



Connells

Lonsborough Gardens
Langham Oakham



Property Description

This beautifully presented two-bedroom park home for the over 50's, is situated at the end of a cul-de-sac benefiting from beautiful countryside views. Located in the peaceful village of Langham, housing a primary school, church and a pub. Many more local amenities can be found in the close by market town of Oakham.

The accommodation comprises of a light and airy entrance hall, open plan kitchen/diner which also benefits from a utility room. As well as, a family bathroom and two double bedrooms, the master of which benefits from a dressing room and en-suite shower room. The property also benefits from gas central heating, UPVC double glazing and has recently been repainted. The property also comes with curtains/blinds for all rooms. The outside of the property has been well maintained with a block paved driveway, flower beds to the outer and a gas tank.

Entrance Hall

With carpet underfoot, a radiator and two airing cupboards.

Living Room

11' 7" Plus Bay x 17' 9" (3.53m Plus Bay x 5.41m)

This sizeable living room benefits from carpet underfoot, a double-glazed bay window to the front, a double-glazed window to the side, two radiators and an electric fire.



Kitchen / Dining Room

19' 2" x 7' 7" (5.84m x 2.31m)

An open-plan kitchen / diner comprising of 3 double-glazed windows (two to the rear and one to the side), an electric oven, gas hob, extractor fan, an integrated dishwasher, a radiator and lino flooring underfoot.

Utility

5' 6" x 7' 7" (1.68m x 2.31m)

This convenient utility room has, a built-in fridge/freezer, integrated washing machine, a double-glazed door to the rear and lino underfoot.

Bedroom One

10' 2" Into Recess x 9' 6" Into Recess (3.10m Into Recess x 2.90m Into Recess)

This principle bedroom comprises of a walk-in wardrobe, a double-glazed window to the rear, a radiator and carpet underfoot.

En-Suite

This convenient en-suite offers a shower, w/c, radiator, a sink, and a double-glazed window to the rear.

Bedroom Two

9' 6" Plus Bay x 8' 5" (2.90m Plus Bay x 2.57m)

With a double-glazed window to the front, a radiator, built-in wardrobes and carpet underfoot.

Study

6' 8" x 4' 11" (2.03m x 1.50m)

This study comprises of a radiator, a double-glazed window and carpet underfoot.

Bathroom

The family bathroom offers a shower over the bath, a w /c, a double-glazed window to the front, a sink and a radiator.

Outbuilding

9' 10" x 6' 11" (3.00m x 2.11m)

There is the added convenience of a concrete shed as well which offers electric throughout.

Garden

With a wrap-around low maintenance garden that also has a flower border on offer.

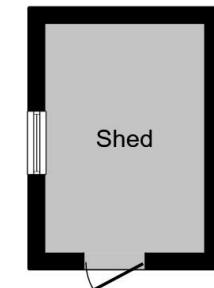








Floor Plan



Outbuilding

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

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EPC Rating: **Council Tax**
 Exempt Band: A

Tenure:

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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.



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