



Connells

The Glade
Langham Oakham



Property Description

This beautifully presented three-bedroom park home for the over 50's is located in the peaceful village of Langham, housing a primary school, church and a pub. Many more local amenities can be found in the close by market town of Oakham.

The accommodation comprises of a light and airy entrance hall, open plan lounge/kitchen/diner benefiting from large, double glazed windows and French doors. As well as, a family bathroom and three bedrooms, the master of which benefits from a walk-in wardrobe and en-suite shower room. The property also benefits from gas central heating, and a large decking terrace to the front, perfect for admiring the countryside views.

Entrance Hall

To the entrance of the property, you have a double glazed front door which leads you in to the bright and airy hallway. The hallway is decorated in neutral colours complimented by modern laminated flooring.

Lounge / Dining Room

19' 4" Maximum x 18' 10" Maximum (5.89m Maximum x 5.74m Maximum)

The lounge / dining room is an incredible space, decorated in neutral colours and comprises of double glazed windows to the front and side elevation and double glazed French doors enabling plenty of natural light to flood the space. These French doors lead out onto a front seating terrace. The lounge area benefits from a television point, a wall

mounted radiator laminate flooring and ceiling spotlights. The dining area has ample space for a table and chairs, a large wall mounted radiator and laminate flooring.

Kitchen

10' 11" x 9' 5" (3.33m x 2.87m)

The kitchen is beautifully presented decorated in neutral colours and comprises a double glazed window and door to the rear elevation, a fitted kitchen with both wall and base units, black granite work surfaces, sink with drainer, integrated gas hob, integrated double oven, extractor fan, space for a dishwasher, integrated fridge, ceiling spot lights and laminate flooring which continues on from the dining area.

Bedroom One

9' 5" x 11' 9" Into Recess (2.87m x 3.58m Into Recess)

Bedroom one is a great size, carpeted and decorated in neutral colours. There is a double glazed window and wall mounted radiator to the rear elevation. An added extra to the room is the walk in wardrobe and access to en-suite bathroom.

En-Suite

The en-suite has a double glazed window to the rear elevation, a W/C, wash hand basin, walk in shower with shower cubicle and laminate flooring.

Bedroom Two

9' x 9' 5" Maximum (2.74m x 2.87m)

Maximum)

Bedroom two is a great size, decorated and carpeted in neutral colours with a double glazed window to the front elevation, fitted wardrobes and a wall mounted radiator.

Bedroom Three/Study

9' 5" x 5' 6" (2.87m x 1.68m)

Bedroom three is a great size, decorated and carpeted in neutral colours with a double glazed window to the rear elevation, fitted wardrobes and desk and a wall mounted radiator.

Bathroom

6' 4" x 9' 5" (1.93m x 2.87m)

The family bathroom has a double glazed window to the front elevation, a jacuzzi bath, W/C, wash hand basin, vanity unit and floor tiles.

Outside Space

The unit benefits from a generous plot on all three sides. There is a block paved driveway for three cars an outbuilding with power and a private patio to the rear as well as a decked terrace to the front.









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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