



**Connells**

Lodge Park  
Langham Oakham



## Property Description

This spacious three-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 an entrance hallway, open plan living/diner room, a kitchen, two double bedrooms, an en-suite, a third bedroom and a family bathroom. The property also benefits from gas central heating from a bulk tank, a block-paved driveway with parking for several vehicles, a garage and a low maintenance wrap-around garden.

## Internal

### Entrance Hall

With carpet under-foot, a radiator and access through into the living room and sleeping quarters.

### Living Room

12' 5" Into Recess x 19' 5" ( 3.78m Into Recess x 5.92m )

This open plan living/dining room benefits from two double-glazed windows and double-glazed French patio doors allows for a bright and airy space. This room comprises from a

gas fireplace, a TV aerial point, two radiators and is open plan to the dining room.

### Kitchen

9' 5" x 11' ( 2.87m x 3.35m )

This beautiful kitchen benefits from an electric oven, gas hob and extractor fan, a washing machine and space for a dishwasher, a fridge and a freezer. a double-glazed window, a radiator, and laminate flooring underfoot.

### Bedroom One

9' 9" Into Recess x 9' 3" ( 2.97m Into Recess x 2.82m )

This principle bedroom benefits from lots of built in storage including a wardrobe, bedside table, and over-head storage, a separate dressing room, a double-glazed window and a radiator.

### En-Suite

Comprising of a w/c, a radiator, a double-glazed window and carpet underfoot.

### Bedroom Two

10' 10" Into Recess x 9' 5" ( 3.30m Into Recess x 2.87m )

This second bedroom benefits from carpet under-foot, a double-glazed window, built in wardrobes and over-head storage and a radiator.

## Bedroom Three

6' 9" x 5' 9" ( 2.06m x 1.75m )

Comprising of a radiator, a double-glazed window and carpet underfoot.

## Family Bathroom

The family bathroom comprises of a hand-wash basin, a W/C, a radiator and an electric shower (wet room).

## External

## Garage

21' 10" x 10' 3" ( 6.65m x 3.12m )

With an up and over door, electric throughout and a double-glazed window to the rear.

## Concrete Outbuilding

6' 4" x 7' 10" ( 1.93m x 2.39m )

Comprising of electric throughout and a double-glazed window.

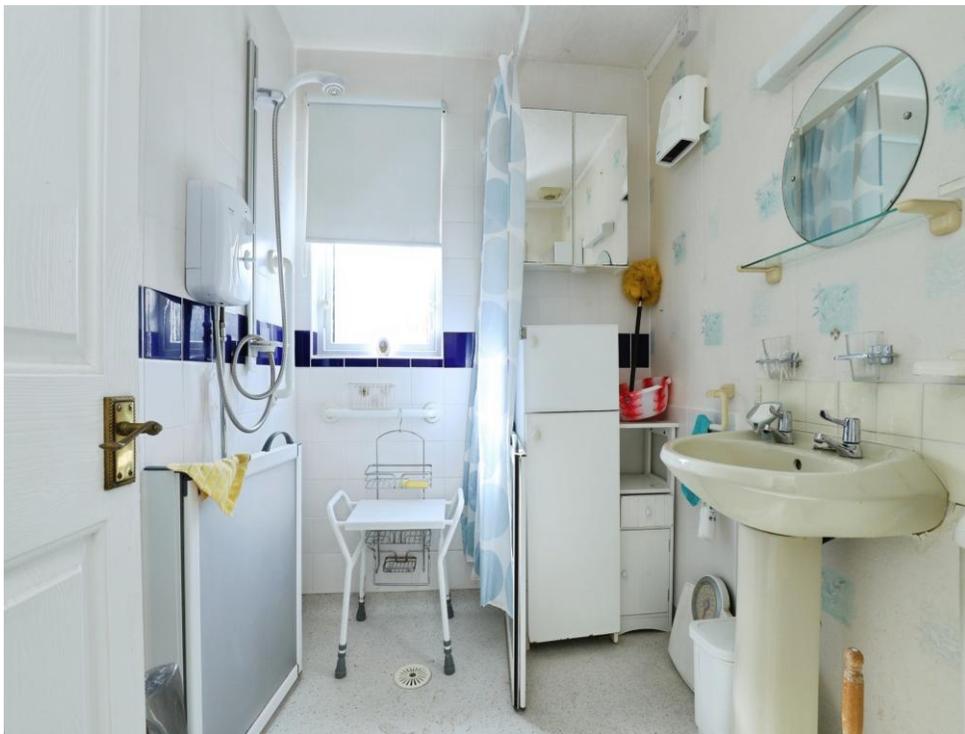
## Garden

A sizeable wrap-around garden, comprising of multiple electric sockets outside, laid to lawn area and patio area.

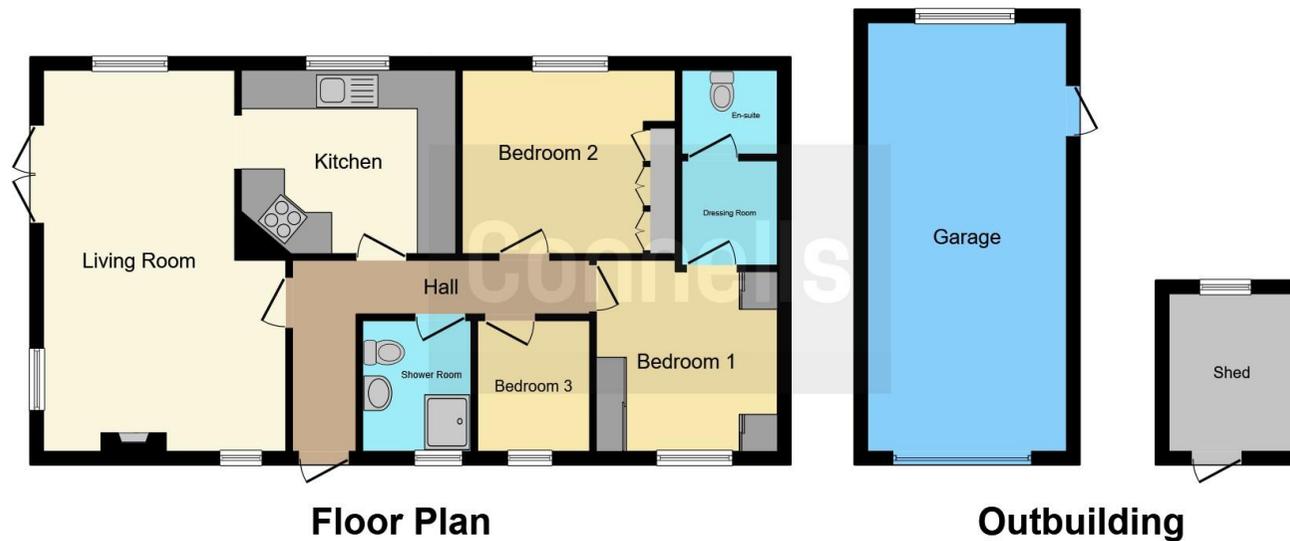
## Parking

A driveway with parking for multiple 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)

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EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

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