



**28 Ruddle Way, Langham, Rutland, LE15 7NZ**  
**Guide Price £270,000**



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Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development



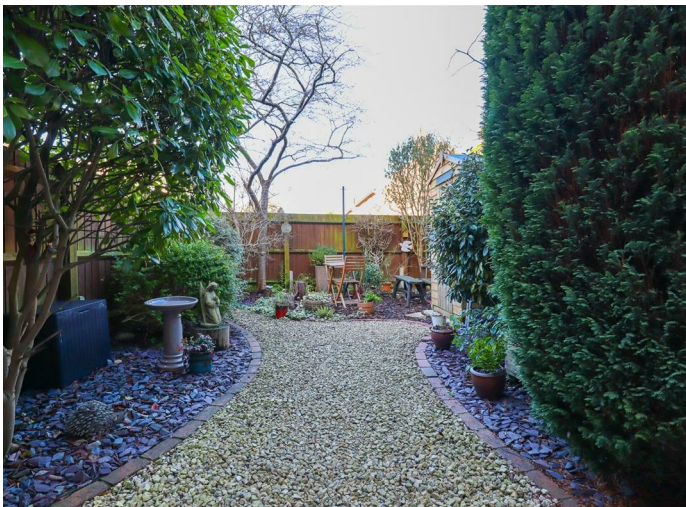
**28 Ruddle Way, Langham, Rutland, LE15 7NZ**  
**Tenure: Freehold**  
**Council Tax Band: D (Rutland County Council)**



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Tastefully presented end-terrace townhouse with off-road parking and beautifully landscaped, low-maintenance rear garden situated in a Conservation village just over 1 mile away from the county town of Oakham with easy access to all its amenities including the train station which has direct links to Peterborough, Birmingham, Cambridge and Stansted Airport.

The property is available with NO CHAIN.





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The property is set in a family friendly, quiet cul-de-sac and offers well-proportioned, flexible, three-bedroom accommodation which benefits from gas central heating with brand new Ideal boiler, full double glazing and Sensetec alarm system. The interior is arranged over three storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Bedroom Three/Study, Shower Room, Utility, Converted Garage, integral Store; FIRST FLOOR: generous Lounge/Diner with feature fireplace, spacious Breakfast Kitchen; SECOND FLOOR: Master Bedroom with en-suite Shower Room, further double Bedroom, Bathroom.

### ACCOMMODATION

#### GROUND FLOOR

##### Recessed Porch

Double-glazed front door leading to:

##### Entrance Hall 5.49m max x 1.93m (18'0" max x 6'4")

Radiator, staircase with open spindles leading to first floor, understairs cupboard, newly laid laminate flooring, spotlighting, doors to Bedroom Three/Study, Shower Room, Utility and ample Storage Area (converted Garage).

##### Bedroom Three 3.96m x 2.46m (13'0" x 8'1")

(currently used as Study/Guest Bedroom)  
Radiator, French doors opening to rear garden.

##### Shower Room 2.69m x 0.79m (8'10" x 2'7")

Contemporary white suite of concealed-cistern WC and rectangular hand basin with mixer tap and vanity cupboard beneath, shower cubicle, chrome heated towel rail, fully tiled splashbacks, tiled flooring.

##### Utility 2.18m max x 1.93m (7'2" max x 6'4")

Fitted worktop with tiled splashbacks and inset circular stainless steel sink, undercounter space and plumbing for washing machine, high-gloss eye-level wall cupboard. Radiator, window and part-glazed external door to rear garden.

#### FIRST FLOOR

##### Landing

Handrail with open spindles, stairs leading to second floor, radiator.

##### Lounge/Diner 4.62m max x 4.47m (15'2" max x 14'8")

Feature fireplace with marble inset and matching raised hearth housing pebble-effect fire and electric fan heater, two radiators, two windows to front.

##### Breakfast Kitchen 4.19m max x 4.39m (13'9" max x 14'5")

Excellent range of attractive modern fitted units incorporating roll-top work surfaces with tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards, display shelving and glass-fronted cabinet. Integrated

appliances comprise eye-level Zanussi electric double oven, 4-ring gas hob with extractor fan above and Zanussi fridge-freezer. There is space and plumbing for undercounter dishwasher and brand-new, wall-mounted Ideal gas central heating boiler.

