



Connells

The Park Ranksborough Hall
Langham Oakham

The Park Ranksborough Hall Langham Oakham LE15 7EL

for sale
£150,000



Property Description

This spacious two-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 is accessible via the bus from Langham, which benefits from multiple cafés, independent shops and much much more!

The accommodation comprises of an entrance hallway, open plan living/diner room, a sizeable kitchen, two double bedrooms, an en-suite. The property also benefits from gas central heating from a mains tank, a driveway for multiple vehicles, two sheds and a low maintenance, landscaped wrap-around garden.

Internally

Entrance Hall

With a convenient storage cupboard, carpet under-foot, a radiator, and access through into the kitchen, living room, family bathroom and the sleeping areas.

Living Room

19' 1" x 11' 6" Plus Bay (5.82m x 3.51m Plus Bay)

This open plan living/dining room benefits from two double-glazed windows and a double glazed window to the side. This room

comprises from an electric fireplace, a TV aerial point, two radiators and is open plan to the dining room.

Dining Room

10' 8" x 7' 5" (3.25m x 2.26m)

This open plan living/dining room benefits from a double-glazed window, carpet under-foot, and a radiator.

Kitchen

15' 2" Maximum x 8' 11" Maximum (4.62m Maximum x 2.72m Maximum)

This stylish kitchen benefits from a dishwasher, a washing machine, a fridge/freezer, an oven, a pantry, a double-glazed window to the side, a double-glazed door leading to the garden and vinyl flooring underfoot.

Bedroom One

12' x 9' 4" Into Recess (3.66m x 2.84m Into Recess)

The primary bedroom consists of a double-glazed window, a radiator and carpet under-foot.

En-Suite

Benefiting from an en-suite this room comprises of a w/c, a wash-hand basin, a walk-in shower, an electric shaving point, a double-glazed window, a radiator and vinyl flooring under-foot.

Bedroom Two

9' 4" x 8' 10" (2.84m x 2.69m)

This sizeable second bedroom benefits from a double-glazed window, a radiator and carpet under-foot.

Family Bathroom

The family bathroom comprises of a w/c, a wash-hand basin, a walk-in shower, an electric shaving point, an airing cupboard, a double-glazed window, a radiator and vinyl flooring under-foot.

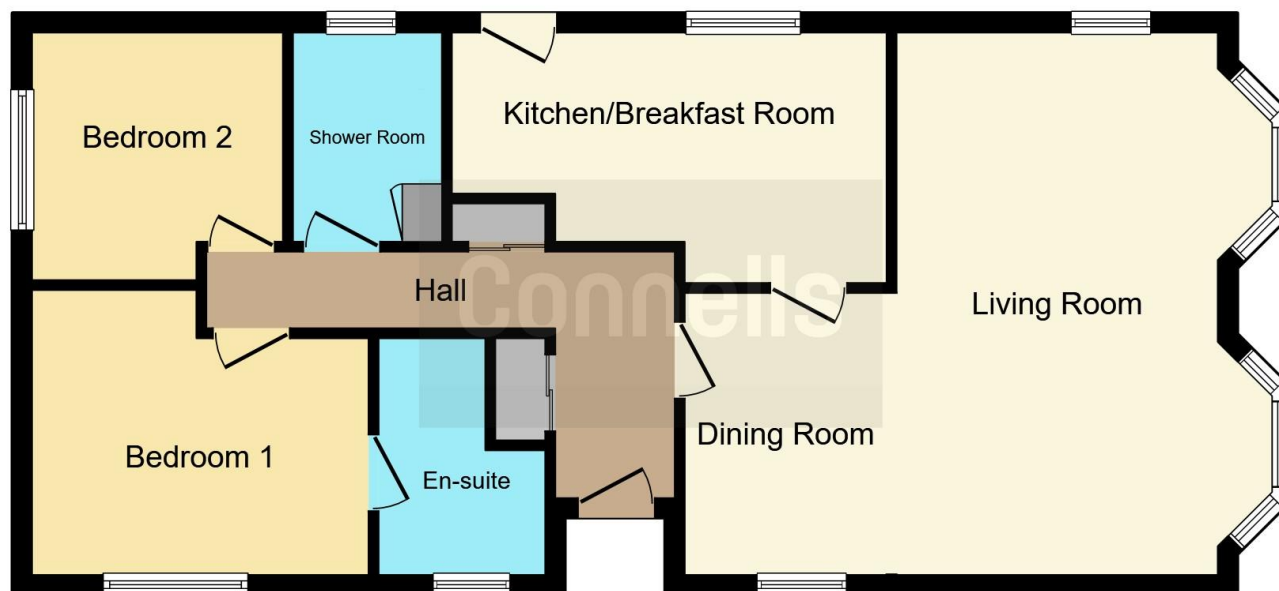
Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









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

To view this property please contact Connells on

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10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/MOW307294

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.

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