



5 New Row, Cottesmore Road, Burley, LE15 7SZ £1,950 PCM

A beautifully maintained and presented family home which is filled with original features and character.

The property is located in the popular village of Burley, which is only a two-mile drive or walk from Oakham town centre and is ideal for quick access to the town or travelling further afield.

The property stands on a good-size plot with lovely gardens and grounds, driveway providing parking for three vehicles.

The accommodation briefly comprises:

GROUND FLOOR: Entrance Porch, Snug, Lounge, large Living Kitchen, Utility, Shower Room; **FIRST FLOOR:** Master Bedroom with en-suite Bathroom, Family Bathroom, two further double Bedrooms. **SECOND FLOOR:** Double Bedroom and en-suite Bathroom.

OUTSIDE: Lovely gardens and grounds with views over open fields to the rear.

Council; Tax Band: D (Rutland)
Deposit: £2,250

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
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 and Superfast, no Ultrafast
Mobile signal availability:
Indoor: EE and O2 - voice and data limited; Three and Vodafone - none

Outdoor: EE, Three, O2 and 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.