Radiator, tiled floor, recessed ceiling spotlights, two windows to rear.

#### SECOND FLOOR

##### Landing

Built-in airing cupboard housing hot water cylinder, radiator, loft access hatch with fitted flooring and shelving.

##### Master Bedroom 2.87m x 4.45m (9'5" x 14'7")

Two fitted double wardrobes, radiator, window overlooking rear garden.

##### En-suite Shower Room 1.24m max x 2.34m (4'1" max x 7'8")

Traditional suite of low-level WC and pedestal hand basin, shower cubicle, fully tiled splashbacks, radiator.

##### Bedroom Two 2.97m x 4.47m (9'9" x 14'8")

Built-in double wardrobe with sliding mirror doors, radiator, window to front.

##### Bathroom 2.06m max x 2.34m (6'9" max x 7'8")

Traditional suite of low-level WC, pedestal hand basin and panelled bath with mixer shower attachment, fully tiled splashbacks, radiator, shaver point, extractor fan.

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### OUTSIDE

#### Integral Store 1.12m x 2.39m (3'8" x 7'10")

(to the front of the property)

Light and power, new manual up-and-over door, internal door to:

#### Converted Garage 3.66m x 2.39m (12'0" x 7'10")

Excellent storage space with internal door to Entrance Hall.

### Parking

To the front of the property there is a tarmac driveway providing off-road parking.

Adjoining the driveway is a wide paved pathway, currently used as a second parking space, leading to the front door.

Small garden area.

### Rear Garden

The fully enclosed rear garden has been professionally landscaped for ease of maintenance and features paved patio area immediately to the rear of the house, shaped gravelled terrace flanked by blue slate chippings borders with inset established specimen conifer, shrubs, bushes and fern and a further seating area at the top of the garden laid to bark chippings with inset mature tree and bushes.

### 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, variable in-home

O2 - good outdoor

Three - good outdoor, variable in-home

Vodafone - good 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.

### RESIDENTS' MANAGEMENT COMPANY

The communal amenity land is managed by Spires (Langham) Management Company Limited. Each property on the development currently pays a yearly management fee of £85 for the maintenance and insurance of this land. The Spires Management Company is owned and directed by the owners of Ruddle Way properties and all homeowners are voting members.

### LANGHAM

Langham is a Rutland village 1.5 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, Stamford, 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

Enquiries to 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.



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**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.

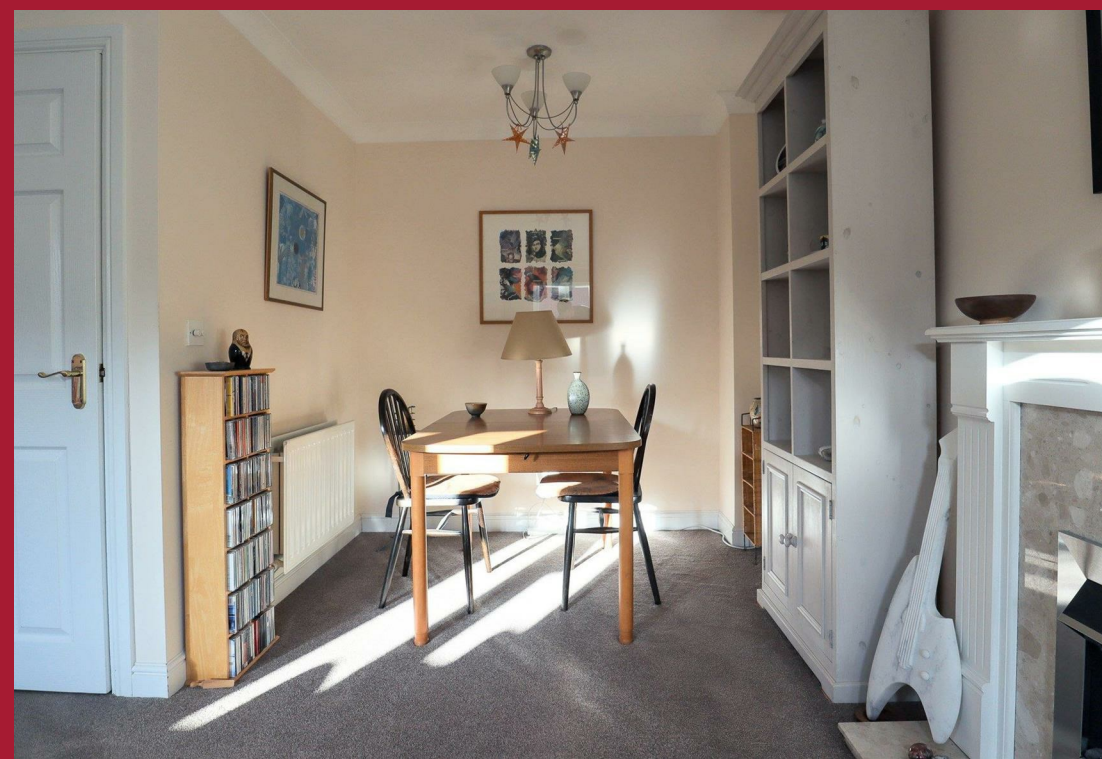
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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

