



Connells

Lodge Park
Langham Oakham



Property Description

The 46 x 20 ft park home is well presented and offers spacious accommodation on one level. The property has an entrance hall with built in storage, living room with patio doors to the garden, fully refurbished fitted kitchen with integrated appliances and seating space.

The master bedroom has a walk-in wardrobe and en-suite bathroom and the second double bedroom has a Jack and Jill style shower room.

The property has a lawned area to the front, block paved driveway leading to the detached garage. A low maintenance raised patio area and two further outbuildings at the rear of the property.

Entrance Hall

With a double-glazed window to the front, a useful coat storage cupboard.

Lounge

11' 7" Into Recess x 19' 3" Plus Bay (3.53m Into Recess x 5.87m Plus Bay)

With a double-glazed bay window to the front, a radiator, double-glazed patio doors leading to the rear and an electric fire.

Kitchen

13' 1" Into Recess x 19' 2" Plus Bay (3.99m Into Recess x 5.84m Plus Bay)

With a double-glazed bay window to the front of the property, a double-glazed door leading

to the garden, a breakfast-bar island, an electric double oven, space for a fridge/freezer, an induction hob, an extractor fan, space for a washing machine and tumble dryer and cushion flooring underfoot.

Bedroom One

10' Into Robes x 12' Plus Bay (3.05m Into Robes x 3.66m Plus Bay)

With a double-glazed bay window to the front, a radiator, ample storage, a dressing room, carpet under-foot and the fuse board can also be found in here.

En-Suite

With a double-glazed window the side, a w/c, a wash-hand basin, a bath with shower overheard, and cushion flooring.

Bedroom Two

9' 8" Plus Bay x 10' 1" Front of Robes (2.95m Plus Bay x 3.07m Front of Robes)

With a double-glazed window to the side of the property, a radiator, wall-to-wall built in wardrobes, loft access and Jack and Jill to the main bathroom

Family Bathroom

With a double-glazed window to the side, a w/c, a radiator, a wash-hand basin and a walk-in shower.

Garden

With a wrap around garden, an outside decking area with glass panelling on either side, an outside tap, outside power point, 5 water butts and a free-standing shed.

Garage

20' x 9' 8" (6.10m x 2.95m)

A convenient garage which boasts an electric door, a double-glazed window to the side, and electric within the garage too.

Concrete Shed

8' 9" x 7' 9" (2.67m x 2.36m)

A convenient outbuilding useful for storage which has electric throughout and a double-glazed window to the front and rear.









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

To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/MOW307149

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.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MOW307149 - 0006