



28 Well Street, Langham
£395,000

 **NEWTON FALLOWELL**

28 Well Street

Langham, Oakham

Situated in the desirable village of Langham with only a short drive to Oakham's historic market town centre and train station stands this charming character three bedroom cottage. Stepping inside, you are greeted by a wealth of original characterful features that create a warm and inviting atmosphere throughout the home. The property boasts a spacious but cosy sitting room, large open plan kitchen/diner, two double bedrooms, further single bedroom/study and four-piece bathroom, as well as a downstairs WC. Additionally, the property has the benefit of a large garden room meeting the mature, excellently sized rear garden.





Sitting Room

16' 5" x 10' 3" (5.00m x 3.12m)

Kitchen/Diner

24' 3" x 10' 11" (7.39m x 3.33m)

Family Room

15' 6" x 12' 1" (4.72m x 3.68m)

Bedroom One

12' 5" x 12' 2" (3.78m x 3.71m)

Bedroom Two

12' 9" x 10' 1" (3.89m x 3.07m)

Bedroom Three

9' 1" x 6' 1" (2.77m x 1.85m)

Bathroom

10' 11" x 8' 1" (3.33m x 2.46m)

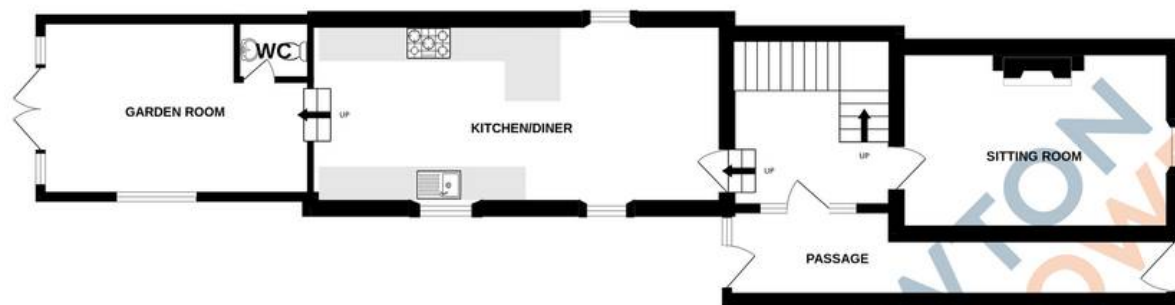
Council Tax band: D

Tenure: Freehold

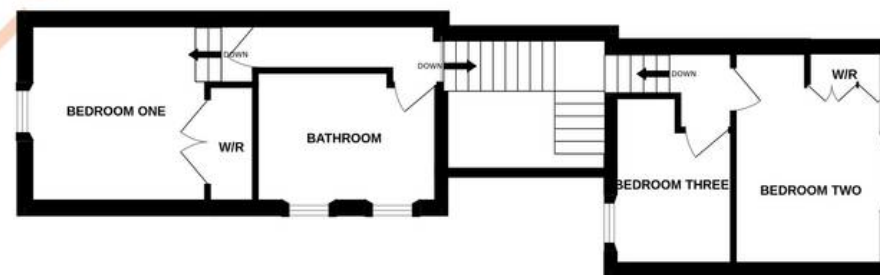
EPC Energy Efficiency Rating: E



GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



WELL STREET, LANGHAM

TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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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