



Chartered Surveyors & Letting Agents



22, Priory Road, Manton, LE15 8ST

£1,850 PCM

Charming, detached property situated in a premium village location and offering spacious character accommodation in good order which enjoys stunning views over Rutland Water.

The accommodation briefly comprises:

GROUND FLOOR: Entrance Porch, Dining Hall, Sitting Room, Conservatory, Inner Hall, Kitchen/Diner, Utility, Cloakroom/WC, access to Cellar; FIRST FLOOR: Master Bedroom with en-suite Bathroom, two further Double Bedrooms, Family Bathroom.

OUTSIDE: off-road Parking (driveway), mature gardens of good size to rear.

Council Tax Band: E (Rutland)

Deposit: £_____

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

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	