



Chartered Surveyors & Letting Agents



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

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Uppingham
18 High Street East
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Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
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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, 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			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	