

NEW LODGE

BRIDGE STREET, LANGHAM

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SELICKS

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A WELL-PROPORTIONED, FOUR-BEDROOM DETACHED HOME, WITH OFF-ROAD PARKING AND GARAGING SITTING IN THE HEART OF LANGHAM, ONE OF THE AREA'S MOST POPULAR VILLAGES.



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New Lodge

15 Bridge Street
Langham
Oakham
Rutland
LE15 7HU

Dining Kitchen • Living Room • Utility
Room, Downstairs Cloakroom • Three
Double Bedrooms • One Single Bedroom
• Family Bathroom, One Ensuite • Hard-
Landscaped Rear Garden • Off-Road
Parking & Garaging • Village Location •
EER - C •

ACCOMMODATION

Enter the property into a generous entrance hall with stairs rising to the first floor and doors to the ground floor. Sitting to the left is the living room with windows to three sides allowing plenty of light and brick-built feature fireplace. To the right of the entrance hall is the large open plan dining kitchen with a large range of units and a variety of integrated appliances. From the dining area there are French doors opening out to the hard-landscaped rear garden and a door into the utility room. The utility room provides further storage, space for white goods and another door out to the rear. The ground floor is completed by a downstairs cloakroom. A feature to note throughout the ground floor is the underfloor heating.

To the first floor there is a spacious landing giving way to the bedroom and bathroom accommodation. The principal bedroom is a brilliant size with built-in storage and an ensuite shower room. Bedrooms two and three are also generously sized double rooms and bedroom four, a large single that could also be used as a first-floor study. These three bedrooms are served by a separate bathroom with panelled bath, shower cubicle, wash hand basin and a low flush lavatory.

OUTSIDE

The property is approached via a large block-paved driveway providing ample parking and access to the integral garage. There is pedestrian access around all perimeters of the property. The garden around the front is hard-landscaped with established and well-planted borders providing year-round interest. To the rear of the property is paved area with ample space for outdoor entertaining, a green house and a useful shed for garden storage. The garden spaces are relatively low maintenance but provide a wonderful space to occupy any keen gardener.

This modern and well-proportioned village home sits in a quiet position and is ideal for a purchaser looking to downsize but not compromise on individual room proportions. This is a property that must be viewed to be appreciated.

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.

DIRECTIONAL NOTE

Head out of Oakham on the Barleythorpe Road (B640). Continue through Barleythorpe, straight over the roundabout. When entering the village of Langham take your first right onto Burley Road and then immediately left onto Bridge Street. You will find number one on your right-hand side.

SERVICES & COUNCIL TAX

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





New Lodge, 15 Bridge Street, Langham, Oakham, Rutland LE15 7HU

House Total Approx. Gross Internal Floor Area = 1759.5 ft² / 163.5 m²

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

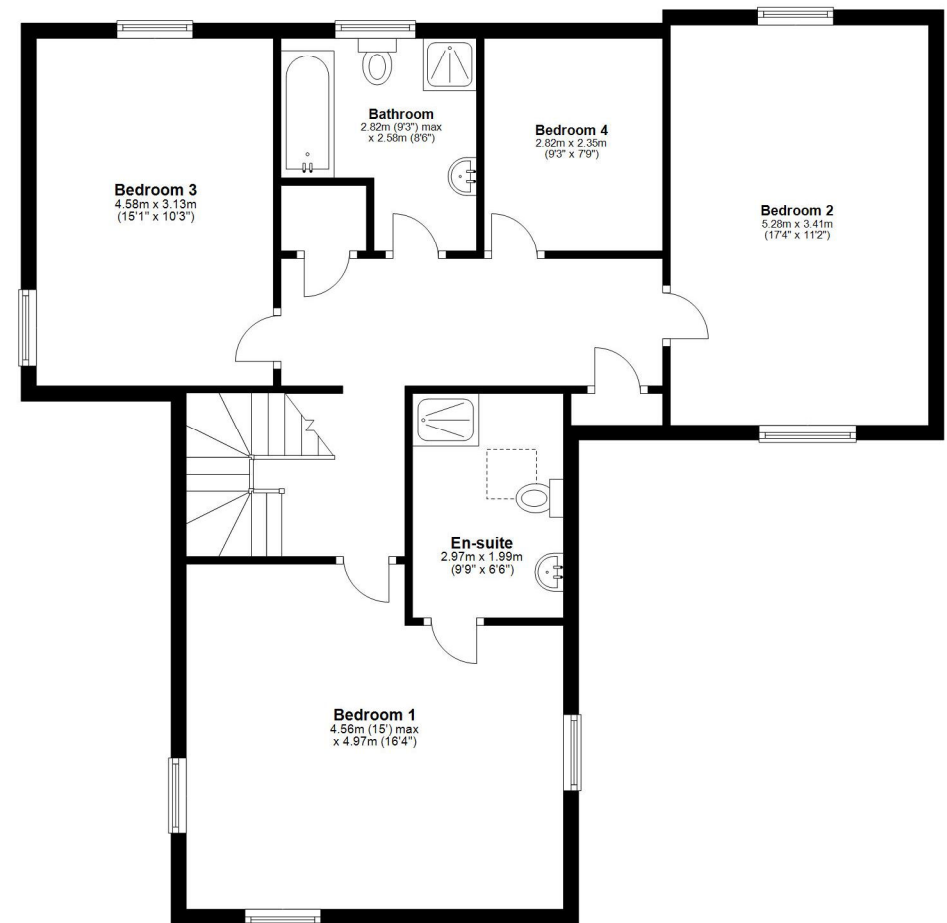
Ground Floor

Main area: approx. 72.0 sq. metres (775.2 sq. feet)
Plus outbuildings, approx. 17.2 sq. metres (185.5 sq. feet)



First Floor

Approx. 91.4 sq. metres (984.3 sq. feet)



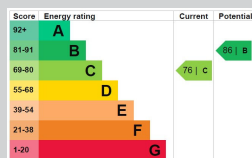


**JAMES
SELICKS**

www.jamesselicks.com

Oakham Office
6-8 Market Place
Oakham Rutland LE15 6DT
01572 724437
oakham@jamesselicks.com

Market Harborough Office
01858 410008
Leicester Office
0116 285 4554
London Office
0207 839 0888



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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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