



PEAR TREE COTTAGE

COLD OVERTON ROAD, LANGHAM

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“... BEAUTIFULLY MODERNISED THROUGHOUT, OFFERING FOUR- BEDROOMS ...”

Pear Tree Cottage, a semi-detached character property, originally built in the 1800's, has been beautifully modernised throughout, offering four-bedrooms, spacious and flexible accommodation, and off-road parking in the popular village of Langham.

Open Plan Living Kitchen • Two Reception Rooms • Utility Room/Downstairs Cloakroom • Ground Floor Ensuite Bedroom • Three Further Double Bedrooms • Off-Road Parking • Front & Rear Gardens • Village Location • EER - D •

Accommodation

The ground floor in brief comprises an open plan living kitchen, two reception rooms, a utility room, and a ground floor ensuite bedroom. The first reception room sits to the front of the property with a feature fireplace with log burner, French doors opening to the front garden and stairs rising to the first floor. The second reception room sits to the rear of the property with four large windows allowing plenty of light and a door into the ground floor ensuite bedroom.

Sitting between the two reception rooms is the impressive open plan living kitchen with a beautiful oak-framed extension and French doors opening out to the patio and garden. The kitchen itself has a comprehensive range of fitted, shaker style units with a variety of integrated appliances, a Belfast sink with Quooker tap, a gas Rangemaster cooker and a large central island.

There are a further three generously sized double bedrooms arranged over the first and second floor that are served by a family bathroom. The family bathroom comprises a shower bath, wash hand basin and a low flush lavatory.

Outside

To the front there is a block-paved driveway with a timber hand gate opening into the front garden. A paved pathway leads down the side of the property where another hand gate opens into the private rear garden. The garden is a variety of seating areas with a lawn in the middle providing an easily maintainable garden with ample space for outdoor entertaining.



Location

Langham is a thriving and friendly village with many amenities including a public house, a village hall, allotments, and a church. Langham also offers a children's play area and an array of superb countryside walks. The village primary school is within walking distance and the town of Oakham offers a variety of primary schools as well as Catmose Secondary School, Oakham School, and Harrington Sixth Form. Oakham offers easy access to shops, restaurants, and the railway station, linking the area to Leicester, Peterborough and beyond. There are also brilliant bus routes to and from local amenities and attractions.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. The property also benefits from underfloor heating throughout the ground floor with individual room controls.

Council Tax Band C.

Tenure

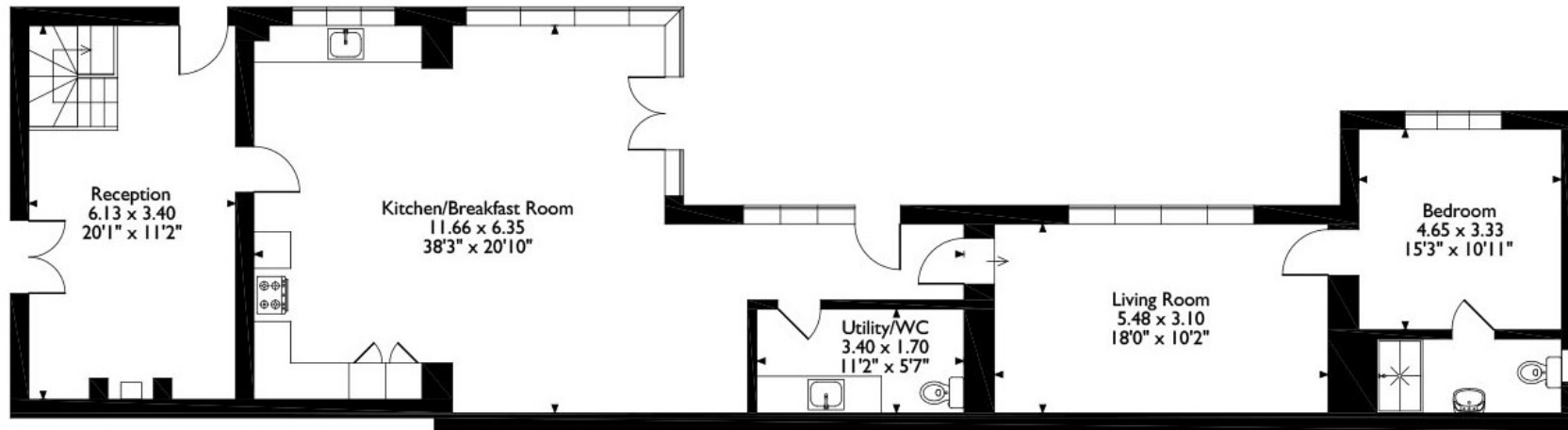
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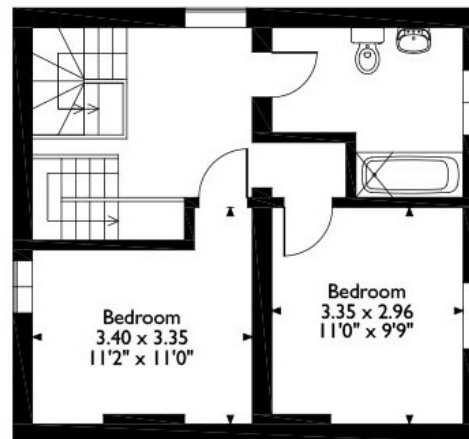
Pear Tree Cottage, 15 Cold Overton Road, Langham, Oakham, Rutland LE15 7JG

House Total Approx. Gross Internal Floor Area excl. Garage = 1991 ft² / 185 m²

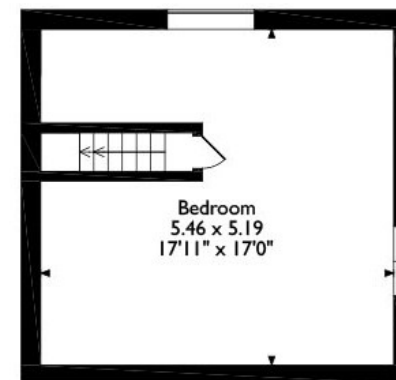
Measurements are approximate, not to scale, illustrative purposes only.



Ground Floor



First Floor



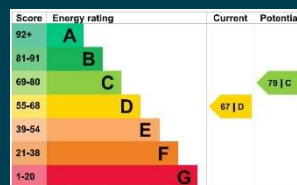
Second Floor



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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.