



Hurfords

Melton Road, Langham, Oakham Freehold Guide Price: £225,000

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Courtyard garden
- Traditional features

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.

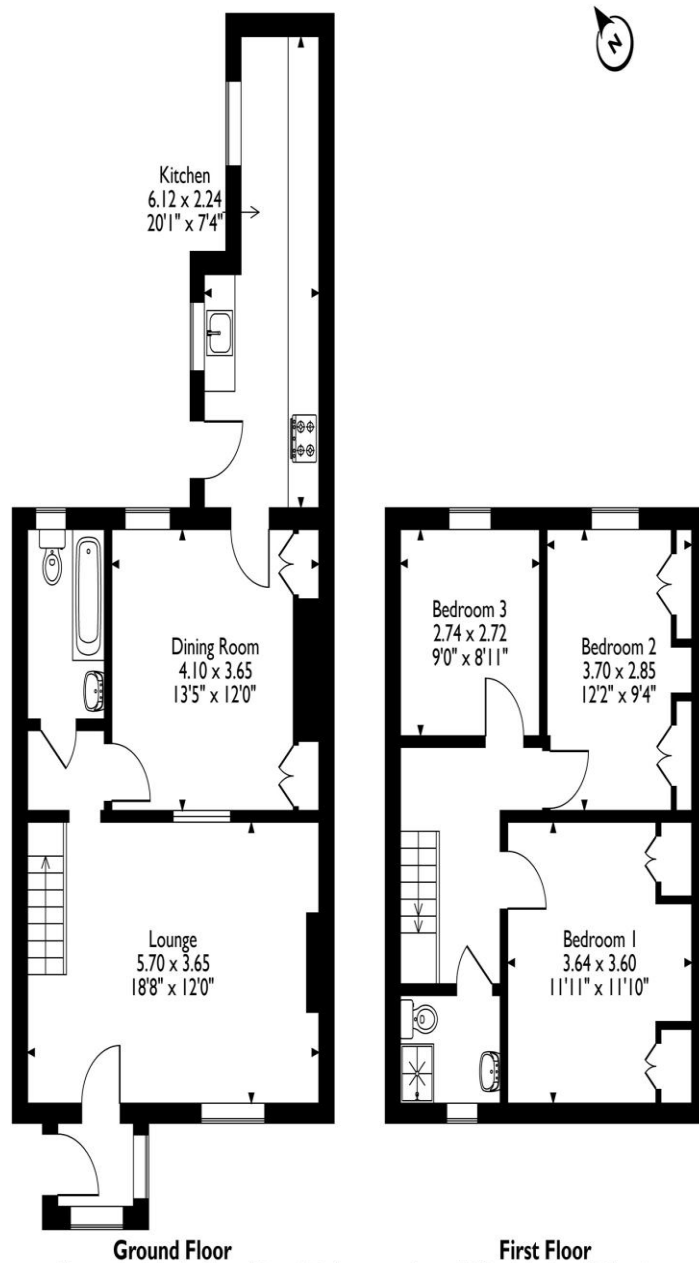


Externally, the property enjoys a fully enclosed and private courtyard garden, creating a peaceful retreat ideal for relaxing or entertaining guests.

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



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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