



Chartered Surveyors & Letting Agents



Park Barn, Home Farm Close, Burley, LE15 7ST

£2,475 PCM

Beautiful detached stone Barn Conversion with Annexe, set in the picturesque village of Burley, just under 2 miles from the county town of Oakham, and offering spacious, flexible character accommodation which can be summarised as follows:

GROUND FLOOR: Reception Hall, Cloakroom/WC, Sitting Room, Dining Room, feature oak framed Sun Room, Breakfast Kitchen, Utility, double Bedroom with en-suite Shower Room; **FIRST FLOOR:** Master Bedroom with balcony and en-suite Bathroom, two further Bedrooms, Family Bathroom.

OUTSIDE: Double Garage, ample parking and large south-facing gardens.

Included in the let is a detached Annexe housing a further Double Garage and Double Carport on the ground floor and a suite of two spacious Rooms, Kitchenette and Shower Room on the first floor.

Council Tax Band: G (Rutland)
Deposit: £2855.76

Oakham
5 Market Street
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Rutland LE15 6DY
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Letting Centre: 01572 755513
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Stamford
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18 High Street East
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Letting Centre: 01572 822587
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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:
Indoor: EE, O2 - voice and data limited; Three, Vodafone - none;
Outdoor: EE, O2, Three, 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.

