



Chartered Surveyors & Letting Agents



## **Netherfield Farmhouse, Gretton Road, Harringworth, NN17 3AD**

### **£2,700 PCM**

A substantial detached house in immaculate order throughout, with good size gardens situated in a picturesque rural location on the edge of the village.

The property offers spacious family accommodation which benefits from oil central heating and high performance glazing and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, open-plan Living Kitchen, Utility, Sitting Room, Inner Hall, Study, Cloakroom / WC, three double Bedrooms, Family Bathroom;  
**FIRST FLOOR:** two further Bedrooms (a double and a single), Family Bathroom.

**OUTSIDE:** lean-to single Garage, off-road Parking, beautiful Gardens adjoining countryside.

Council Tax Band: D (East Northamptonshire)

Deposit: £3,115.38

#### **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)







#### 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:

EE - good outdoor, variable in-home

O2 - good outdoor


Three - good outdoor

Vodafone - variable outdoor

Results are predictions and not a guarantee.

\* 500MB broadband is available at the property

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	72	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	