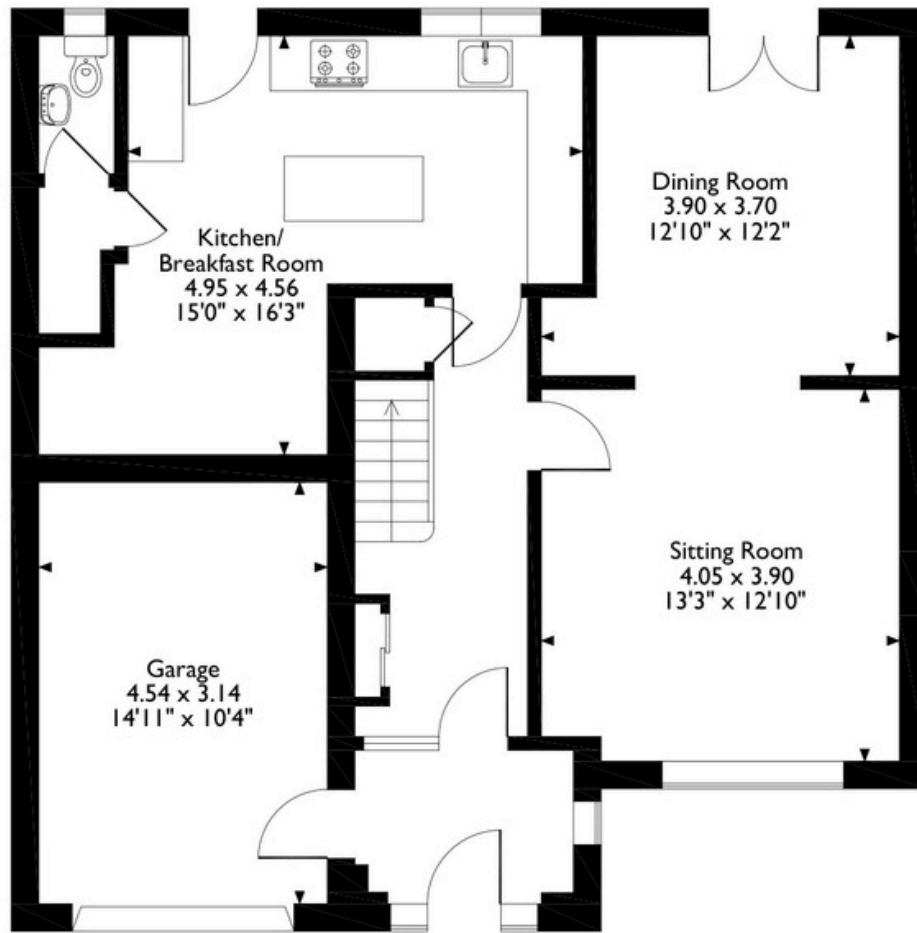
Freehold



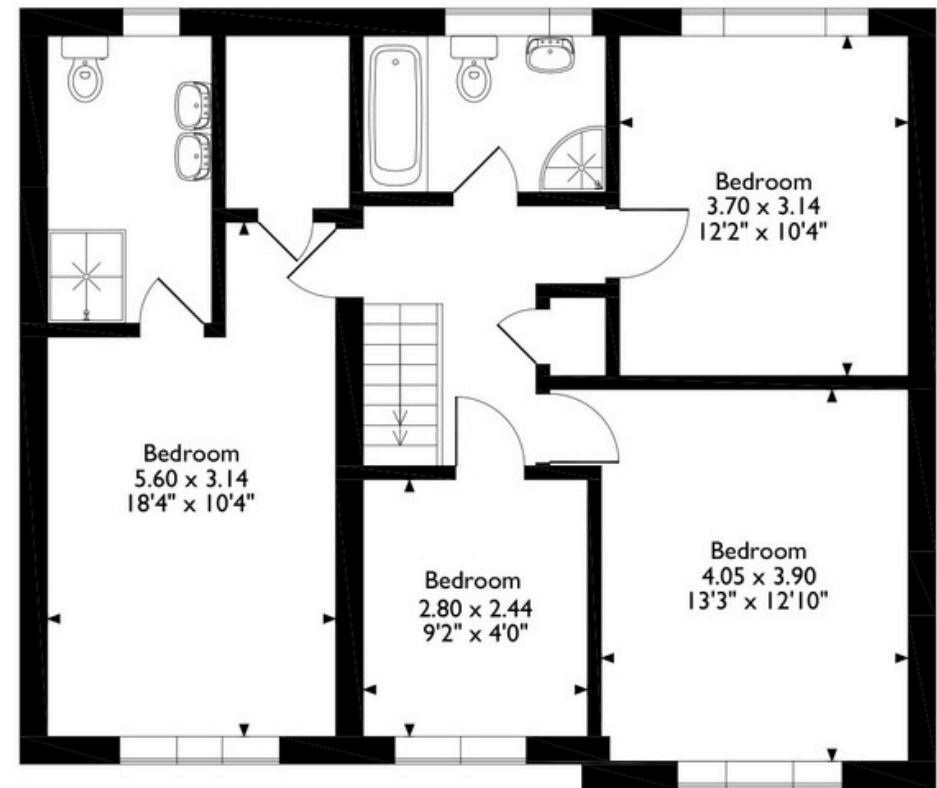
17 Fairfield Close, Langham, Oakham, Rutland LE15 7JQ

House Total Approx. Gross Internal Floor Area incl. Garage = **1668 ft² / 155 m²**

Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor



JAMES SELICKS

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

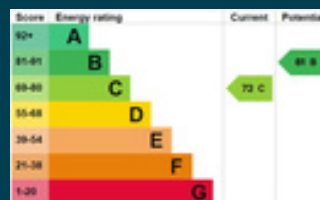
oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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