



**Connells**

The Glade  
Langham Oakham

# The Glade

## Langham Oakham LE15 7GN

for sale  
**£189,000**



### Property Description

Located within the prestigious Ranksborough Hall over 50's development in Rutland, this beautifully presented two-bedroom park home offers spacious and comfortable living in a peaceful countryside setting. Set on a generous plot, the property benefits from a sizeable front garden, a rear garden and off-road parking for one vehicle.

Inside, the home features a bright and welcoming layout with a spacious lounge and dining area, a well-equipped kitchen, and the added convenience of a separate utility room. The master bedroom includes a private en-suite and walk-in dressing room, while the second bedroom is perfect for guests or additional family members. A dedicated study provides a quiet space for working from home or pursuing hobbies.

The property also includes a large gas tank, ensuring efficient heating and energy supply throughout the year. With its combination of space, comfort, and a desirable location, this park home is perfect for those seeking a relaxed lifestyle in a well-maintained and friendly community.

### Internal

#### Entrance Hall

Comprising of carpet underfoot, a radiator and two airing cupboards.

#### Living Room

16' 6" Maximum x 19' 4" Maximum ( 5.03m

Maximum x 5.89m Maximum )

This spacious living / dining room comprises of, two double-glazed windows to the front, a double-glazed bay window to the side, double-glazed French doors to the side, carpet underfoot and two radiators.

#### Kitchen

10' 9" x 9' 4" ( 3.28m x 2.84m )

Comprising of an integrated dishwasher, integrated fridge and freezer, induction hob, electric oven, extractor fan, a radiator, a double-glazed window to the rear and lino underfoot.

#### Utility Room

7' x 5' 3" ( 2.13m x 1.60m )

With the added convenience of a utility room, here you will find a storage cupboard which is where the boiler can be found, an integrated washing machine, access to the garden and lino flooring underfoot.

#### Bedroom One

10' 2" x 9' 4" ( 3.10m x 2.84m )

Comprising of a double-glazed window to the rear, a radiator, carpet underfoot and access through to the walk-in wardrobe and en-suite.

#### Walk-In Wardrobe

8' 1" x 4' 1" ( 2.46m x 1.24m )

With the additional walk-in wardrobe there is an abundance of extra storage solutions, with carpet underfoot and a radiator.

## En-Suite

Comprising of a free-standing shower, a w/c, a wash-hand basin (with storage), a radiator, an electric razor port, a double-glazed window to the rear and lino underfoot.

## Bedroom Two

10' Plus Door Recess x 9' 4" Plus Bay ( 3.05m Plus Door Recess x 2.84m Plus Bay )

Comprising of a double-glazed bay window to the front, a radiator and carpet underfoot.

## Family Bathroom

This family bathroom comprises of a bath, a w/c, a wash-hand basin, a radiator, an electric razor port, a double-glazed window to the front and lino underfoot.

## External

## Front Garden

To the front of the property, there is a spacious lawned area which houses the gas tank, alongside a driveway that comfortably accommodates one vehicle, with potential space for a second. The generous frontage adds to the overall sense of space and privacy.

## Rear Garden

The property enjoys a generous wrap-around garden with access to the front, offering a lovely space for outdoor living. It also features a practical garden shed for storage and an outside tap for easy maintenance.

## Agents Note

There are a number of obligations on both sellers and buyers when completing

the process for purchasing a park home and we recommend taking advice from a solicitor or

another professional - independent from the seller or site owner – when buying a home.).

Sites often have requirements specific to the purchase of a property and to 'the site' in

general, which could include paying the site owners commission. Intending purchasers

should satisfy themselves about any such requirements including any specific restrictions

on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))









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)

To view this property please contact Connells on

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10A High Street  
 MELTON MOWBRAY LE13 0TR

EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/MOW307630](http://connells.co.uk/Property/MOW307630)**

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.

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