



Well Street, Langham  
Asking Price Of £550,000





A substantial, four-bedroom detached family home with spacious accommodation of c. 1600sqft, presented and renovated to a high standard throughout, non-estate location, with driveway and oversized garage, situated within the heart of Langham village.

The light and airy entrance hall has stairs rising to the first floor and doors to the ground floor accommodation. The dining kitchen has a comprehensive range of fitted units with a variety of integrated appliances, plus space for free-standing appliances, there are windows to the rear elevation along with double doors to the garden and a door into the utility room. The utility room offers further storage, space and plumbing for washing machine and a door out to the side of the property, w/c and sound insulated office currently used as a music room. The well proportioned living room sits to the front of the property and has Bi fold doors to the dining end of the kitchen along with multi fuelled burner with oak mantle above.

Climb the stairs to the first floor, there are three double bedrooms and a small double. The principal bedroom is complemented by ensuite shower rooms and built-in wardrobes, along with bedroom two also has an en-suite shower room, whilst bedrooms three and four are served by a family bathroom.

There is ample parking on the private gravel driveway providing access to the integral oversized garage with up and over doors. A pedestrian hand gate to the right of the property gives access to the rear garden that is mainly laid to lawn with mature borders and fruit tree. A patio sits directly off the rear of the property providing a great space for outdoor entertaining and there are also two wooden sheds. The garden is fenced on all sides providing a degree of privacy.





TENURE: Freehold  
All Mains Connected  
EPC: C  
COUNCIL TAX: E







ENTRANCE HALL: 6.04m max x 2.27m max (19'10" max x 7'6" max)

LIVING ROOM: 6.04m x 3.71m (19'10" x 12'2")

KITCHEN/DINING ROOM: 4.69m x 6.08m (15'5" x 20')

UTILITY ROOM:

OFFICE:

W/C:

LANDING:

BEDROOM ONE: 4.08m x 3.20m (13'5" x 10'6")

EN-SUITE:

BEDROOM TWO: 4.16m x 2.43m (13'8" x 8')

EN-SUITE:

BEDROOM THREE: 2.49m x 2.88m (8'2" x 9'5")

BEDROOM FOUR: 2.93m x 2.33m (9'7" x 7'8")

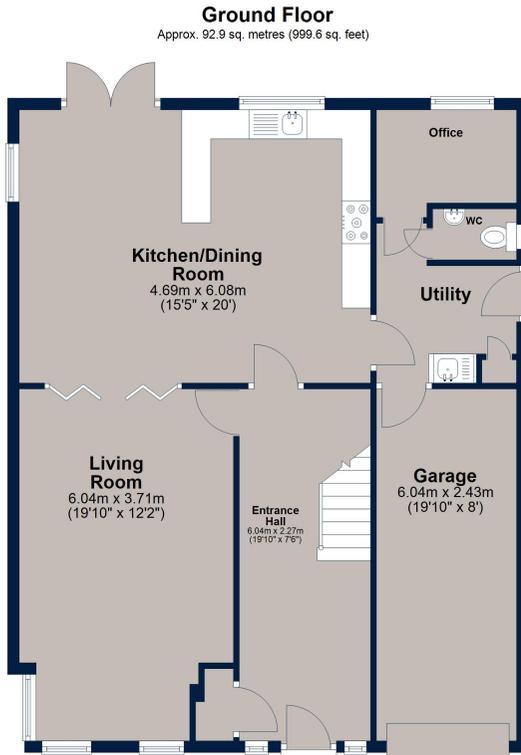
BATHROOM: 1.52m x 2.65m (5'2" x 8'8")

GARAGE: 6.04m x 2.43m (19'10" x 8')





# Well Street, Langham



Total area: approx. 150.9 sq. metres (1624.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

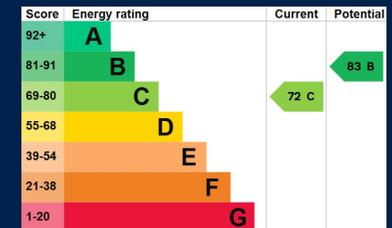
Osprey Oakham  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

Osprey Stamford  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

Osprey Oundle  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

Osprey Melton  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk

VILLAGE LIFE Langham is a thriving and friendly village with many amenities including a public house, a village hall, allotments and a church. Langham also offers a children's play area and an array of superb countryside walks. The village primary school is within walking distance and the town of Oakham offers a variety of primary schools as well as Catmose Secondary School, Oakham School and Harrington Sixth Form. Oakham offers easy access to shops, restaurants and the railway station, linking the area to Leicester, Peterborough and beyond. There are also brilliant bus routes to and from local amenities and attractions.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements