19 Melton Road, Langham, Rutland, LE15 7JN

Guide Price £275,000

MURRAY

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19 Melton Road, Langham, Rutland, LE15 7JN
Tenure: Freehold
Council Tax Band: D (Rutland County Council)

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A charming semi-detached character cottage with enclosed rear garden and open views to front situated in a well-regarded village close to the county town of Oakham.

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The property is newly refurbished throughout and offered for sale in immaculate condition, with refitted kitchen, utility, bathroom and shower room.

Benefiting from gas central heating (with underfloor heating to downstairs bathroom) and full double glazing, the interior s arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Living Room with log-burning stove in feature fireplace, Dining Kitchen, Utility Room, Bathroom;

FIRST FLOOR: three Bedrooms, Shower Room.

ACCOMMODATION

GROUND FLOOR

Porch
Front entrance door, dual-aspect windows to front, wall panelling, matching fitted seating with storage beneath, ornate tiled floor, internal door to Entrance Hall.

Entrance Hall
Radiator, stairs leading to first floor, door to Living Room.

Living Room 3.66m x 3.66m (12'0" x 12'0")
Firefox log-burning stove set in elegant dressed-stone fireplace with raised stone hearth, radiator, LVT flooring, window to front with plantation blinds, bi-fold door to Dining Kitchen.

Dining Kitchen 5.69m x 3.66m (18'8" x 12'0")

Kitchen Area
Refitted by Howdens and featuring timber-effect work surfaces with herringbone tiled splashbacks, inset single drainer ceramic sink with mixer tap, ample base cupboards and drawers, matching eye-level wall cupboards and glass-fronted display cabinets. Integrated appliances comprise Lamona induction hob with stainless steel extractor hood above, eye-level electric oven and microwave, Lamona slimline dishwasher and fridge-freezer.

LVT flooring, recessed ceiling spotlights, window and double-glazed external door to rear garden.

Dining Area
Victorian cast-iron fireplace with traditional fitted alcove cupboards and display shelving to either side, upright radiator, LVT flooring, recessed ceiling spotlights, internal door to Utility.

Utility 3.15m x 2.21m (10'4" x 7'3")
Fitted units (to match kitchen) comprising timber-effect worktop, inset single drainer stainless steel sink with mixer tap and cupboard beneath, matching tall store cupboard. There are two undercounter appliance spaces, one of them with plumbing for washing machine.

Radiator, tiled floor, window to side, internal door to Bathroom.

Bathroom
White suite comprising low-level WC, vanity hand basin with mixer tap and storage beneath and panelled bath with shower above.

Chrome heated towel rail, attractive tiled floor with underfloor heating, built-in cupboard housing Worcester gas central heating boiler and thermostat controlling underfloor heating in bathroom, electric mirror, recessed ceiling spotlights, windows to side and rear.

FIRST FLOOR

Landing
Hatch giving access to fully boarded loft. hand rail with turned spindles.

Bedroom One 3.66m x 3.63m (12'0" x 11'11")
Radiator, window to front with countryside views.

Bedroom Two 3.66m x 2.82m (12'0" x 9'3")
Radiator, window to rear.

Bedroom Three/Study 2.72m x 2.72m (8'11" x 8'11")
Built-in cupboard, fitted top boxes over the desk space, radiator, window to rear providing garden views.

Shower Room
White suite comprising low-level and vanity hand basin with mixer tap and storage beneath, corner shower cubicle with tiled surround, deluge shower

above and further handheld shower.

Feature towel radiator (in black), tiled floor, extractor fan, window to front.

OUTSIDE

Front Garden
To the front of the property there is a small, hard-landscaped area of garden bounded by low-level walling.

Rear Garden
The fully enclosed garden has been arranged to include paved patio immediately to the rear of the cottage, lawn and raised, paved seating area at the top of the garden providing peaceful retreat.

Hand gate providing external pedestrian access, garden shed, outside tap.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor
O2 - variable outdoor
Three - good outdoor
Vodafone - variable outdoor
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.

COUNCIL TAX
Band D
Rutland County Council, Oakham 01572-722577

LANGHAM
Langham is a Rutland village 1.5 miles to the north-west of Oakham. In the village there is a school, church, active village hall used for exercise classes and functions 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 railway 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 on the doorstep where one can enjoy outdoor pursuits including fishing, windsurfing, sailing, cycling, birdwatching or a stroll along the tranquil shores.

