



Chartered Surveyors & Letting Agents



## 22, Priory Road, Manton, LE15 8ST

### £1,950 PCM

Charming, detached property situated in a premium village location and offering spacious character accommodation in good order which enjoys stunning views over Rutland Water.

The accommodation briefly comprises:

GROUND FLOOR: Entrance Porch, Dining Hall, Sitting Room, Conservatory, Inner Hall, Kitchen/Diner, Utility, Cloakroom/WC, access to Cellar; FIRST FLOOR: Master Bedroom with en-suite Bathroom, two further Double Bedrooms, Family Bathroom.

OUTSIDE: off-road Parking (driveway), mature gardens of good size to rear.

Council Tax Band: E (Rutland)  
Deposit: £2250

**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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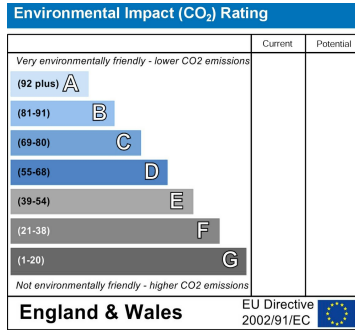
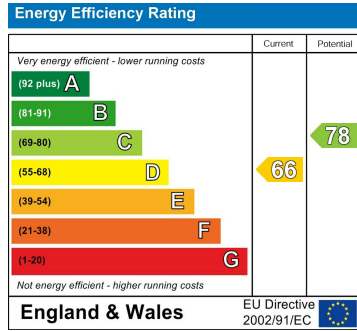
**SERVICES**

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

According to <https://checker.ofcom.org.uk/>  
 Broadband availability: Standard, Superfast, Ultrafast  
 Mobile signal availability:  
 EE - good outdoor, variable in-home  
 O2 - good outdoor  
 Three - good outdoor

Vodafone - good outdoor  
 Results are predictions and not a guarantee.

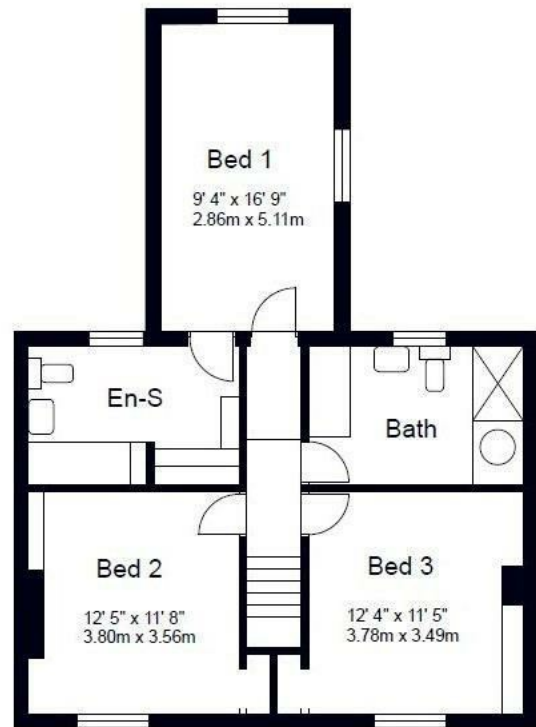
None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.



22 PRIORY RD, MANTON, LE15 8ST



GROUND FLOOR



FIRST FLOOR

*The present plan is not to scale and for identification purposes only*