



Burley Road, Langham
Oakham, Rutland, LE15 7HY

NEWTONFALLOWELL 

Burley Road, Langham Oakham, Rutland, LE15 7HY £250,000 Freehold

Situated in the extremely popular village of Langham, which is only a short drive or walk from Oakham's picturesque town centre, is this well proportioned red brick-built semi-detached family home. With original features throughout the property boasts a living room, spacious kitchen/diner, utility room, WC, three bedrooms and a three-piece bathroom. Having been tastefully renovated throughout by the current owner including a rewire, re-plumbing, new windows, boiler and front door the property is simply in a move-in condition. With the current market conditions, being so buoyant we do not anticipate this property being on the market for long, so to avoid missing out please arrange a viewing at the earliest opportunity.

Set over two floors, the property is entered via the front aspect and into the spacious entrance hall with stairs flowing to the first floors landing. The light and airy living room sit to the front aspect, where you will find a bay window, picture rails and the multi-fuel wood burner.

The kitchen diner sits to the rear, which offers plenty of floor to wall base units, central island, and ample room to fit a table and chairs, you will also find a useful understairs pantry cupboard. Double doors give access to the garden. Downstairs is finished with the useful utility room & WC. From the first floors landing, you will find three bedrooms described as two doubles and a single. The upstairs accommodation is finished with the three-piece bathroom.

Externally the property is well kept, with boxed hedging to the front. Side access leads you to the rear south/east facing garden which is of good size and partly block paved with a variety of shrubs and borders.

Langham is a very popular village for a few reasons, it has two popular public houses, a well regarded primary school and approximately two miles from Oakham's town centre, it's also only one mile to the closest supermarket in Barleythorpe.



Entrance Hall

12'10 x 6'10 (3.91m x 2.08m)

Living Room

13'1 x 12'11 (3.99m x 3.94m)

Kitchen / Diner

20'01 x 10'11 (6.12m x 3.33m)

Utility Room

9'10 x 3'10 (3.00m x 1.17m)

WC

4'7 x 3'11 (1.40m x 1.19m)

First Floor Landing

7'11 x 7'4 (2.41m x 2.24m)

Master Bedroom

12'0 x 11'4 (3.66m x 3.45m)

Bedroom Two

11'11 x 10'10 (3.63m x 3.30m)

Bedroom Three

7'11 x 7'1 (2.41m x 2.16m)

Bathroom

7'10 x 7'4 (2.39m x 2.24m)

Outside

Externally the property is well kept, with boxed hedging to the front aspect. Side access leads you to the rear south/east facing garden, which is partly block paved. You will find a turfed area and a variety of shrubs and borders.

There isn't any allocated parking with property but there is on-street parking on Burley Road itself. There is potential in the future to create off-road parking in the front garden (subject to approval from the local council).

Agents Notes

Please be aware that the EPC is from when the owner bought the property without the current upgrades, such as a new boiler, new windows etc so the actual energy efficiency should be improved.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus A		Very environmentally friendly - lower CO ₂ emissions 92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
45-54 E		45-54 E	
31-44 F		31-44 F	
13-30 G		13-30 G	
Not energy efficient - higher running costs 20		Not environmentally friendly - higher CO ₂ emissions 7.5	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

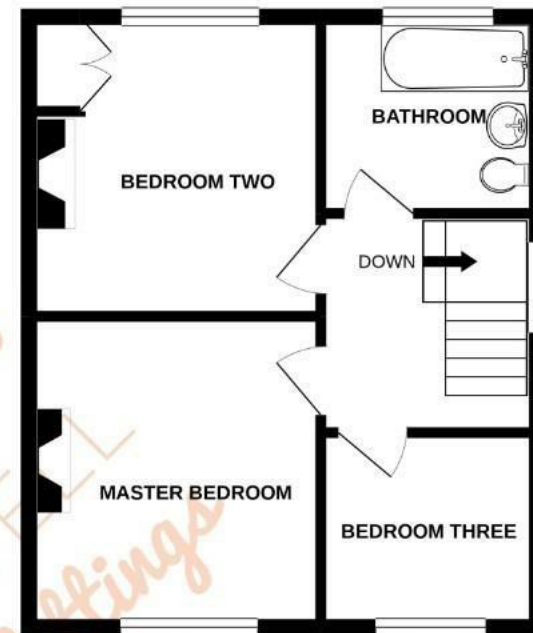
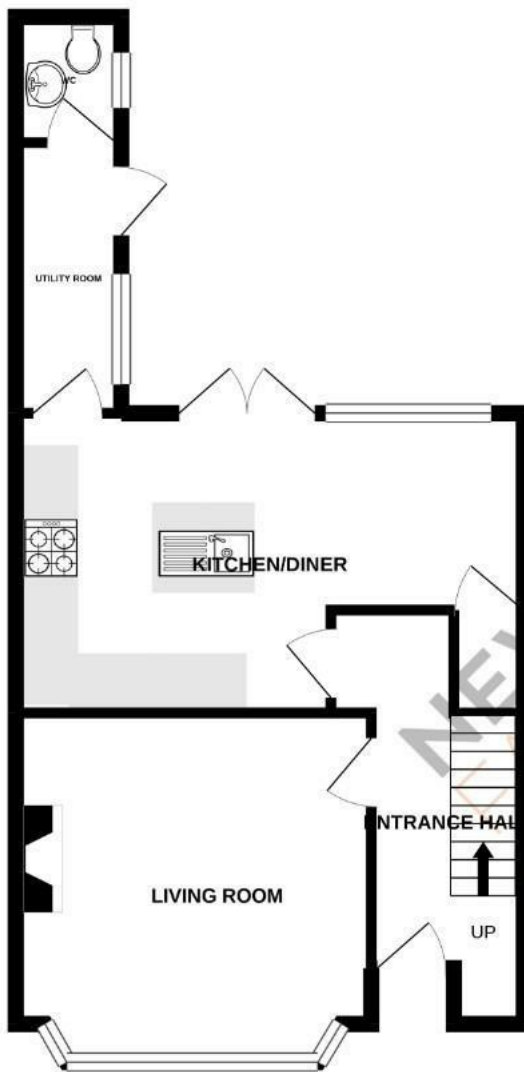
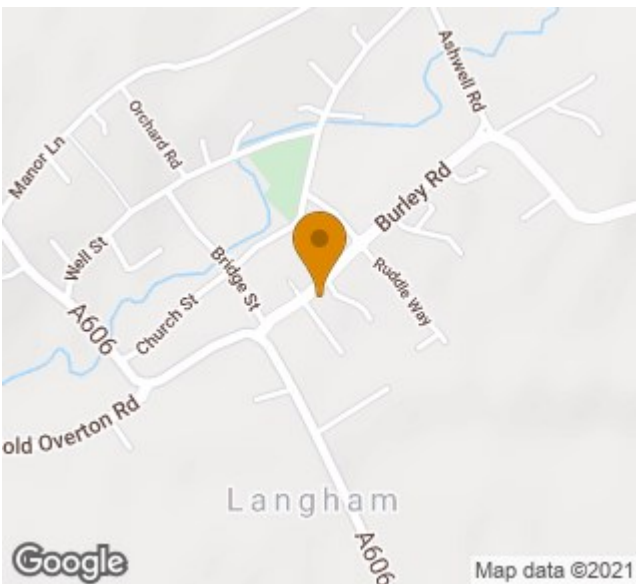
1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.

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TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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