



**Connells**

Lodge Park  
Langham Oakham





## Property Description

This spacious two bedroom park home is located on the Ranksborough Hall site, with the hall itself being built in 1893. The site is for the over 50's which is located in the peaceful village of Langham, housing a church, and two local village pubs. Many more local amenities can be found in the close by market town of Oakham, which benefits from multiple cafés, independent shops and much much more!

The accommodation comprises of an entrance hallway, open plan living/diner room, a bright and airy conservatory, a kitchen, two double bedrooms, an en-suite, a family bathroom which is a Jack and Jill bathroom off of the second bedroom and a study. The property also benefits from gas central heating from a mains tank, a block-paved driveway with parking up to 4 vehicles, a garage and a low maintenance wrap-around garden.

## Internally

### Entrance Hall

With carpet under-foot, a radiator, double-glazed window and access through into the kitchen, living room and family bathroom.

### Living Room

18' 7" Max x 12' 2" Max ( 5.66m Max x 3.71m Max )

This open plan living/dining room benefits from two double-glazed windows and double glazed French patio doors allows for a bright

and airy space. This room comprises from an electric fireplace, a TV aerial point, two radiators and is open plan to the dining room.

### Dining Room

9' 7" x 9' 2" ( 2.92m x 2.79m )

This open plan living/dining room benefits from a double-glazed window, carpet under-foot, a radiator and access into the conservatory.

### Conservatory

11' 2" x 10' 8" ( 3.40m x 3.25m )

With carpet under-foot, double glazed windows surrounding and French patio doors leading to the garden.

### Kitchen

16' 8" x 9' 4" ( 5.08m x 2.84m )

This beautiful kitchen benefits from a breakfast bar, induction hob and extractor fan, a washing machine and a tumble dryer, a double-glazed bay window, and lino flooring underfoot.

### Bedroom One

10' 8" Max into back of robes x 9' 1" ( 3.25m Max into back of robes x 2.77m )

This master bedroom benefits from lots of built in storage including a wardrobe, bedside table, and over-head storage, a double-glazed window and a radiator.

### En-Suite

With the added luxury of an en-suite, this

room consists of a corner bath, a W/C, a built in vanity unit complete with sink, an electric shaving point, a double-glazed bay window, and a radiator.

## Bedroom Two

9' 4" x 9' 5" Into recess ( 2.84m x 2.87m Into recess )

This second bedroom benefits from carpet under-foot, a double-glazed bay window, built in wardrobes and over-head storage, and also provides access to the Jack and Jill bathroom.

## Family Bathroom

The family bathroom which can also be accessed directly from bedroom two comprises of a hand-wash basin and W/C with vanity unit, a radiator, a shower, and lino flooring under-foot.

## Externally

### Driveway

With parking for up to 4 vehicles

### Garage

9' 8" x 10' 9" ( 2.95m x 3.28m )

With the added convenience of a garage, this includes an electric door and a window.

### Rear Garden

This property benefits from a wrap-around low maintenance garden and the location of the gas tank.

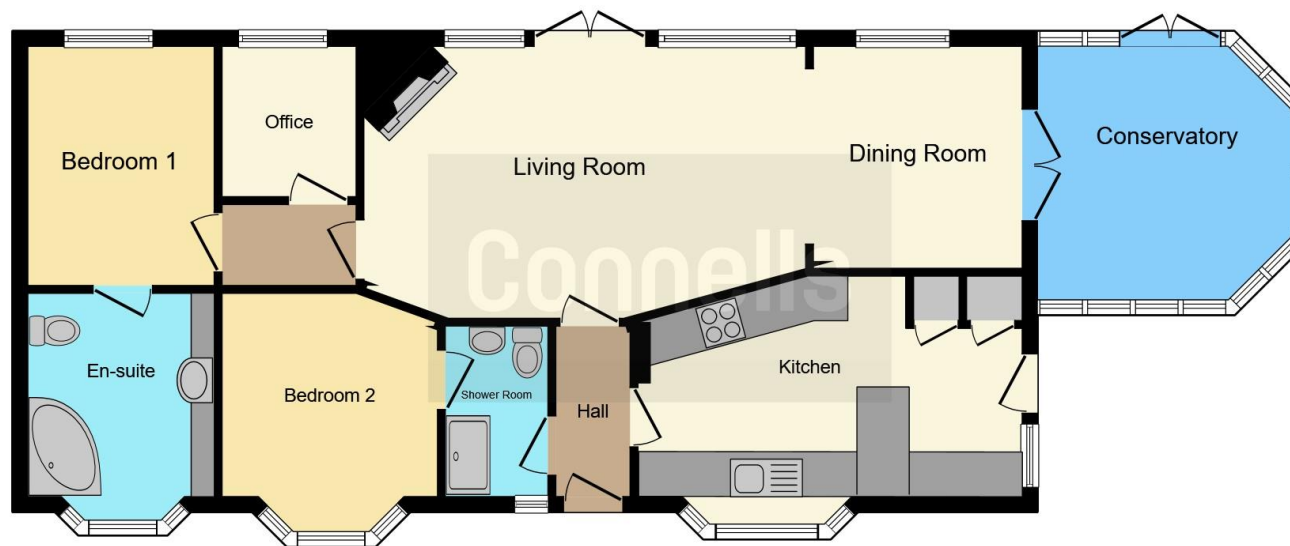












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: Exempt**

Tenure:

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Property Ref: MOW307074 - 0008