



8 Lonsborough Gardens, Langham

In Excess of £150,000

 **NEWTON FALLOWELL**

8 Lonsborough Gardens

Langham, Oakham

A fantastic opportunity to purchase an over 50's retirement park home, situated in the popular and sought-after village of Langham. Royale Ranksborough Hall is a stunning development and is surrounded by glorious countryside with country walks leading directly from the front door. With only a short drive to Oakham's picturesque market town center, this extremely well-kept park home sits on a low-maintenance plot and would make an ideal retirement home.

Entering via the front door leads into the spacious modern open-plan kitchen diner that is fitted with floor-to-ceiling units and features an island, Rangemaster style cooker, double French doors to the rear garden, and an inset stainless steel sink and drainer with restaurant-style tap. Accessed from the kitchen diner is the lounge with dual-aspect windows and mock feature beams. To the rear of the property are the two bedrooms and family bathroom. Bedroom one offers a walk-through wardrobe that leads to the en-suite bathroom and bedroom two offers a view to the front of the property. The modern family bathroom complete with an oversized bath finishes the accommodation.

Externally the property offers a low-maintenance garden, decked seating area, and a driveway that leads to the detached single garage.





Entrance Hall

8' 8" x 12' 4" (2.64m x 3.76m)

Lounge

13' 6" x 20' 3" (4.11m x 6.16m)

Kitchen/Diner

17' 5" x 19' 5" (5.31m x 5.93m)

Bathroom

6' 4" x 6' 6" (1.94m x 1.97m)

Bedroom One

10' 10" x 11' 1" (3.29m x 3.37m)

Walk Through Wardrobe

4' 1" x 6' 8" (1.24m x 2.04m)

Ensuite

5' 4" x 6' 8" (1.63m x 2.04m)

Bedroom Two

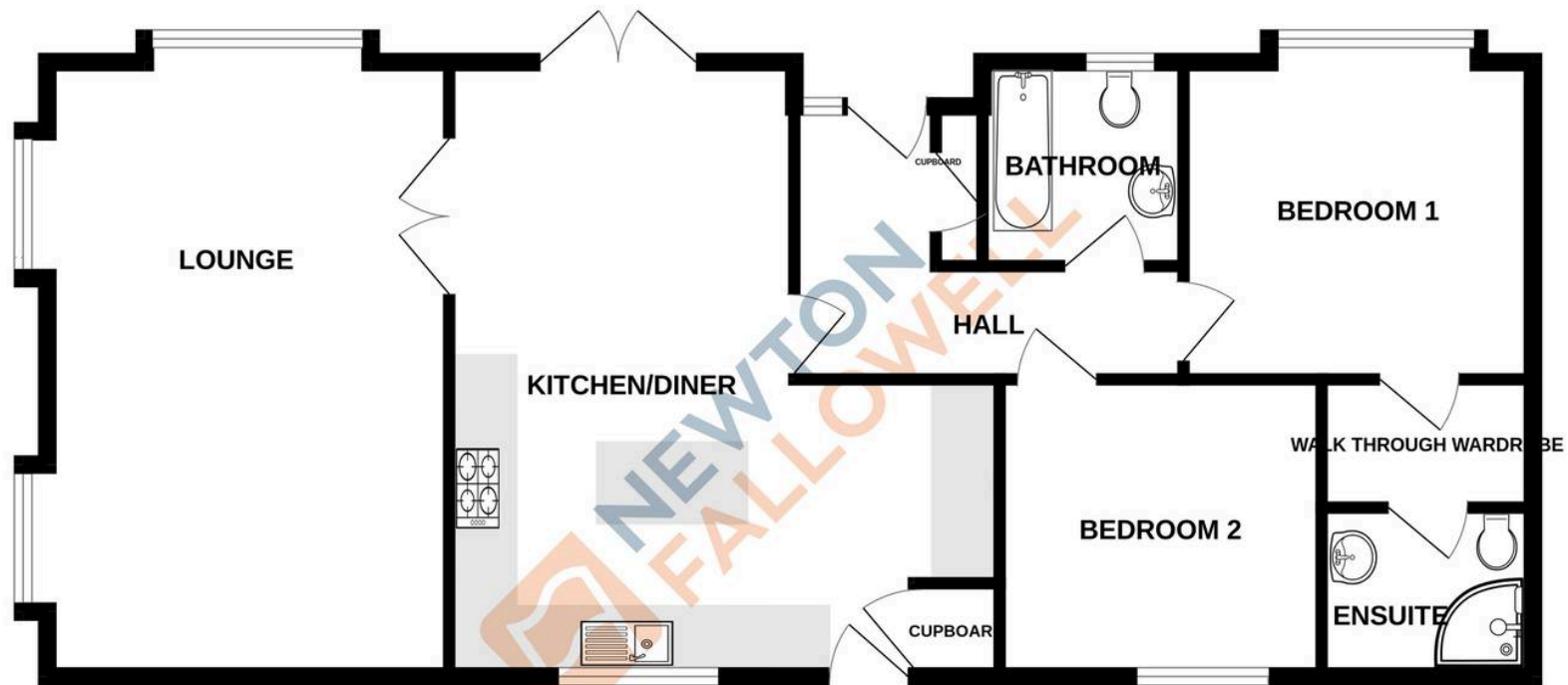
9' 5" x 10' 2" (2.87m x 3.11m)

Council Tax band: A

Tenure: Leasehold



GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



LONSBOROUGH GARDENS, LANGHAM LE157SA

TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Oakham

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