



New England Cottage, 29 Melton Road, Langham, Rutland, LE15 7JN
Asking Price £275,000



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Tenure: Freehold

Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Well presented period mid terrace cottage with off-road parking and good size, mature garden situated in the centre of the popular Rutland village of Langham, close to the county town of Oakham.

New England Cottage dates to 1920s, is built of brick with external render, under a slate roof and offers tastefully appointed accommodation with character features.

The interior benefits from gas central heating and double glazing and briefly comprises:

GROUND FLOOR: Entrance Hall, modern shaker style Kitchen, Utility/WC, Lounge/Diner with log-burning stove; FIRST FLOOR: three Double Bedrooms, attractive Shower Room.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 2.41m x 1.47m (7'11" x 4'10")

Main entrance door, radiator, tiled floor.

Kitchen 3.56m x 3.71m max (11'8" x 12'2" max)

Range of fitted units incorporating granite effect worktops with upstand, inset Belfast sink with mixer tap, shaker style grey fronted base drawers with cup handles and cupboards, wall cupboards and breakfast bar area with wood effect worktop and further storage beneath. Built-in dishwasher and

fridge, slot-in cooker with electric double oven and 4 ring gas hob.

Tiled floor, window overlooking front garden.

Utility/WC 1.45m x 1.65m (4'9" x 5'5")

Contemporary white suite comprising close coupled WC and rectangular hand basin with mixer tap and fitted splashback, timber effect worktop with appliance space beneath and wall cupboard above. Heated radiator, window.

Lounge/Diner 6.99m x 4.24m (22'11" x 13'11")

Cast iron log burner set on stone hearth in fireplace with timber mantel, two radiators, timber floor, feature archway, fitted alcove shelving, dual aspect windows to front and rear elevations, French doors with matching glazed side panels giving access to rear garden.

FIRST FLOOR

Landing 2.01m x 1.88m (6'7" x 6'2")

Radiator, galleried stairs.

Bedroom One 3.02m x 4.29m incl wardrobe (9'11" x 14'1" incl wardrobe)

Radiator, dual aspect windows to front and side elevations.

Bedroom Two 3.58m x 2.82m plus wardrobe (11'9" x 9'3" plus wardrobe)

Fitted wardrobes with mirror fronted doors to one wall, radiator, dual aspect windows to front and rear elevations.

Bedroom Three 3.68m x 3.20m max (12'1" x 10'6" max)

Radiator, window to rear elevation.

Shower Room 1.68m max x 2.26m (5'6" max x 7'5")

Attractively fitted with white suite comprising low level WC and washstand style hand basin, shower cubicle, ornate tiled splashback, tiled floor, heated radiator, dual aspect windows.

OUTSIDE

The property is set back from the main road which runs through the centre of the village.

Front Garden

The property is accessed off Melton Road via a gravelled driveway flanked by low level brick walling and mature shrubs. The driveway provides off-road parking for 2 cars and leads to an area of front garden with central paved footpath and lawns to either side.

A shared side access leads to rear garden.

Rear Garden

The fully enclosed, good size rear garden is arranged to include a paved patio area adjoining the kitchen and lounge, shaped lawn with inset tree and established, colourful borders.

At the top of the garden, there are two garden sheds with electricity and lighting connected.

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SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Ultrafast

Mobile signal availability:

Indoor: EE, Three, O2, Vodafone - voice and data limited;

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 C

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

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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.







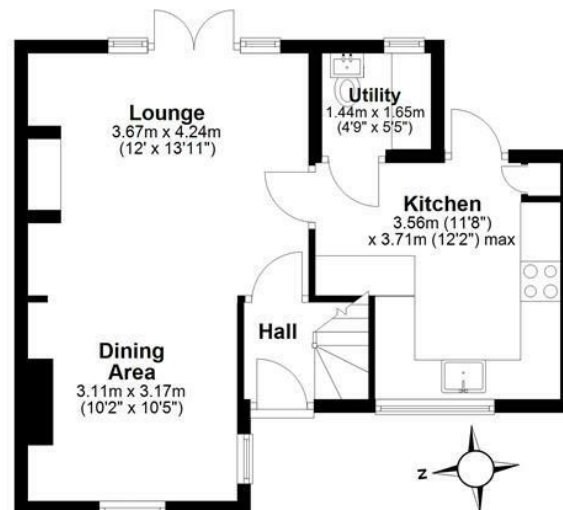




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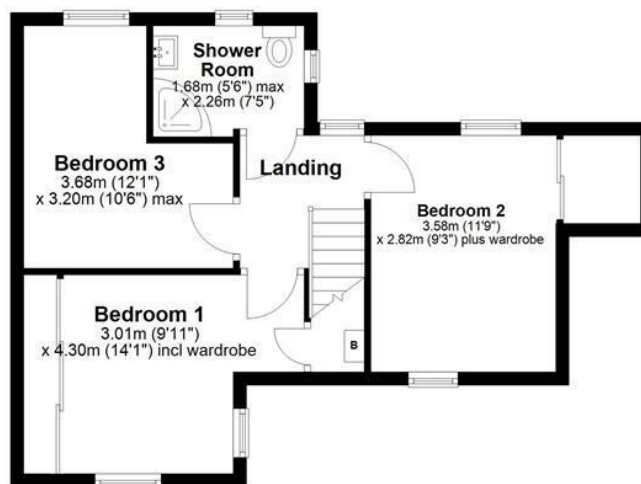
Ground Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 86.3 sq. metres (929.2 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	63	
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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