



14 Lonsborough Gardens, Langham, Oakham,
LE15 7SA

 NEWTON FALLOWELL



Key Features

- Being sold via 'Secure Sale' Online Auction
- Proceedable Buyers Only
- Immediate 'Exchange Of Contracts'
- Available
- Generous Open-Plan Living Accommodation
- En-Suite & Dressing Room To Master Bedroom
- Ideal For Downsizers Seeking Community & Accessibility
- Low Maintenance Wrap-Around Courtyard Garden
- Off-Street Parking For Multiple Vehicles
- EPC Rating Exempt
- Leasehold

Guide price £95,000





**** For sale by Secure Sale Online Bidding. Starting bid £95,000. Terms and Conditions apply ****

An exceptional two-bedroom park home presented in excellent condition throughout, offering spacious and flexible accommodation within a peaceful and well-regarded residential setting. Designed for comfort and practicality, this superb property combines expansive living space with thoughtful storage solutions and low-maintenance outdoor areas.

Entering the property, you are welcomed into a light and inviting entrance hallway, setting the tone for the well-proportioned interior. To the front, the home enjoys a generous open plan living and dining area, beautifully arranged to provide distinct yet connected spaces for relaxation and entertaining. Large windows flood the room with natural light, creating a warm and airy atmosphere ideal for everyday living.

The kitchen is well-appointed with ample storage and workspace, designed to complement the home's open and practical layout.

To the rear of the property, the bedroom accommodation is thoughtfully arranged for privacy and comfort. The principal bedroom benefits from an en-suite shower room and a dedicated dressing room, offering exceptional storage and convenience. The second bedroom provides flexible space suitable for guests, hobbies, or a home office, served by a modern family bathroom.

Externally, the property features a wrap-around hardstanding courtyard garden, offering a private and easily maintained outdoor space ideal for relaxation or light entertaining. To the front, there is off-street parking for multiple vehicles, providing both practicality and ease of access.

This is a rare opportunity to acquire a spacious and immaculately presented park home, offering a high standard of comfort and convenience in a sought-after location close to local amenities, public transport links, and the charming market town of Oakham.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



Room Measurements

Entrance Hall 1.95m x 1.25m (6'5" x 4'1")

Living Room 5.02m x 4.6m (16'6" x 15'1")

Dining Room 2.87m x 2.66m (9'5" x 8'8")

Kitchen 4.96m x 2.86m (16'4" x 9'5")

Bedroom One 3.81m x 2.87m (12'6" x 9'5")

En-Suite 1.5m x 1.49m (4'11" x 4'11")

Dressing Room 1.5m x 1.32m (4'11" x 4'4")

Bedroom Two 2.93m x 2.9m (9'7" x 9'6")

Bathroom 2.02m x 1.69m (6'7" x 5'6")

Leasehold Information

We are advised that the owner pays a ground rent charge of £2488 per annum to Regency Living. Contact Newton Fallowell for further information.

Auctioneers Comments

Pattinson Auctions are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

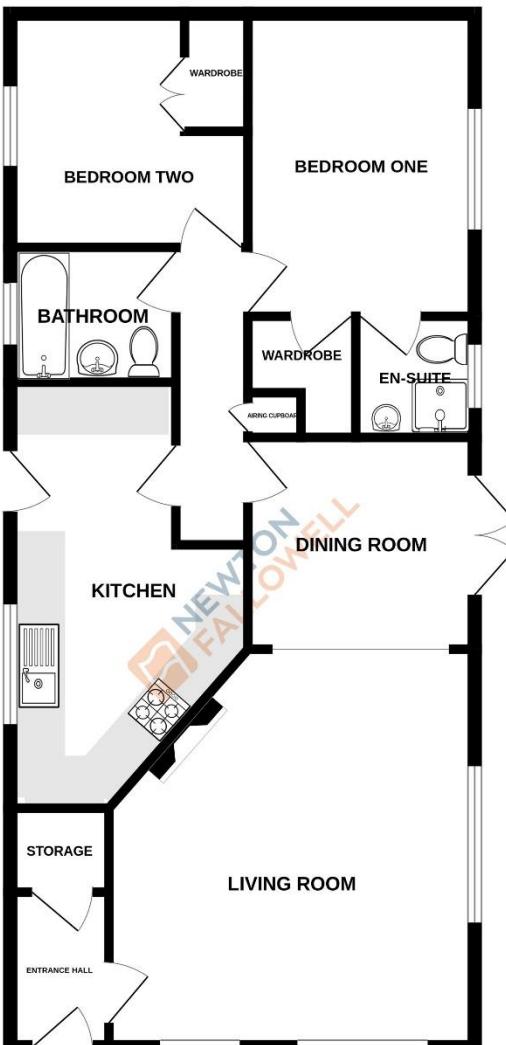
A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.