



JUBILEE DRIVE  
LANGHAM, RUTLAND

JAMES  
SELICKS







## “... WELL-PRESENTED TWO-BEDROOM BUNGALOW ...”

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**A well-presented two-bedroom bungalow with off-road parking and a mature rear garden, situated in the sought-after village of Langham.**

Breakfast Kitchen • Two Reception Rooms • Two Bedrooms • One Bathroom • Off-Road Parking • Private Rear Garden • Village Location • NO CHAIN • EPC - D •

### Accommodation

Enter the property into a spacious entrance hall, which provides access to the main accommodation. The two double bedrooms and the bathroom are positioned to either side, with a door directly ahead leading into the main living areas.

To the rear of the property sits the breakfast kitchen, overlooking the garden and offering a range of fitted units with integrated appliances, space for additional freestanding appliances, and ample room for a dining table. Sliding doors on two sides connect the kitchen to two separate reception rooms. One reception room features a gas fire set within a decorative fireplace, while the other includes a glazed door opening directly onto the rear patio and garden beyond.

The principal bedroom is a generous double with a bay window to the front and space for freestanding wardrobes. The second bedroom includes built-in wardrobes. Both are served by a well-appointed bathroom, fitted with a shower bath, wash hand basin, and low-flush WC.

### Outside

Externally, the front of the property features a paved parking area and a hard-landscaped garden to the right. A hand gate to the left provides side access to the rear garden. At the back, a patio sits directly off the property, leading down to a lawn with mature planted borders. The garden is enclosed on all sides with fencing, offering a good level of privacy.





## Location

Langham is a vibrant and welcoming village in the heart of Rutland with amenities including a public house, village hall, allotments, children's play area, and the historic St. Peter's Church. Surrounded by beautiful countryside, Langham offers excellent walking routes and outdoor spaces, perfect for nature lovers. The village has a well-regarded primary school nearby, while the market town of Oakham provides a wider choice of schools, shops, restaurants, and a railway station with connections to Leicester, Peterborough, and beyond. With regular bus services linking it to surrounding towns, Langham maintains its peaceful rural charm alongside convenient access to local attractions and services.

## Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band D

## Tenure

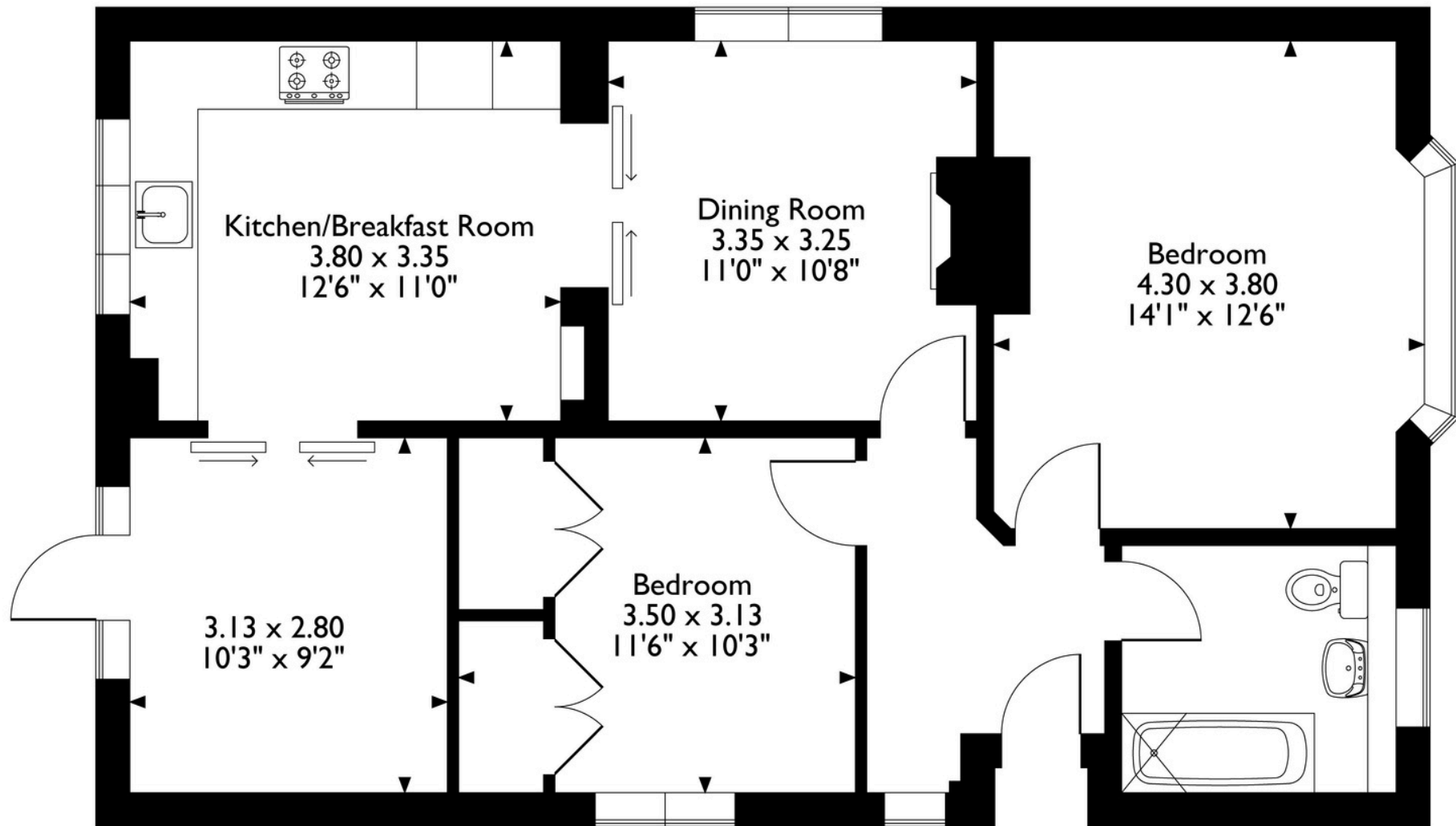
Freehold



10 Jubilee Drive, Langham, Oakham, Rutland LE15 7JH

House Total Approx. Gross Internal Floor Area = 797 ft<sup>2</sup> / 74 m<sup>2</sup>

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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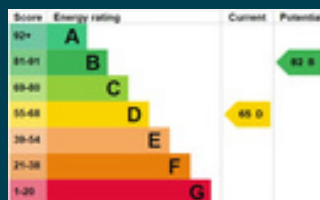
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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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