Money Laundering Regulations 2003

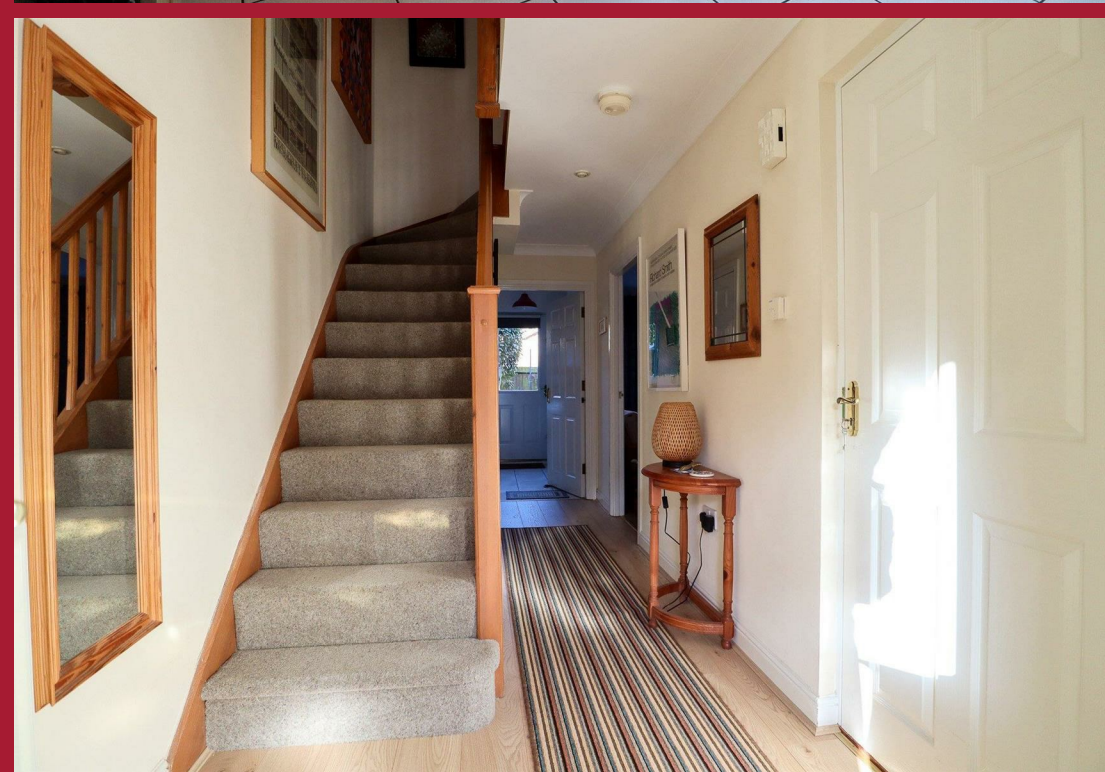
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





