



Lodge Park, Langham
Oakham, Rutland, LE15 7GZ

 **NEWTON**
FALLOWELL

Lodge Park, Langham Oakham, Rutland, LE15 7GZ Guide Price £155,000 Leasehold

**** GUIDE PRICE £155,000 - £165,000 ****

A fantastic opportunity to purchase an over 50's retirement park home, situated in the popular and sought-after village of Langham. With only a short drive to Oakham picturesque market town centre, this extremely well-kept park home is being sold with NO ONWARD CHAIN! Benefitting from an open plan living/ dining room, kitchen, two bedrooms with the master boasting an en-suite shower room, study, and a separate shower room.

Steps from the front provide access via the entrance hall, where doors provide access to the living accommodation. The light and airy living room sit to the front aspect providing views over the front and side aspects. An opening from here leads you to the dining room. The kitchen can be accessed via both the dining room and entrance hall and provides plenty of floor-to-wall base units. A window overlooks the rear aspect and the doorway opens up into the utility. The fantastic park home further offers a master bedroom with an en-suite shower room and a dressing room. Both bedroom two, office and the three-piece bathroom all sit to the front.

A block paved driveway provides off-road parking for two vehicles. The front is easy to maintain and laid to gravel. The back is block paved and enclosed by timber fencing.



Entrance Hall

8'3 x 4'5 (2.51m x 1.35m)

Living Room

15'9 x 11'2 (4.80m x 3.40m)

Dining Room

8'11 x 8'2 (2.72m x 2.49m)

Kitchen

13'0 x 9'6 (3.96m x 2.90m)

Utility Room

8'0 x 5'2 (2.44m x 1.57m)

Master Bedroom

9'10 x 9'6 (3.00m x 2.90m)

Walk In Wardrobe

5'6 x 4'2 (1.68m x 1.27m)

En-Suite Shower Room

5'6 x 5'1 (1.68m x 1.55m)

Bedroom Two

12'3 x 9'6 (3.73m x 2.90m)

Office

6'7 x 6'6 (2.01m x 1.98m)

Bathroom

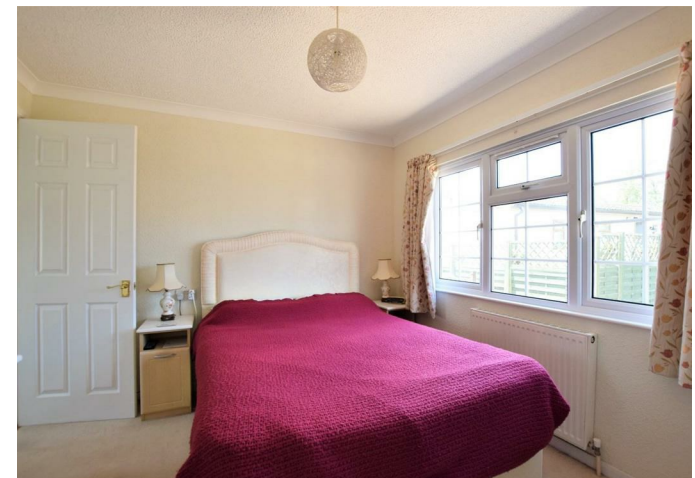
6'6 x 5'7 (1.98m x 1.70m)

Outside

A block paved driveway provides off-road parking for two vehicles. The rear garden is black paved and easy to maintain.

Agents Notes

We have been advised by the owners that there is a ground rent payment made monthly of £147.74



COUNCIL TAX INFORMATION:

Local Authority: Rutland CC

Council Tax Band: A

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 £200, 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 £300 if you use their services.

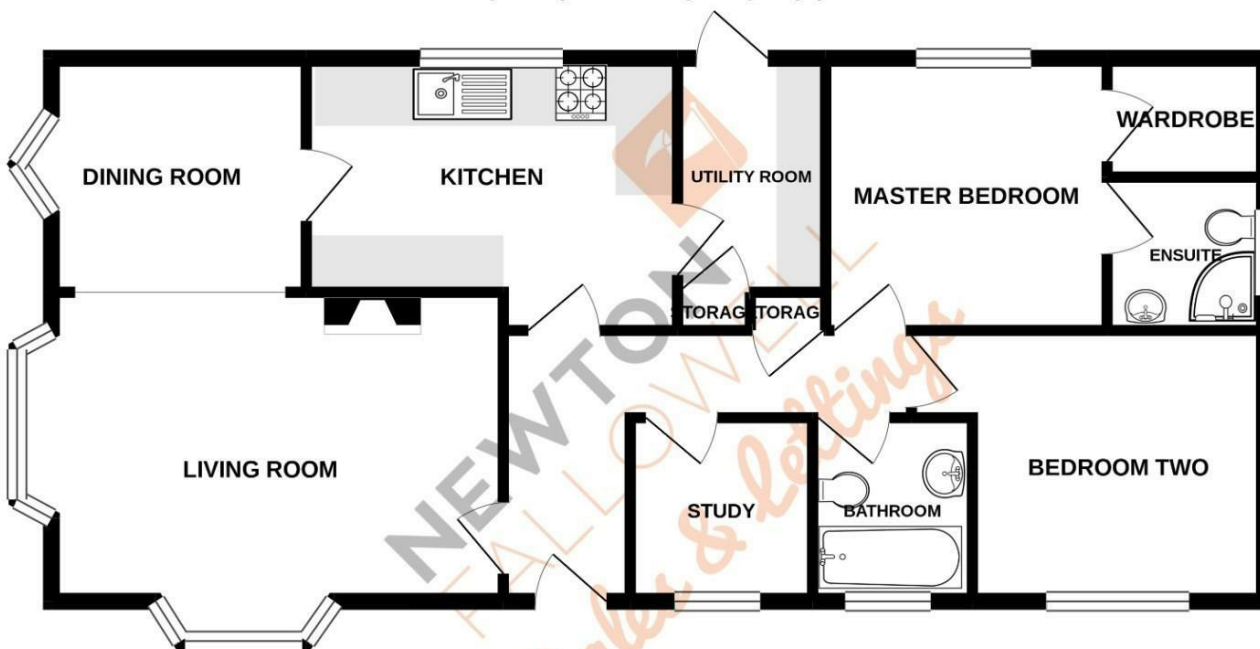


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GROUND FLOOR 815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC