



**Connells**

The Park Ranksborough Hall  
Langham Oakham



## Property Description

This corner plot, part-furnished one 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 a conservatory which leads through to both the living room and the kitchen, a double primary bedroom, a family bathroom and a sizeable hallway which could be used as another functional room. The property also benefits from gas central heating, a block-paved driveway with parking up to 2 vehicles, and a low maintenance wrap-around garden.

## Interior

### Conservatory

9' 5" x 13' 1" ( 2.87m x 3.99m )

As you step through the double-glazed front door into the property there is through access into the living room and the kitchen, a radiator, with lino flooring under-foot.

### Living Room

9' 10" Plus Bay x 16' 3" ( 3.00m Plus Bay x 4.95m )

With a double-glazed window to the front, a

double-glazed bay window to the front, an electric fireplace, a radiator and carpet under-foot.

### Kitchen

13' 8" x 8' 10" ( 4.17m x 2.69m )

With a gas double oven, a washing machine, a dishwasher, a Samsung fridge/freezer, a double-glazed window to the rear and the side and lino flooring under-foot.

### Bedroom One

11' 5" x 9' 6" Into Recess ( 3.48m x 2.90m Into Recess )

With a double-glazed window to the front and side, a radiator, fitted wardrobes and carpet under-foot.

### Bathroom

With a w/c, a wash-hand basin, a fixed mirror, storage solutions, a shower over the bath and a double-glazed window to the side.

### Hallway

10' 5" Maximum x 8' 8" Maximum ( 3.17m Maximum x 2.64m Maximum )

This sizeable hallway benefits from a double-glazed window to the rear, a storage cupboard and laminate flooring under-foot.

## Exterior

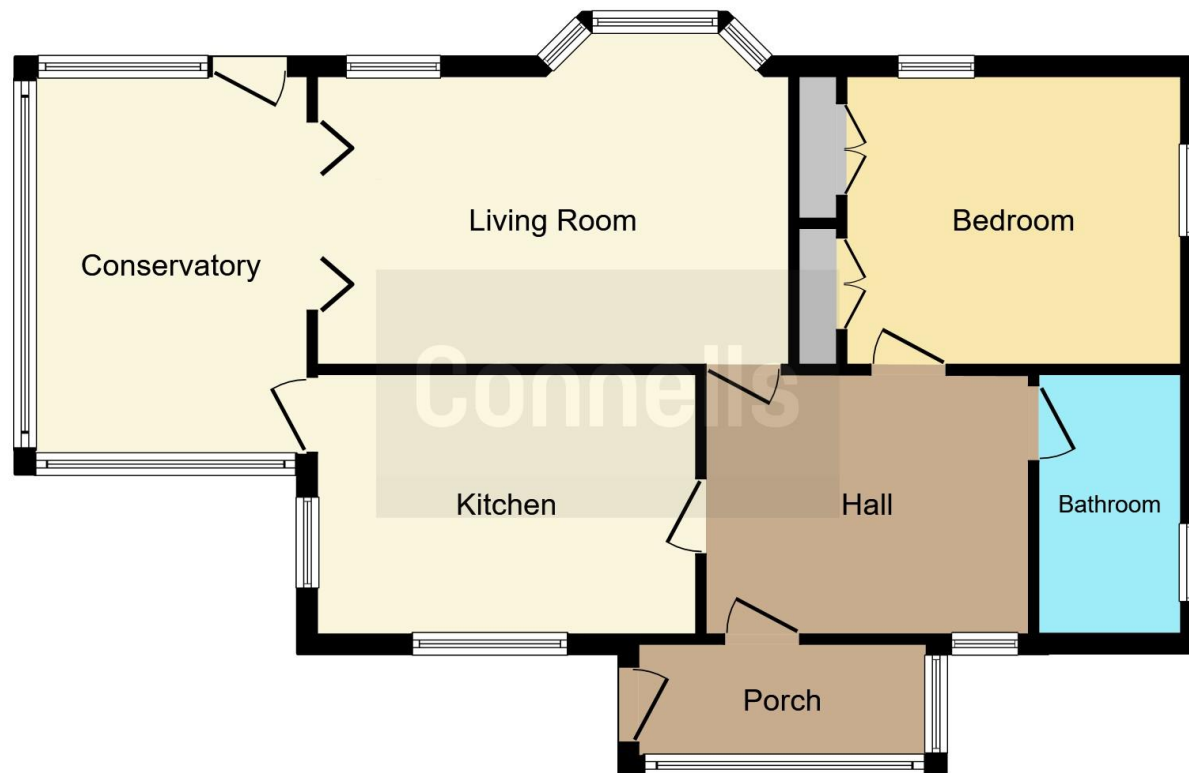
## Front

With a paved driveway providing off-road parking for two vehicles









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

**T 01664 560 241**

**E [meltonmowbray@connells.co.uk](mailto: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/MOW307247](http://connells.co.uk/Property/MOW307247)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MOW307247 - 0010