



Connells

Lodge Park
Langham Oakham



Property Description

A most beautifully presented Park Home bungalow on the Ranksborough Hall Park development in Langham.

Langham is a popular Rutland village just a couple of miles from the market town of Oakham and within easy distance of Melton Mowbray both having railway stations and a wide range of shops and amenities.

The park home offers well planned accommodation including lounge with dining area, fitted kitchen, utility, study, two double bedrooms, en-suite and bathroom. There is a driveway to the side of the property with a detached garage and patio to the rear providing a lovely seating area. The property benefits from double glazing and central heating.

Entrance Hall

With 2 radiators, carpet underfoot and a double-glazed door to the front

Lounge

15' 8" Max x 19' 6" Max (4.78m Max x 5.94m Max)

Comprising of 3 radiators, 2 double-glazed windows to the side, 2 double-glazed windows to the front, double-glazed French doors to the rear, a fireplace and carpet underfoot.

Kitchen

8' 7" x 9' 6" (2.62m x 2.90m)

With a built-in electric oven, a gas hob, extractor fan, integrated fridge/freezer, a radiator, a double-glazed window to the rear, and vinyl flooring underfoot.

Utility Room

This convenient utility room comprises of a double-glazed door leading to the garden, and space for a washing machine and vinyl flooring underfoot.

Bedroom One

13' 4" Into Recess x 9' 6" (4.06m Into Recess x 2.90m)

Comprising of ample built-in storage, carpet underfoot, a radiator and a double-glazed window to the rear.

En-Suite

With a w/c, a wash-hand basin, a medicine cabinet, a free-standing shower and a double-glazed window to the rear.

Bedroom Two

10' 4" x 9' 6" (3.15m x 2.90m)

Comprising of ample built-in storage, carpet underfoot, a radiator and a double-glazed window to the front.

Family Bathroom

With a bath, an electric shower over the bath, a w/c, a wash-hand basin, a radiator, a double-glazed window to the front and lino flooring underfoot.

Garden

A South-facing wrap-around garden, with a terrace and access to both side of the property.

Garage

15' 9" x 8' 9" (4.80m x 2.67m)

With an electric up and over door, this garage is perfect for additional storage.

Parking

With ample parking for multiple vehicles.

Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/MOW307527

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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