



Connells

The Park
Langham Oakham



Property Description

This delightful 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 modern kitchen, with a sizeable utility room. With two double bedrooms, the master bedroom benefits from ample storage space with built-in units and an en-suite. Whilst the second bedroom comprises of built-in units and a sizeable walk-in wardrobe. The property also benefits from gas central heating, a block-paved driveway with parking for 1 vehicle, and a low maintenance wrap-around garden.

Entrance Hall

Entering via the front door leads into the entrance hall that provides access to accommodation on offer. Carpeted, radiator and two storage cupboards.

Study

5' 9" x 5' 7" (1.75m x 1.70m)

From the main hallway, you access the study which is carpeted with a double glazed window to side.

Living Room

18' 8" max plus bay x 15' 2" max plus bay (5.69m max plus bay x 4.62m max plus bay)

Two double glazed bay windows, carpeted, two radiators one single and one double. Electric fireplace, further double glazed bay with French doors to outside.

Kitchen

10' 1" x 7' 8" (3.07m x 2.34m)

Integrated gas hob with extractor fan, electric oven, dishwasher. Inset stainless steel sink and drainer. Lino flooring and double glazed window to side.

Utility

9' 11" x 5' (3.02m x 1.52m)

Accessed via the hall or kitchen is the separate utility which features an inset stainless-steel sink and drainer, integrated washer, radiator, lino flooring and door leading outside.

Bedroom One

9' 5" max plus bay x 8' 5" (2.87m max plus bay x 2.57m)

Master bedroom boasting a large dressing area with two built-in wardrobes and a useful en-suite. Built in bedside table, carpeted, radiator and double glazed bay window to side.

En-Suite

Freestanding shower, WC, sink, fixed mirror, lino flooring and double glazed window to

side.

Bedroom Two

10' max x 9' max (3.05m max x 2.74m max)

Double bedroom offering a generous walk-in wardrobe, built in drawers and a bedside table. Carpeted, radiator undouble glazed bay window to side.

Bathroom

Completing the accommodation is the family bathroom that features a modern three-piece suite comprising bath with shower over, WC, wash hand basin with vanity unit and mirror. Double glazed window to side and lino flooring.

Outside

Externally the property offers off-road parking for one vehicle. Rear garden is of a wraparound layout and laid to lawn.









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

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EPC Rating: Exempt

Tenure:

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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.



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