



Lonsborough Gardens, Langham
Oakham, Rutland, LE15 7SA

 **NEWTON
FALLOWELL**

Lonsborough Gardens, Langham Oakham, Rutland, LE15 7SA £185,000 Leasehold

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 and 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 extremely well-kept park home sits on a good-sized corner plot and is being sold with NO ONWARD CHAIN! Benefiting from an open plan living/ dining room, kitchen, two/ three bedrooms with the master offering an en-suite shower room and as well as a separate shower room.

Entering via the front the spacious entrance hall provides access to a useful storage cupboard as well as access to the main living accommodation. The spacious open-plan living/ dining area allows plenty of natural light from the double-aspect windows. The kitchen accessed via the dining area benefits from plenty of floor-to-wall base units and provides a door leading to the driveway. All three bedrooms are described as two doubles and a single sit to the back of the park home, with the master bedrooms providing built-in storage and an en-suite shower room. The third bedroom is currently being used as a home office.

Externally you will find ample parking with a block paved driveway which leads to the single garage. There is also a large gravelled area behind the park home where the current owners used to park a motorhome. The landscaped garden is laid on both gravel and turf which offers beautiful rear field views.



Entrance Hall
6'10 x 4'1 (2.08m x 1.24m)

Storage Cupbaord
4'1 x 3'5 (1.24m x 1.04m)

Living Room
15'4 x 18'1 (4.67m x 5.51m)

Dining Room
10'7 x 9'10 (3.23m x 3.00m)

Kitchen
11'1 x 9'5 (3.38m x 2.87m)

Utility Room
6'8 x 4'11 (2.03m x 1.50m)

Master Bedroom
12'4 x 9'7 (3.76m x 2.92m)

En-Suite Shower Room
6'9 x 5'7 (2.06m x 1.70m)

Bedroom Two
9'7 x 8'4 (2.92m x 2.54m)

Bedroom Three
6'9 x 5'1 (2.06m x 1.55m)

Shower Room
6'8 x 5'6 (2.03m x 1.68m)

Garage

Outside

Externally you will find ample off-road parking to both sides of the park home. There is a block paved driveway that leads to the single garage. The corner plot provides picturesque field views to the rear aspect with a range of shrubs and trees.

Agents Notes - Leasehold Information

We have been advised by the owners that there is a ground rent payment made monthly of £163.32. There is an in-perpetuity lease on the plot which means that there is no set lease period. The lease is in place for as long as the estate charge is paid.



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.



**NEWTON
FALLOWELL**

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GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



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		
(0-20) G		
Not energy efficient - higher running costs		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

TOTAL FLOOR AREA: 852 sq.ft. (79.2 sq.m.) approx.

EU Directive 2002/91/EC

England & Wales

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