



**7 Harewood Close, Langham, Rutland, LE15 7JZ**  
**Asking Price £175,000**

**MURRAY**

Chartered Surveyors & Estate Agents

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## DESCRIPTION

An attractive two bedroom middle terraced house with single garage and enclosed garden situated in a sought after Rutland village of Langham close to the county town of Oakham.

The property offers accommodation which benefits from gas fired central heating system and UPVC double glazing throughout and briefly comprises:

**GROUND FLOOR:** Entrance Porch, Sitting Room, modern Kitchen, Conservatory; **FIRST FLOOR:** two Bedrooms, Shower Room.

OUTSIDE there is a landscaped area of open plan garden with shaped lawn and pathway leading to the front door, and to the rear is a fully enclosed garden with two paved patio areas, lawn, timber garden shed and external pedestrian access.

The property includes a single Garage which has an additional off-road parking space in front of it (situated in a separate block).

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

UPVC entrance door with opaque glazing, oak effect laminate floor, cupboard housing gas meter, fitted coat hooks, internal glazed door leading to Sitting Room.

#### Sitting Room 4.55m x 3.28m (14'11" x 10'9")

Radiator, part carpet/part oak effect laminate flooring, picture window to front elevation, staircase leading to first floor.

#### Kitchen 4.55m x 2.82m (14'11" x 9'3")

Range of modern fitted units incorporating granite effect formica work surfaces, inset single drainer stainless steel sink unit with mixer tap, base cupboard and drawer units, matching eye level wall cupboards, inset four ring gas hob with cooker hood above and inset eye level electric oven.

Tiled splashback, undercounter space and plumbing for washing machine, radiator, understairs storage with fitted shelving and space for fridge-freezer, window overlooking rear garden, glass panelled door leading to Conservatory.

#### Conservatory 3.40m x 2.44m (11'2" x 8'0")

UPVC construction on low level brick walls featuring picture windows overlooking rear garden and French doors leading to paved patio.

### FIRST FLOOR

#### Landing

Radiator, roof access hatch.

#### Bedroom One 4.55m x 3.89m to wardrobes (14'11" x 12'9" to wardrobes)

Full width range of modern fitted wardrobes, radiator, two windows to front elevation.

#### Bedroom Two 2.39m x 2.67m (7'10" x 8'9")

Fitted over-stairs wardrobe, built-in linen cupboard housing WORCESTER gas fired central heating boiler, radiator, window to rear elevation.

#### Shower Room 2.03m x 1.70m (6'8" x 5'7")

White suite comprising concealed cistern WC, hand basin set within vanity unit with cupboards beneath and corner shower cubicle with shower above.

Fully tiled walls, chrome heated towel rail, recessed ceiling spotlights, window to rear elevation.

### OUTSIDE

#### Single Garage 2.59m x 5.00m (8'6" x 16'5")

The garage belonging to the property is situated in a separate block and has an additional off-road parking space in front.

#### Front Garden

The open plan frontage of the property includes attractive circular lawn with borders and adjoining paved pathway leading to the front door.

#### Rear Garden

The rear garden is bounded by close-boarded timber fencing and includes two paved patio areas, lawn with stepping stones and well stocked borders and useful timber garden shed.

A timber hand gate provides external pedestrian access for bins and garden waste.

## SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:  
Indoor: EE, Three, O2 - voice and data limited;  
Vodafone - voice limited, data - none;  
Outdoor: EE, Three, O2, Vodafone - voice and data likely.  
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 B  
Rutland County Council, Oakham 01572-722577

## FLOOD RISK

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

## 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

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Council Tax Band: B (Rutland County Council)  
Tenure: Freehold**



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.