FLOOD RISK
The property was flooded in the last 5 years, and works on flood defences have been carried out. Detailed information on this is available from the Sole Selling Agent on application.

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.

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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.

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.

BAR

Welcome

2009
RICOH

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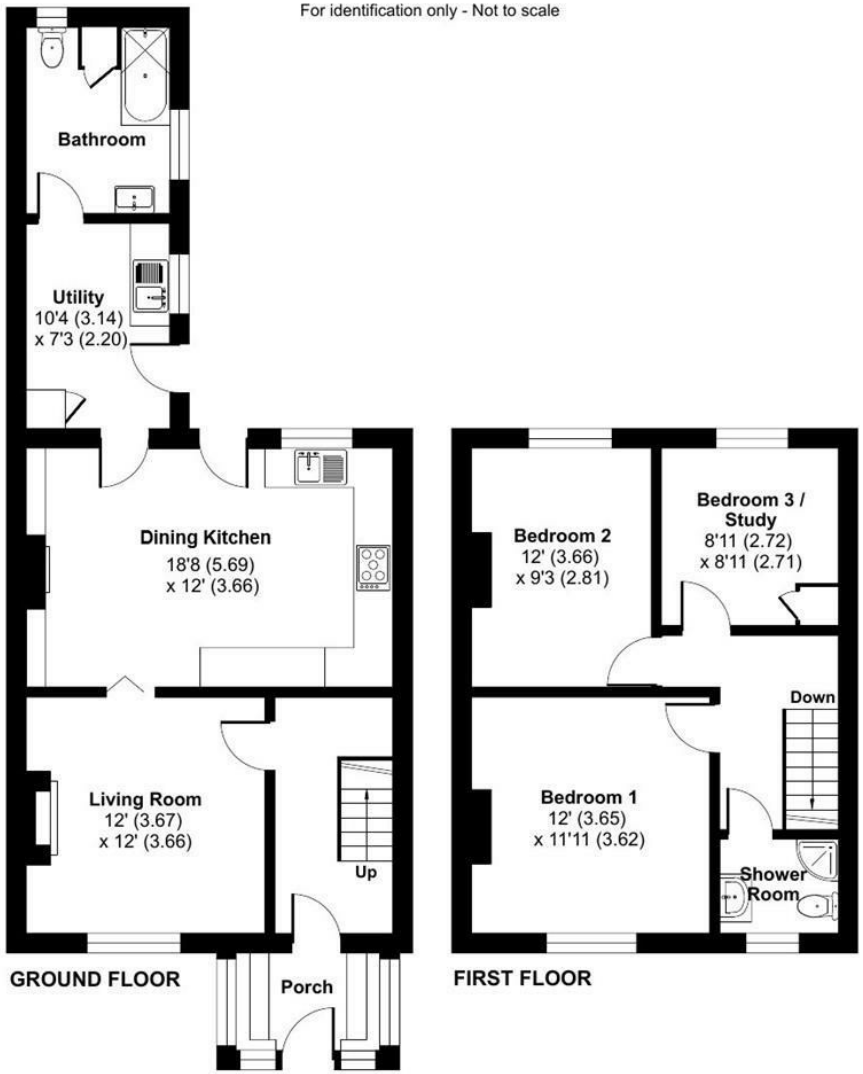
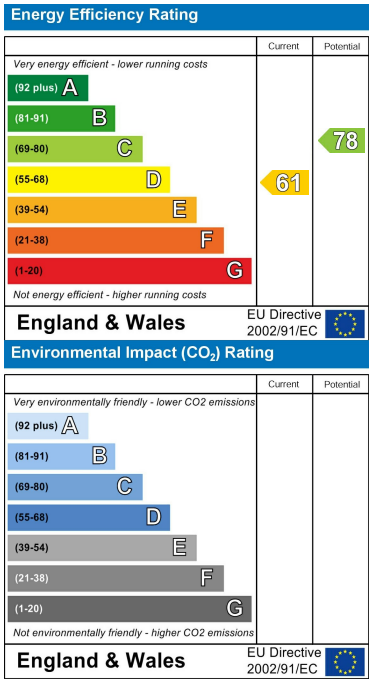
Approximate Area = 1094 sq ft / 101.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1447841

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