



Chartered Surveyors & Letting Agents



## **Trout Cottage, Normanton Park Gardens, Normanton, LE15 8RP**

### **£2,450 PCM**

Cotemporary cottage offering high quality, light and airy accommodation in a stunning location on the shores of Rutland Water, within easy commuting distance from Oakham and Stamford.

The accommodation benefits from oil central heating (underfloor on ground floor) and briefly comprises: GROUND FLOOR: Entrance Hall, open-plan Lounge/Sitting Room, Breakfast Kitchen, Utility, Bathroom, WC, 2 Double Bedrooms; FIRST FLOOR: Master Suite of Double Bedroom and Shower Room.

OUTSIDE: driveway providing off-road parking for a number of vehicles to the front, delightful gardens.

RENT INCLUDES SERVICES OF A GARDENER. AVAILABLE TO LET AS FULLY/PART OR UNFURNISHED.

Council tax Band: F (Rutland)  
Deposit: £2826.92

**Oakham**  
5 Market Street  
Oakham  
Rutland LE15 6DY  
Tel: 01572 755555  
Letting Centre: 01572 755513  
[oakham@murray.co.uk](mailto:oakham@murray.co.uk)

**Stamford**  
Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

[stamford@murray.co.uk](mailto:stamford@murray.co.uk)

**Uppingham**  
18 High Street East  
Uppingham  
Rutland LE15 9PZ  
Tel: 01572 822587  
Letting Centre: 01572 822587  
[uppingham@murray.co.uk](mailto:uppingham@murray.co.uk)

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## SERVICES



- Mains electricity
- Mains water supply
- Mains sewerage
- Oil central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Ultrafast

Mobile signal availability:

EE - good outdoor

O2 - good outdoor

Three - good outdoor

Vodafone - good outdoor, variable in-home

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