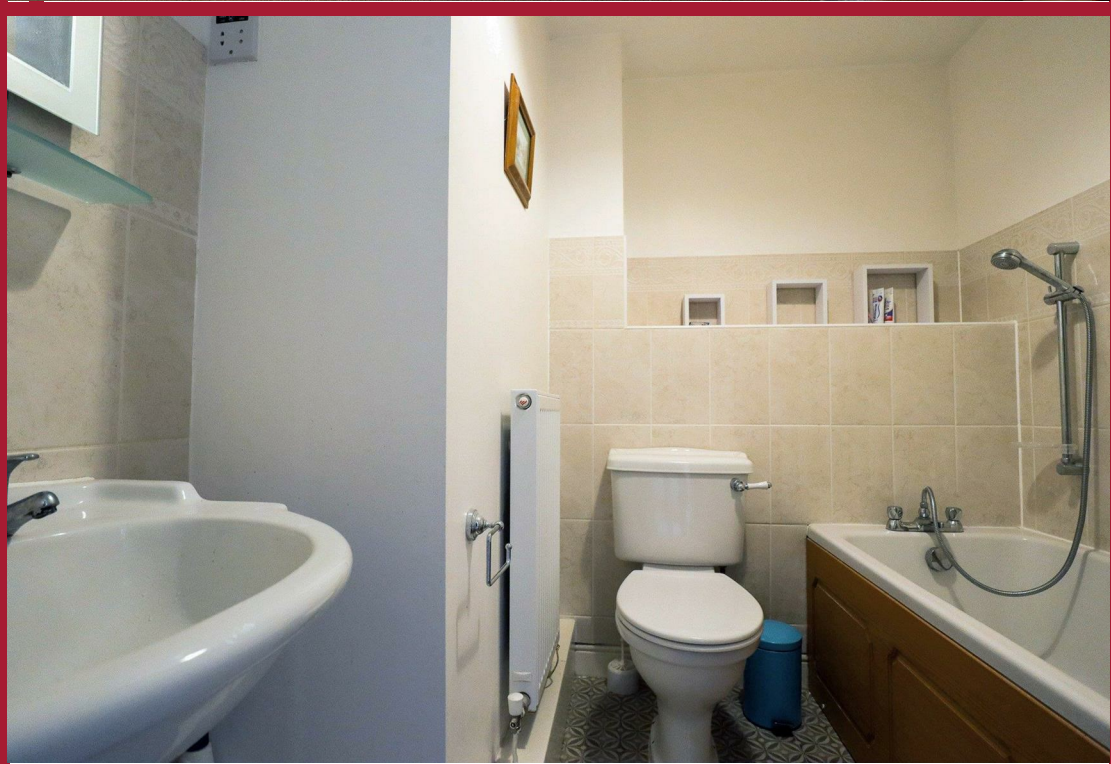
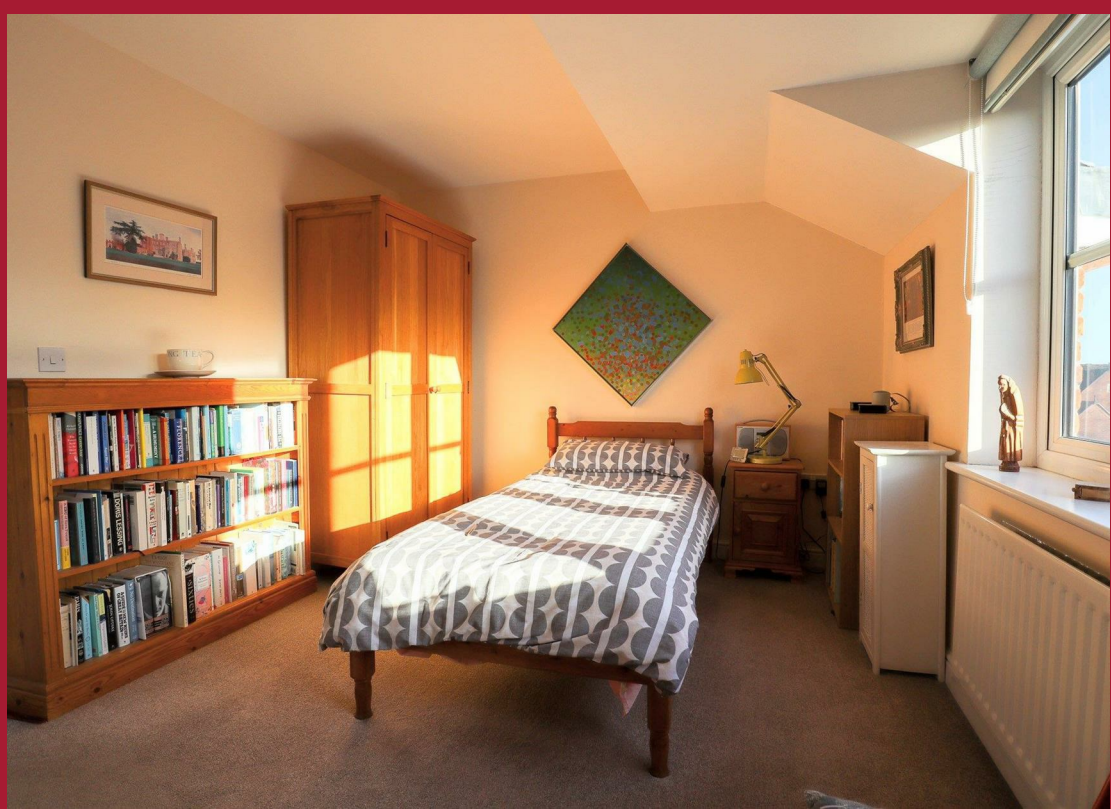
