



**Connells**

The Park Ranksborough Hall  
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 is accessible via the bus from Langham, which benefits from multiple cafés, independent shops and much much more!

The accommodation comprises of an entrance hallway, open plan living/diner room, a sizeable kitchen, two double bedrooms, an en-suite. The property also benefits from gas central heating from a mains tank, a driveway for multiple vehicles, two sheds and a low maintenance, landscaped wrap-around garden.

## Internally

### Entrance Hall

With a convenient storage cupboard, carpet under-foot, a radiator, and access through into the kitchen, living room, family bathroom and the sleeping areas.

### Living Room

19' 1" x 11' 6" Plus Bay ( 5.82m x 3.51m Plus Bay )

This open plan living/dining room benefits from two double-glazed windows and a double glazed window to the side. This room

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

### Dining Room

10' 8" x 7' 5" ( 3.25m x 2.26m )

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

### Kitchen

15' 2" Maximum x 8' 11" Maximum ( 4.62m Maximum x 2.72m Maximum )

This stylish kitchen benefits from a dishwasher, a washing machine, a fridge/freezer, an oven, a pantry, a double-glazed window to the side, a double-glazed door leading to the garden and vinyl flooring underfoot.

### Bedroom One

12' x 9' 4" Into Recess ( 3.66m x 2.84m Into Recess )

The primary bedroom consists of a double-glazed window, a radiator and carpet under-foot.

### En-Suite

Benefiting from an en-suite this room comprises of a w/c, a wash-hand basin, a walk-in shower, an electric shaving point, a double-glazed window, a radiator and vinyl flooring under-foot.

### Bedroom Two

9' 4" x 8' 10" ( 2.84m x 2.69m )

This sizeable second bedroom benefits from a double-glazed window, a radiator and carpet under-foot.

## Family Bathroom

The family bathroom comprises of a w/c, a wash-hand basin, a walk-in shower, an electric shaving point, an airing cupboard, a double-glazed window, a radiator and vinyl flooring under-foot.









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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**T 01664 560 241**  
**E [meltonmowbray@connells.co.uk](mailto:meltonmowbray@connells.co.uk)**

10A High Street  
 MELTON MOWBRAY LE13 0TR

**EPC Rating: Exempt**

Tenure:

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