



**19 Fairfield Close, Langham, Rutland, LE15 7JQ**  
**£349,950**



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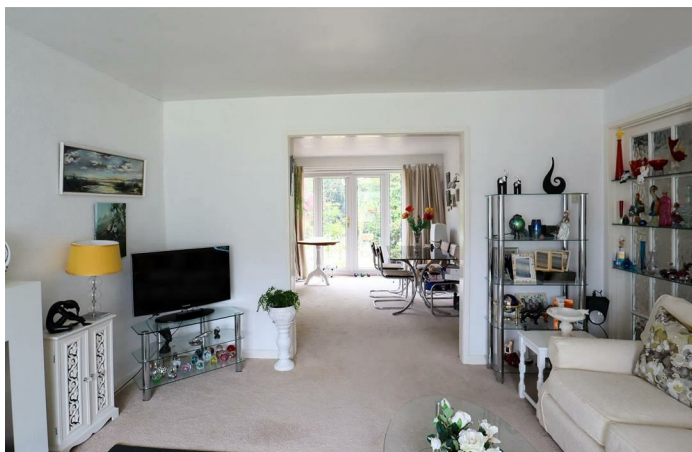
## 19 Fairfield Close, Langham, Rutland, LE15 7JQ



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An opportunity has arisen to acquire an attractively presented detached property in a desirable village close to Oakham.

\*\* Lounge \* Dining Room \* Extended Kitchen \* Three Bedrooms \* Bathroom \* Single Garage \* Off-road Parking \* Lovely South-facing, Low-maintenance Rear Garden  
\*\*





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### DESCRIPTION

Well-maintained detached house with single garage, off-road parking and attractively landscaped south-facing garden set in a well serviced village only two miles from the county town of Oakham.

Benefiting from gas-fired central heating system and double-glazed windows throughout, the extended accommodation can be summarised as follows:

GROUND FLOOR: Entrance Hall, Lounge, separate Dining Room, Kitchen; FIRST FLOOR: three Bedrooms, Bathroom.

Tenure: Freehold

### GROUND FLOOR

#### Entrance Porch

Double glazed front entrance door, windows to front, internal glazed door leading to Entrance Hall.

#### Entrance Hall 4.67m x 1.88m (15'4" x 6'2")

Radiator, oak wood-block flooring, wall-light point, staircase with open spindles leading to first floor.

#### Lounge 3.99m x 3.84m (13'1" x 12'7")

Radiator, glazed multi-pane panel to Hallway, window to front, glazed double doors leading to Dining Room.

#### Dining Room 3.76m x 3.23m (12'4" x 10'7")

Radiator, wall-light point, French doors with matching side panels giving access to south-facing rear garden.

#### Kitchen 4.83m x 2.77m (15'10" x 9'1")

Range of fitted units incorporating marble-effect worktops, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards.

Tiled splashbacks, radiator, tiled floor, French doors with matching side panels giving access to beautifully landscaped, private rear garden, built-in cupboard, door to lean-to Utility.

#### Lean-to Utility

Plumbing for washing machine, half-glazed door to garage, half-glazed door to rear garden.

### FIRST FLOOR

#### Landing

Hand rail with open spindles, built-in airing cupboard, loft access hatch, window to side.

#### Bedroom One 4.09m x 3.38m (13'5" x 11'1")

Radiator, window to front.

#### Bedroom Two 3.05m x 3.71m (10'0" x 12'2")

Radiator, window to rear overlooking south-facing garden.

#### Bedroom Three 2.82m x 2.39m (9'3" x 7'10")

Built-in cupboard, radiator, window to front.

#### Bathroom 2.69m x 1.68m (8'10" x 5'6")

White suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower. Tiled splashbacks, radiator, frosted window to rear.

### OUTSIDE

#### Attached Single Garage

#### Front Garden

To the front of the property is an open-plan area of lawn with borders and adjoining driveway which gives access to the attached single Garage and provides additional off-road parking.

A hand gate to the side of the house links front and rear of the property.

#### Rear Garden

The beautifully kept rear garden enjoys a southerly aspect and is privately screened by a wide variety of mature trees, shrubs and bushes. The garden has been attractively landscaped for ease of maintenance to include a good-size paved patio immediately to the rear of the house, a paved circular feature, gravelled terraces with stepping stones and adjoining shaped colourful beds stocked with an array of shrubs, bushes, specimen trees and flowering plants. There is a brook running at the bottom of the garden.

### SERVICES

Mains electricity, Mains water supply, Mains sewerage, Gas central heating.