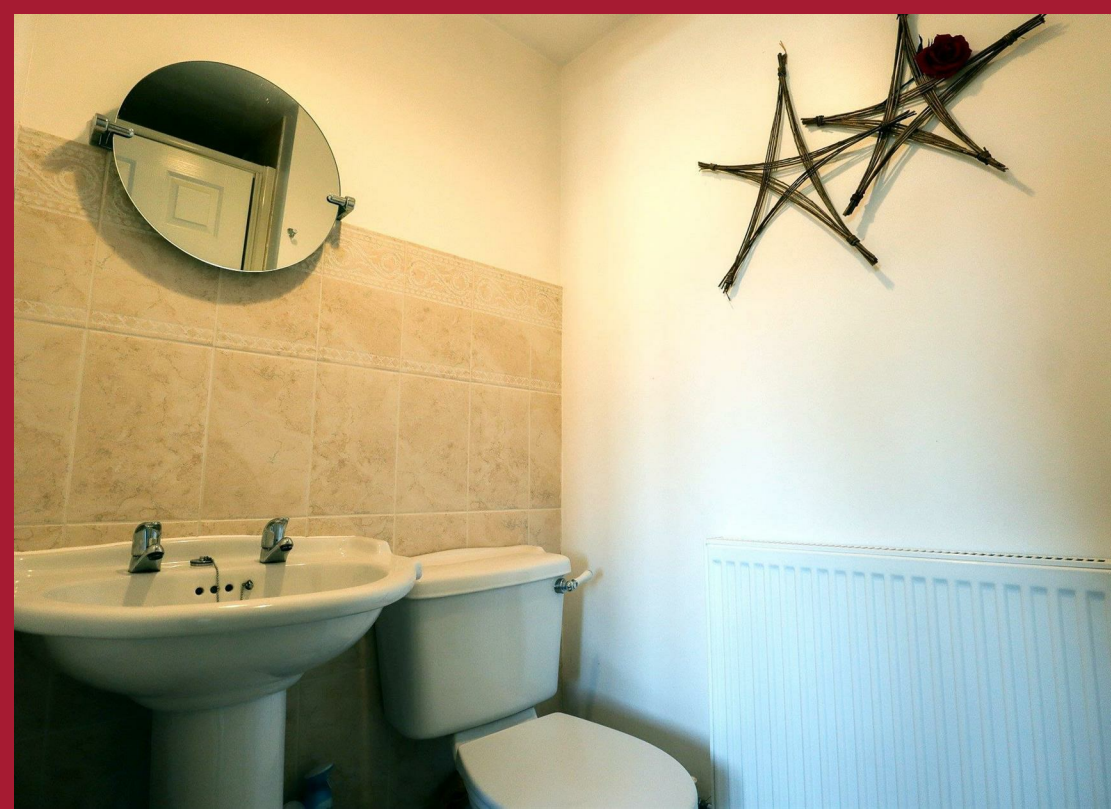












