



3 The Glade, Ranksborough Hall, Langham,  
Oakham, LE15 7GN

 **NEWTON FALLOWELL**



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## Key Features

- Well-Presented Lodge Home
- Excellent Plot On Prestigious RanksBorough Hall Site
- Over 50's Community
- Modern Living Accomodation
- Two Generous Bedrooms
- En-Suite To Master Bedroom
- Mature Landscaped Garden
- South-Facing Countryside Views
- EPC Rating Exempt
- Leasehold

**£165,000**







Situated within the prestigious over-50s community of Ranksborough Hall in the charming village of Langham, this spacious two-bedroom park home offers an exceptional opportunity for peaceful, countryside living with all the comforts of a well-designed modern residence.

Occupying a generous plot, the home is complemented by a beautifully landscaped, mature garden that enjoys a south-facing aspect—perfect for outdoor relaxation, entertaining, or simply taking in the uninterrupted views across the surrounding Rutland countryside.

Internally, the property offers a well-proportioned layout, with the heart of the home being an expansive living room, which flows seamlessly into a dedicated dining room and a well-equipped kitchen. A separate utility room provides further practicality and access to the rear garden.

To the rear of the property lies a spacious master bedroom complete with fitted storage and a stylish en-suite shower room, while a second double bedroom is served by a modern family bathroom, ideal for guests or visiting family.

Ranksborough Hall is a highly regarded, tranquil residential park offering a sense of community and security. The property benefits from private parking and all the advantages of a low-maintenance, single-level lifestyle in a picturesque location.

Early viewing is highly recommended to appreciate the quality, comfort, and setting of this impressive park home.







### Room Measurements

Living Room 6.68m x 3.08m (21'11" x 10'1")

Dining Room 3.78m x 2.67m (12'5" x 8'10")

Kitchen 3.53m x 2.9m (11'7" x 9'6")

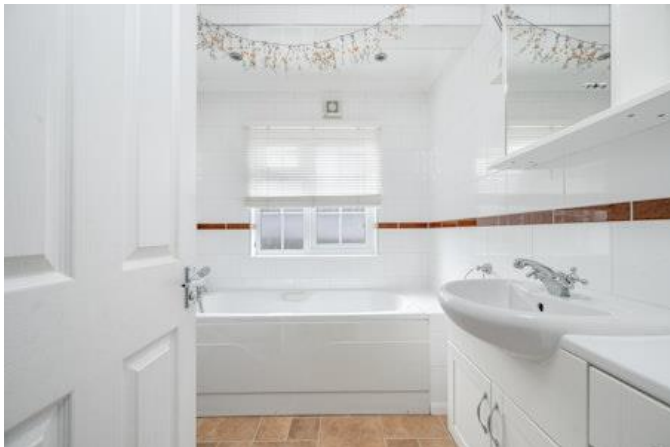
Utility Room 2.9m x 1.5m (9'6" x 4'11")

Bathroom 2.9m x 1.79m (9'6" x 5'11")

Bedroom One 4.59m x 2.85m (15'1" x 9'5")

Ensuite 2.85m x 1.8m (9'5" x 5'11")

Bedroom Two 3.83m x 3.47m (12'7" x 11'5")



### Leasehold Information

We have been advised by the owners that there is a ground rent charge of £200.86 per month payable to Regency Living. There is an in-perpetuity lease on the plot which means that there is no set lease period. The lease is in place for as long as the estate charge is paid. Please contact Newton Fallowell for more information.

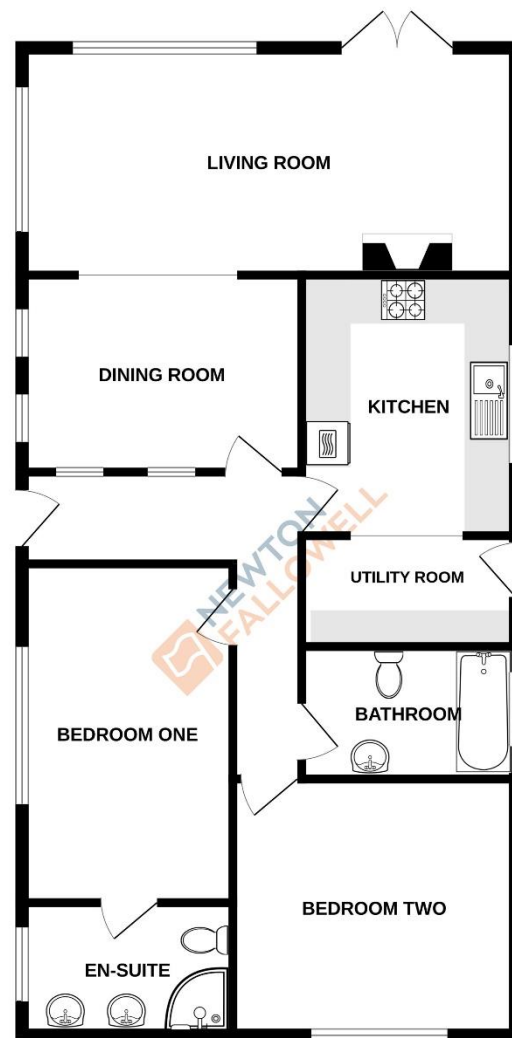








GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



THE GLADE, RANKSBOROUGH HALL, LANGHAM, LE15 7GN

TOTAL FLOOR AREA: 955 sq.ft. (88.7 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.