



8 Lonsborough Gardens, Langham, Oakham, LE15 7SA



**NEWTON FALLOWELL**

2 2 1

## Key Features

- Detached Park Home
- Two Bedrooms
- En-Suite To Master
- Dressing Room
- Modern Fitted Kitchen
- Open Plan Kitchen Diner
- Detached Garage And Driveway
- Popular Location
- EPC Rating Exempt
- Leasehold

£175,000





A fantastic opportunity to purchase an over 50's retirement park home, situated in the popular and sought-after village of Langham. Royale Ranksborough Hall is a stunning development and is surrounded by glorious countryside with country walks leading directly from the front door. With only a short drive to Oakham's picturesque market town centre, this extremely well-kept park home sits on a low-maintenance plot and would make an ideal retirement home.



Entering via the front door leads into the spacious modern open-plan kitchen diner that is fitted with floor-to-ceiling units and features an island, Rangemaster style cooker, double French doors to the rear garden, and an inset stainless steel sink and drainer with restaurant-style tap. Accessed from the kitchen diner is the lounge with dual-aspect windows and mock feature beams. To the rear of the property are the two bedrooms and family bathroom. Bedroom one offers a walk-through wardrobe that leads to the en-suite bathroom and bedroom two offers a view to the front of the property. The modern family bathroom complete with an oversized bath finishes the accommodation.



Externally the property offers a low-maintenance garden, decked seating area, and a driveway that leads to the detached single garage.

Entrance Hall 3.76m x 2.64m (12'4" x 8'8")

Lounge 6.16m x 4.11m (20'2" x 13'6")

Kitchen/Diner 5.93m x 5.31m (19'6" x 17'5")

Bathroom 1.97m x 1.94m (6'6" x 6'5")

Bedroom One 3.37m x 3.29m (11'1" x 10'10")

Walk Through Wardrobe 2.04m x 1.24m (6'8" x 4'1")

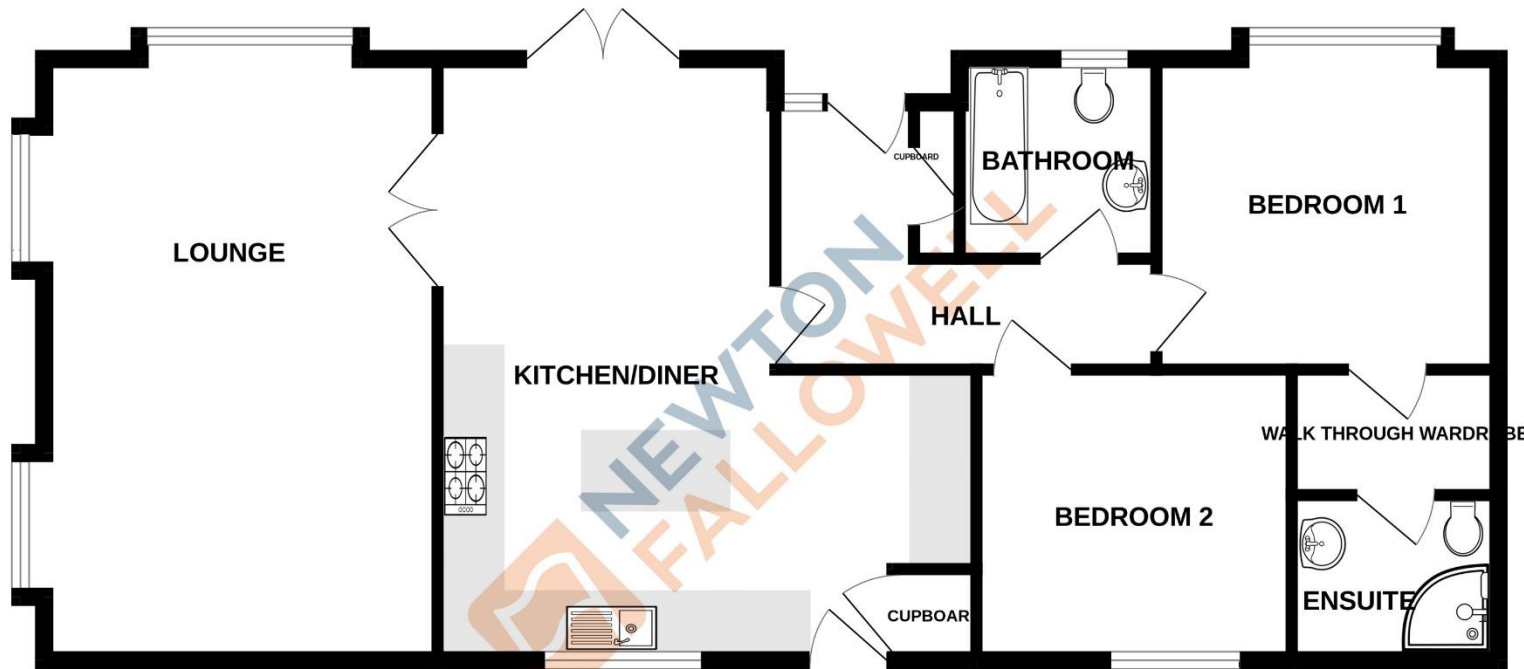
Ensuite 2.04m x 1.63m (6'8" x 5'4")

Bedroom Two 3.11m x 2.87m (10'2" x 9'5")

#### Leasehold Information

We are advised that the owner pays a ground rent charge of £188 monthly to Regency Group (this excludes water, sewerage, and electricity) and pays £220 per year for building and contents insurance. Contact Newton Fallowell for further information.

GROUND FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



LONSBOROUGH GARDENS, LANGHAM LE157SA

TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: A

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.