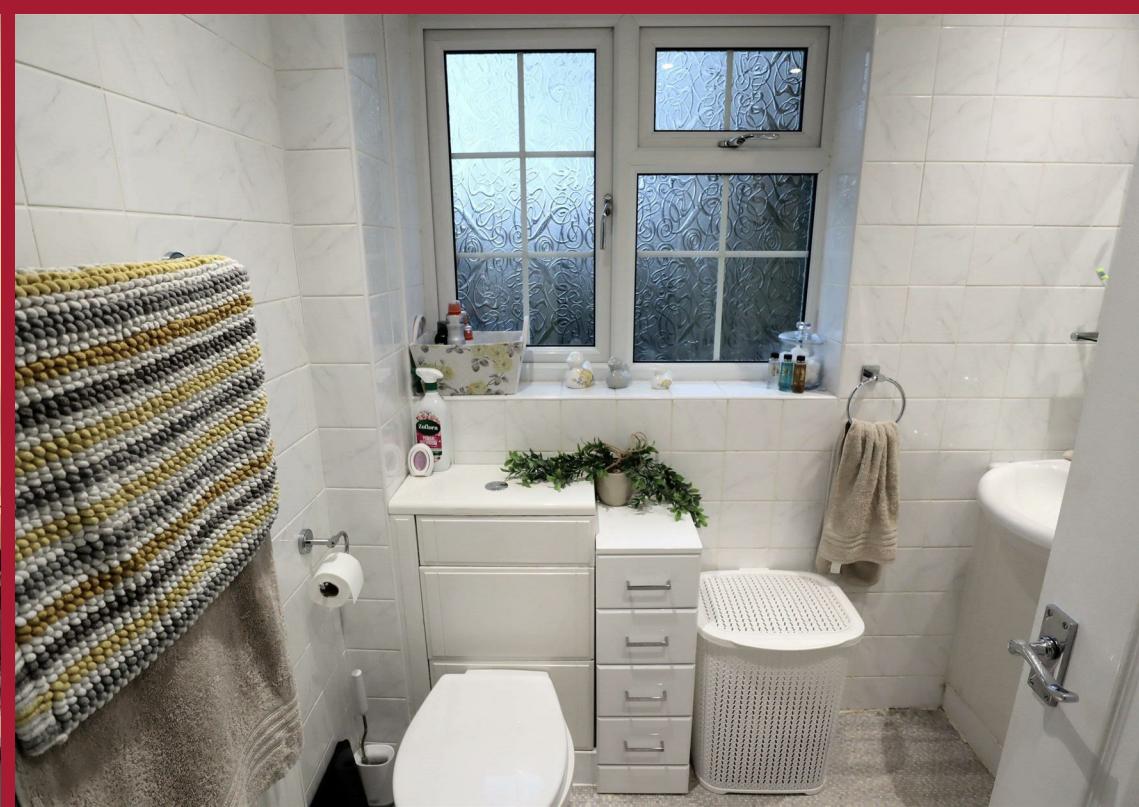
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.





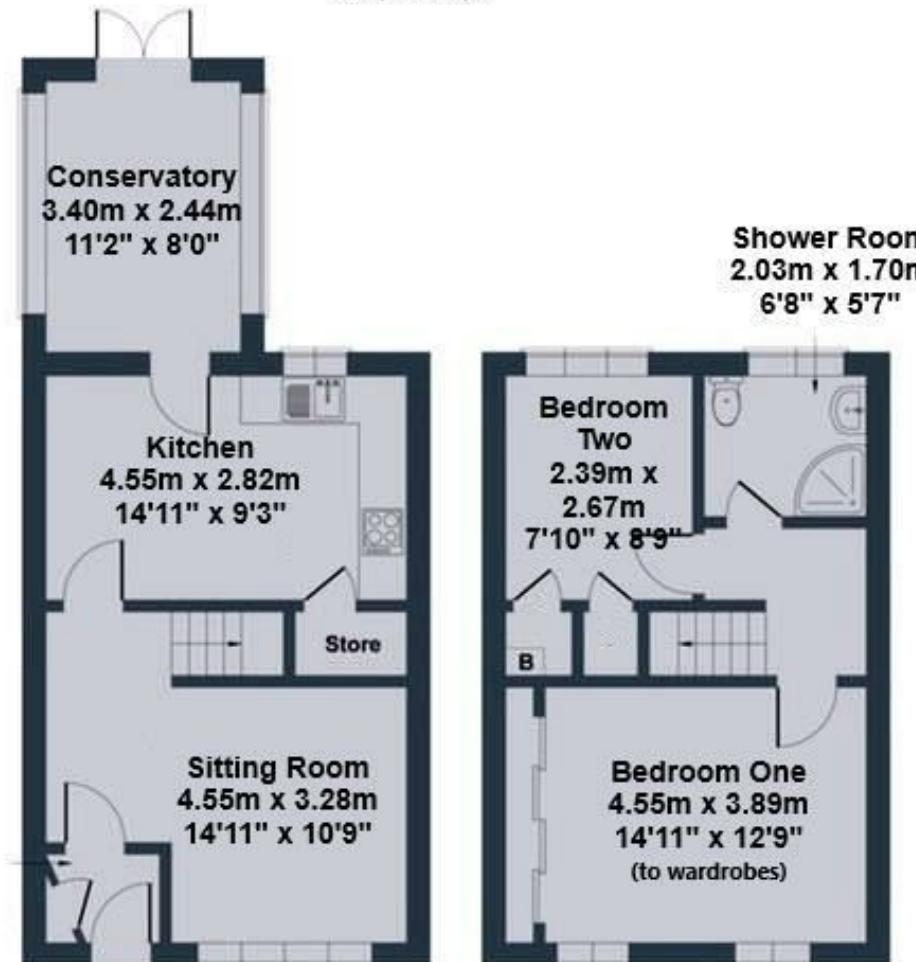
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Approximate Gross Internal Area

795 sq ft - 74 sq m



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GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		