According to <https://checker.ofcom.org.uk/>  
Broadband available (Standard and Superfast, no Ultrafast)  
Mobile signal:  
Indoor: EE, Three, Vodafone fully available (calls and

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data), O2 partially available (calls only)  
Outdoor: EE, Three, Vodafone, O2 fully available  
(calls, data and enhanced data)  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### LANGHAM

Langham is a Rutland village 2 miles to the north-west of Oakham. In the village there is a school, church and a public house.

There are other facilities which can be found in Oakham including a range of shops, schools, doctors, dentists, opticians etc.

For commuters there is a British Rail station at Oakham where there are services to Leicester, Birmingham and Peterborough and from the latter there is a good train service to London, King's Cross. Langham is also within driving distance of a number of centres including Leicester, Melton Mowbray, Peterborough, Corby and Kettering.

Sporting facilities in the area include football, cricket, rugby, golf, tennis and bowls, all of which are available within a few miles. Rutland Water is a man-made reservoir and there one can enjoy leisure pursuits including fishing, windsurfing, sailing, cycling or just a stroll around the shores of the lake.

### COUNCIL TAX

Band D (Rutland County Council, Oakham 01572-722577)

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30, Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and

substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.



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6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003  
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









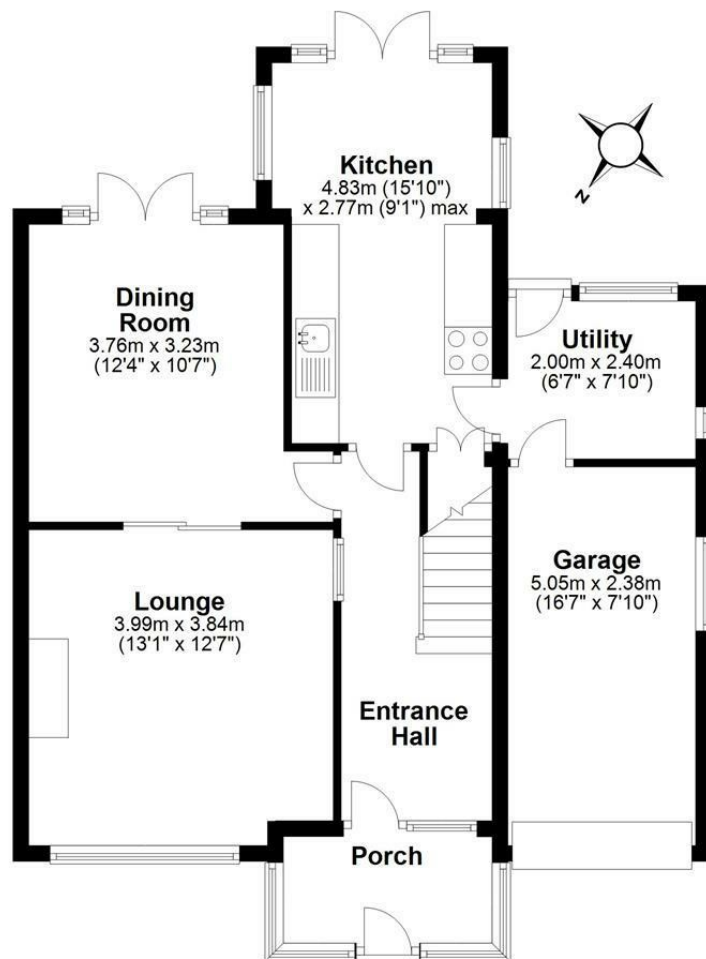






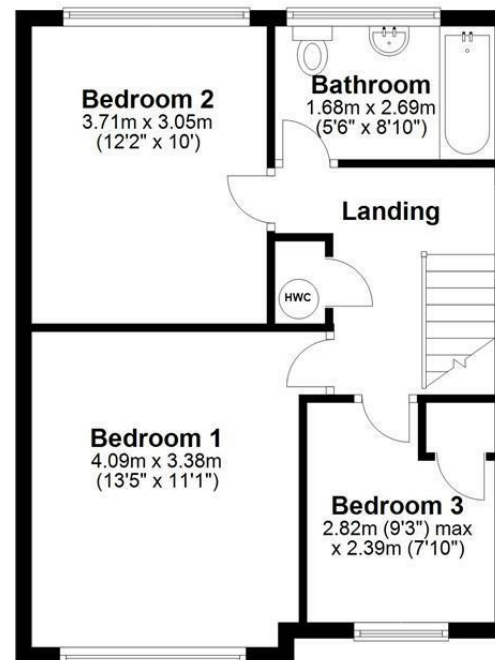
## Ground Floor

Approx. 72.8 sq. metres (783.4 sq. feet)



## First Floor


Approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 118.2 sq. metres (1272.7 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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