



Chartered Surveyors & Letting Agents



Somerby Lodge, Oakham Road, Somerby, LE14 2QF

£1,850 PCM

Well-presented character Farmhouse offering immaculately presented accommodation in picturesque rural location surrounded by open fields, between the villages of Somerby and Cold Overton. The interior can be summarised as follows:

GROUND FLOOR: Entrance Hall, Shower Room, Kitchen, Utility Room, Sitting Room, Dining Room, Conservatory; FIRST FLOOR: three Bedrooms, Bathroom.

OUTSIDE: ample parking, gardens with panoramic views over open fields.

NO SMOKERS

Separate charge applies for water usage in addition to the monthly rent.

Council Tax Band: E (Melton)

Deposit: £2134.61

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









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(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	



SERVICES

- Mains electricity
- Mains water supply
- Septic tank
- Oil central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard

Mobile signal availability:

Indoor: O2 - voice and data likely; EE - voice and data limited; Vodafone - voice limited, data - none; Three - voice and data - none

Outdoor: EE, O2, Vodafone - voice and data likely; Three - voice likely, data limited

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.