



Ranksborough Hall, Langham
Oakham, Rutland, LE15 7EL



Ranksborough Hall, Langham Oakham, Rutland, LE15 7EL Guide Price £170,000 Leasehold

** GUIDE PRICE £170,000 - £180,000 **

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 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 centre, this well-kept park home is being sold with NO ONWARD CHAIN! Benefitting from a living room, kitchen, and two bedrooms with the master boasting an en-suite shower room, study, and a bathroom.

Steps from the front provide access via the entrance hall, and into the spacious modern light, and airy kitchen breakfast room which offers a number of floor-to-wall base units. Double doors from here open up into the living room, where windows overlook both the front and side aspect and double doors lead you outside. The fantastic park home further offers two double bedrooms with the master bedroom offering an en-suite shower room and a dressing room. The useful study/bedroom three finishes the accommodation.

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



Entrance Porch

5'4 x 3'3 (1.63m x 0.99m)

Kitchen / Breakfast Room

19'2 x 15'5 (5.84m x 4.70m)

Living Room

19'2 x 11'5 (5.84m x 3.48m)

Bedroom One

10'4 x 9'7 (3.15m x 2.92m)

En-Suite Shower Room

6'8 x 4'10 (2.03m x 1.47m)

Bedroom Two

9'5 x 8'11 (2.87m x 2.72m)

Bedroom Three / Study

6'6 x 4'10 (1.98m x 1.47m)

Bathroom

6'5 x 5'5 (1.96m x 1.65m)

Outside

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



COUNCIL TAX INFORMATION:

Local Authority: Rutland CC
Council Tax Band: A

AGENTS NOTE – DRAFT PARTICULARS:

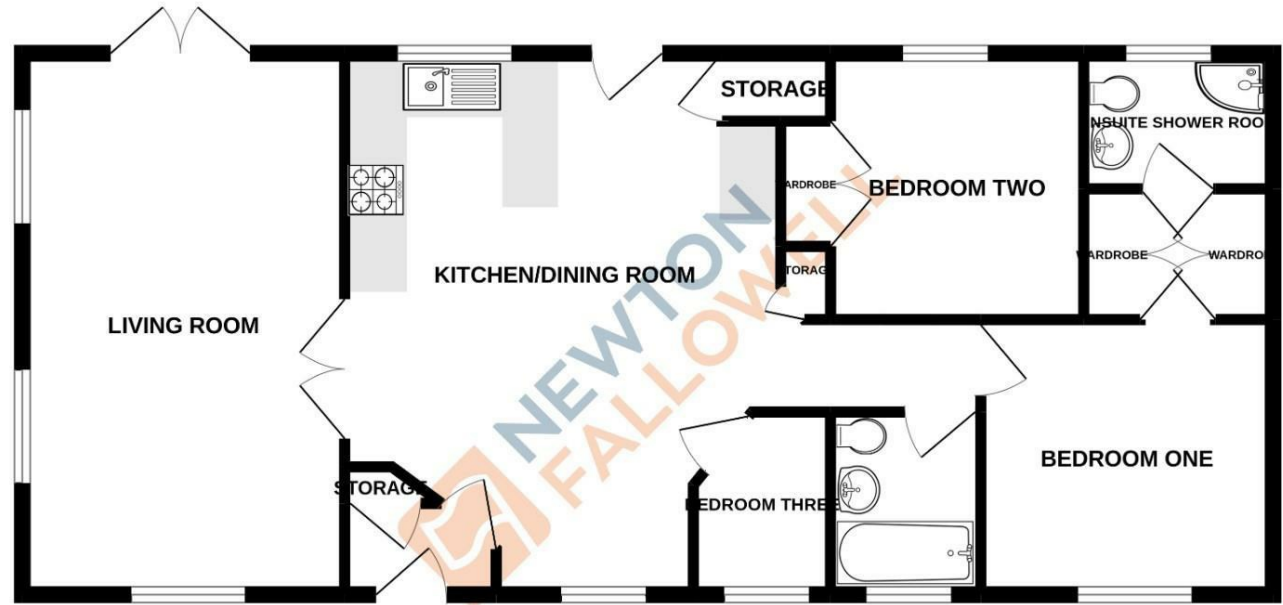
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ANTI-MONEY LAUNDERING REGULATIONS:

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.

GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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	