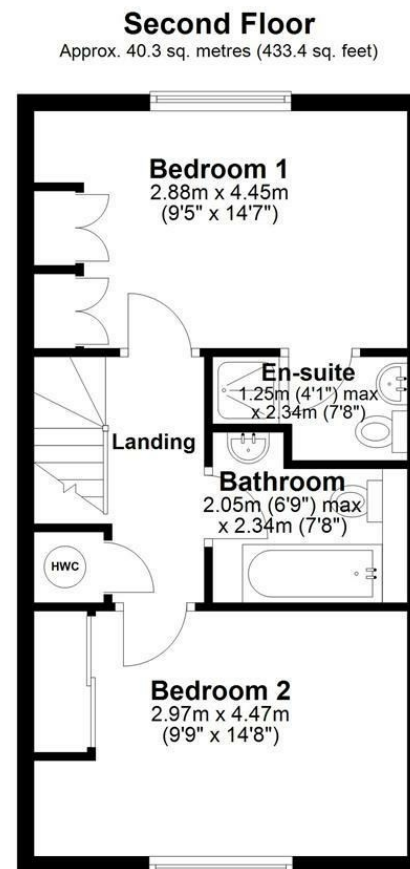
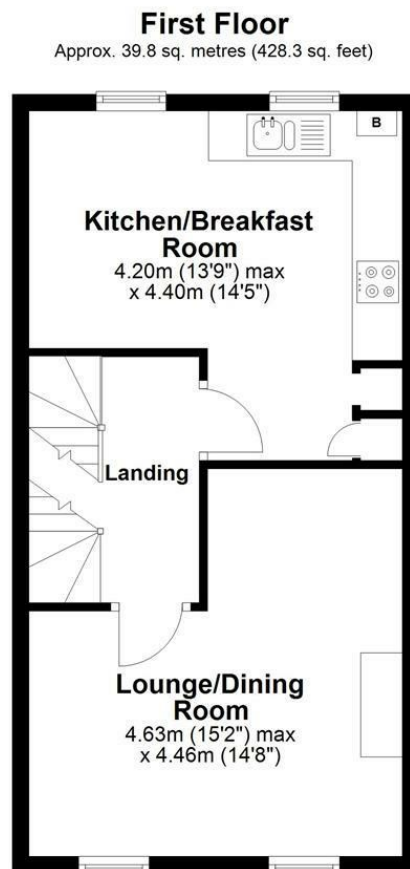
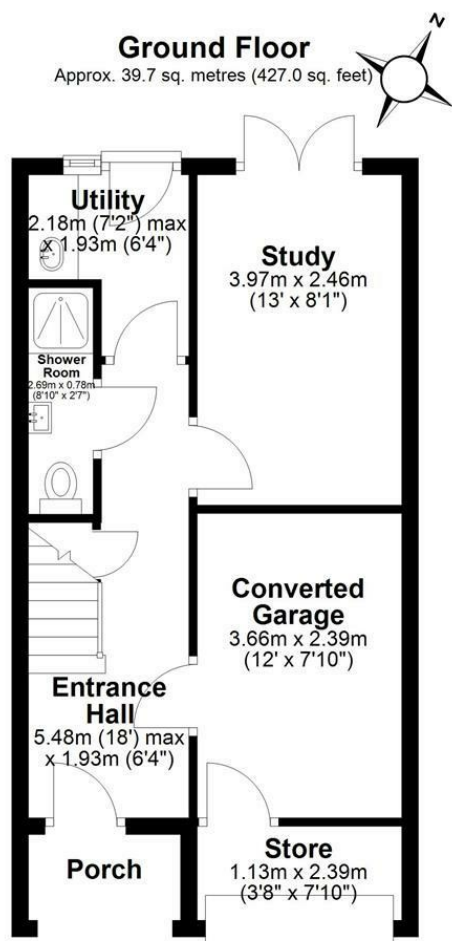












Total area: approx. 119.7 sq. metres (1288.7 sq. feet)

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



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