



5, Oak Close, Uppingham, LE15 9SU **£1,250 PCM**

An attractive three-bedroom detached, modern house with single garage, ample off-road parking and generous rear garden set in a pleasant cul-de-sac within walking distance of the local primary school and town centre amenities.

Benefiting from gas central heating and full double glazing, the property offers tastefully presented three-bedroom family accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, open-plan Lounge/Diner, Kitchen, Utility Room; **FIRST FLOOR:** three Bedrooms, refitted Bathroom.

Council Tax Band: C (Rutland)
Deposit: £1442.30

Oakham

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

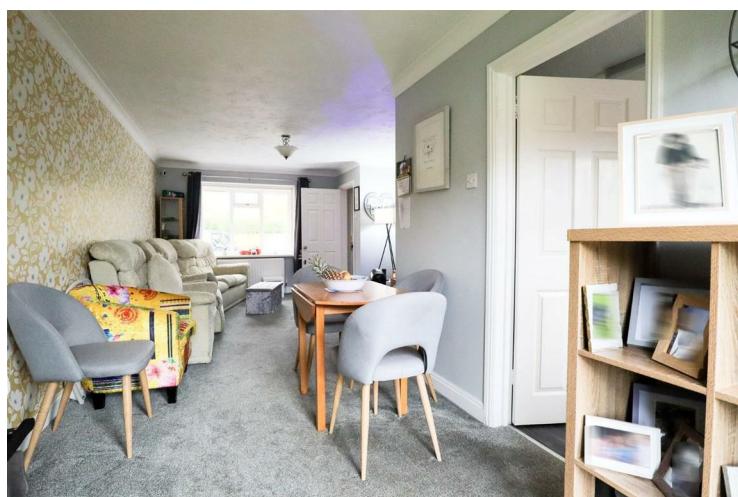
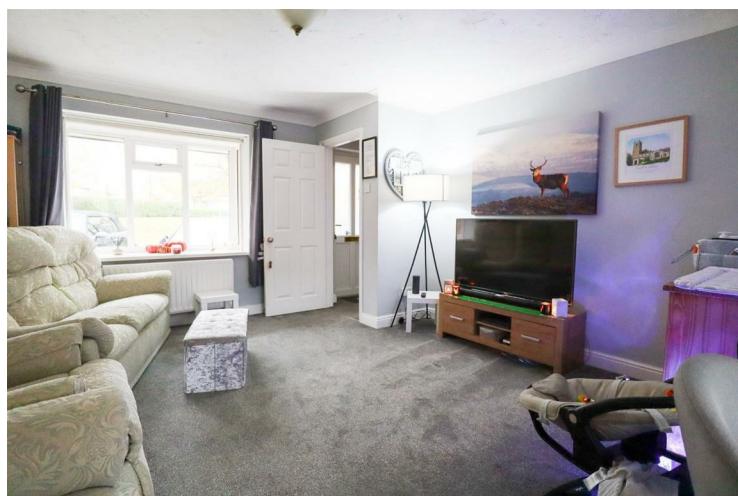
Stamford

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, Superfast, Ultrafast

Mobile signal availability:

EE - good outdoor, variable in-home

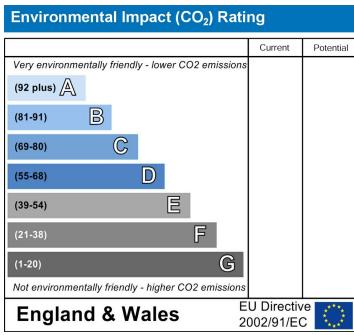
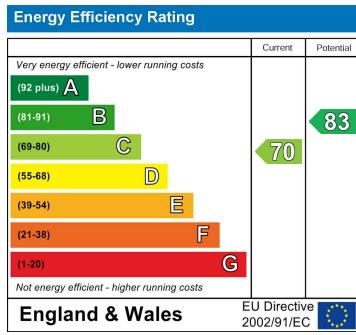
O2 - good outdoor

Three - good outdoor

Vodafone - variable outdoor.

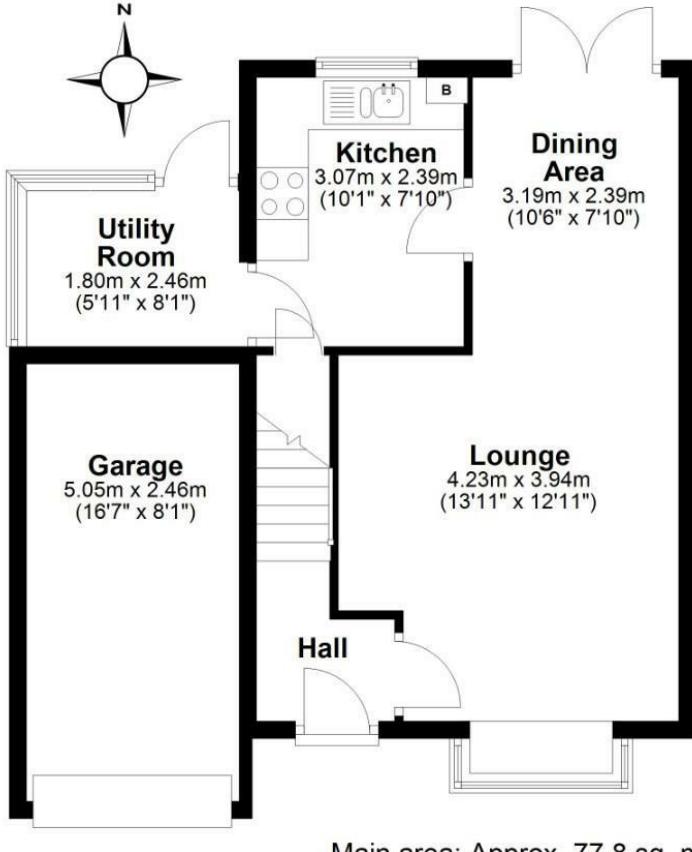
Results are predictions and not a guarantee.

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.



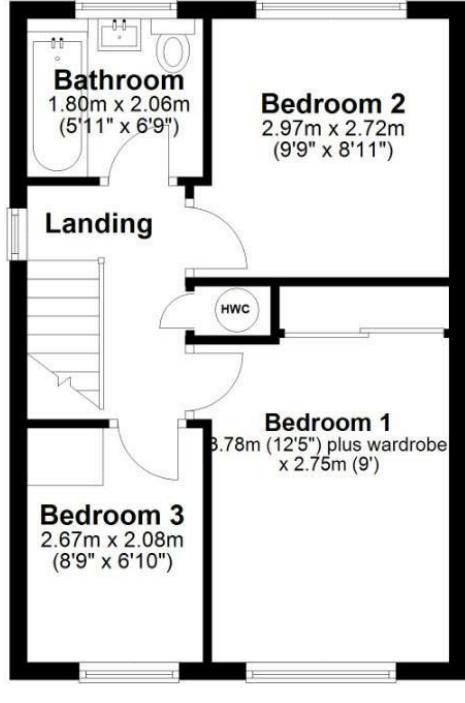
Ground Floor

Main area: approx. 41.5 sq. metres (447.0 sq. feet)
Plus garages, approx. 13.2 sq. metres (142.2 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



Main area: Approx. 77.8 sq. metres (837.3 sq. feet)

Plus garages, approx. 13.2 sq. metres (142.2 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.