



2 Jubilee Drive, Langham

Guide Price £340,000

 **NEWTON FALLOWELL**

2 Jubilee Drive

Langham, Oakham

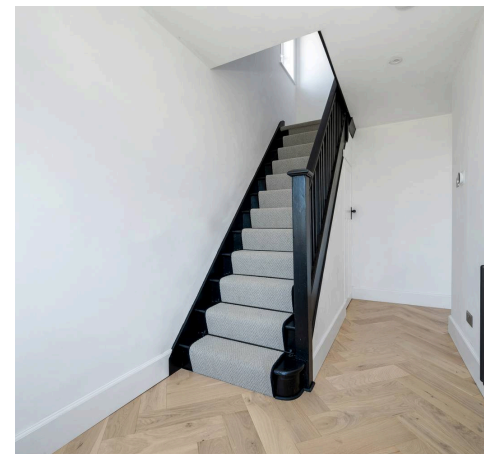
This beautifully renovated three-bedroom semi-detached house is presented in immaculate condition, offering the perfect blend of modern living and period features, and is offered for sale with no onward chain.

Set in an enviable position close to highly regarded local schools and a wealth of amenities, the home is ideally suited to young families or professionals seeking space and versatility.

Step inside to discover a thoughtfully designed open-plan layout, where natural light floods the generous living and dining areas, creating a warm and welcoming atmosphere. The brand-new, high-spec kitchen is a true highlight, featuring sleek cabinetry, integrated appliances and plenty of workspace. A useful utility area adds further practicality, while an adjoining outside outbuilding offers excellent potential to create additional utility or storage space. There is also scope to extend the property, subject to the necessary planning permissions and consents. Upstairs, three excellent bedrooms provide flexible accommodation, with ample scope for a home office or nursery, while the contemporary bathroom boasts premium fixtures and fittings.

The property has been comprehensively updated, including a new boiler with certificate, new windows and patio doors throughout with certificates, new electrics with certification and new plumbing, providing peace of mind for the new owner.

Outside, the property sits on a large plot that provides a wonderful sense of space and privacy. The rear garden is mainly laid to lawn, offering a safe and secure environment for children to play or for entertaining guests during the warmer months. A sandstone patio provides an attractive area for outdoor dining and relaxation. To the front, the property benefits from off-street parking for multiple vehicles, a rare and valuable feature in such a sought-after location.





Entrance Hall

14' 9" x 6' 5" (4.50m x 1.96m)

Utility Area

6' 11" x 2' 9" (2.10m x 0.83m)

Living Room

12' 8" x 11' 4" (3.86m x 3.45m)

Kitchen / Dining Room

19' 7" x 10' 10" (5.97m x 3.31m)

First Floor Landing

8' 0" x 7' 1" (2.44m x 2.15m)

Bedroom One

11' 9" x 10' 11" (3.59m x 3.32m)

Bedroom Two

11' 9" x 11' 3" (3.58m x 3.43m)

Bedroom Three

7' 7" x 7' 4" (2.30m x 2.23m)

Bathroom

7' 3" x 6' 5" (2.21m x 1.96m)

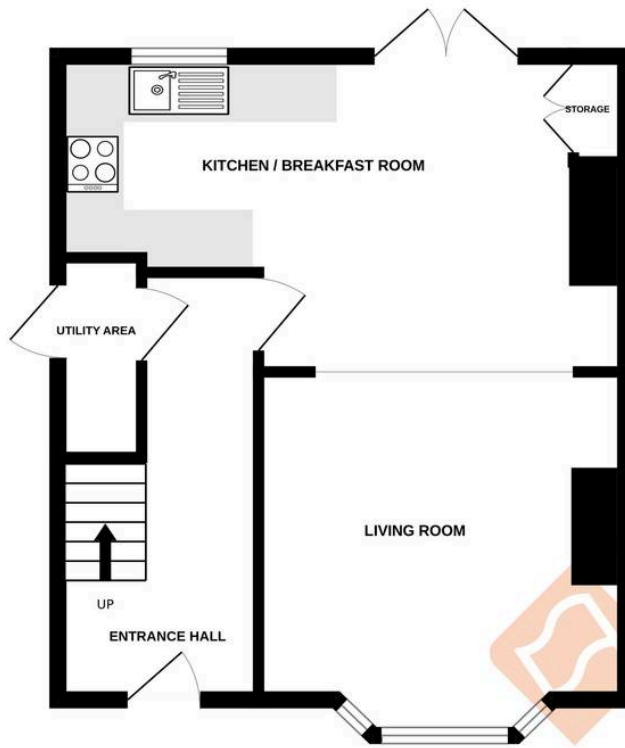
Council Tax band: C

Tenure: Freehold

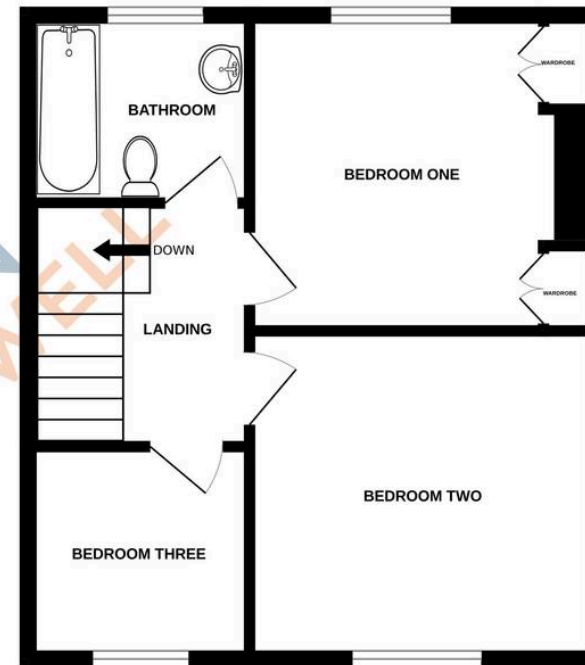
EPC Energy Efficiency Rating: C



GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



JUBILEE DRIVE, LANGHAM, OAKHAM, LE15 7JH

TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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