

**MURRAY**

2, Uppingham Road, Gunthorpe, LE15 8BE

£1,000 PCM

A fully refurbished detached, one-storey cottage with Car Port, off-road parking, good size gardens and store situated in a tranquil rural location, within the grounds of Gunthorpe Hall.

The accommodation briefly comprises Sitting Room, modern shaker-style Breakfast Kitchen, two Bedrooms (double and single) and refitted Shower Room.

The tenant will be responsible to pay for the utilities to this property (water, electric, central heating, broadband/wi-fi) and council tax

Council Tax Band: B (Rutland)
Deposit: £1153.84

Oakham

5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford

Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

stamford@murray.co.uk

Uppingham

18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk





SERVICES

Mains electricity
 Mains water supply
 Mains sewerage
 Gas central heating

According to <https://checker.ofcom.org.uk/>
 Broadband availability: Standard, Ultrafast
 Mobile signal availability:

Indoor: Three - voice and data likely, EE, O2, Vodafone - voice and data limited;
 Outdoor: Three, EE, O2, Vodafone - voice and data likely.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			