



Chartered Surveyors & Letting Agents



Little Bank, Withcote Lodge, Launde Road, Withcote, LE15 8DS £2,250 PCM

**** RENT INCLUDES WATER & SEWERAGE RATES ****

Substantial detached house in good order set in a spectacular location with panoramic rural views and offering accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Conservatory, Kitchen/Diner, Utility Room, WC; FIRST FLOOR: Master Bedroom with en-suite Bathroom, three further Bedrooms (2 double and 1 single), contemporary Shower Room.

OUTSIDE: Gardens, Driveway providing off-road parking.

NB: Land and equestrian facilities may be available by separate negotiation.

Council Tax Band: E (Rutland)
Deposit: £2596.15

Oakham
5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
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Letting Centre: 01572 822587
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SERVICES

Electricity - TBC
Water supply - TBC
Sewerage - TBC
Oil central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard
Mobile signal availability:
EE - variable outdoor
O2 - poor to none outdoor

Three - variable outdoor
 Vodafone - variable 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.

