



Chartered Surveyors & Letting Agents



20, The Leas, Cottesmore, LE15 7DG

£1,350 PCM

Stylishly appointed stone-built character Cottage in good order throughout situated on a street corner in the centre of this popular Rutland village overlooking the parish church.

The immaculately presented accommodation benefits from gas central heating and double glazing and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Dining Room, refitted high-spec shaker-style Kitchen with integrated appliances, contemporary WC and Utility Room (with plumbing and space for washing machine and tumble dryer);

FIRST FLOOR: 4 Bedrooms (3 Double, 1 Single), contemporary spacious Shower Room.

OUTSIDE: small Courtyard Garden to the rear.
On-street parking.

Deposit: £ _____
Council Tax Band: D (Rutland)

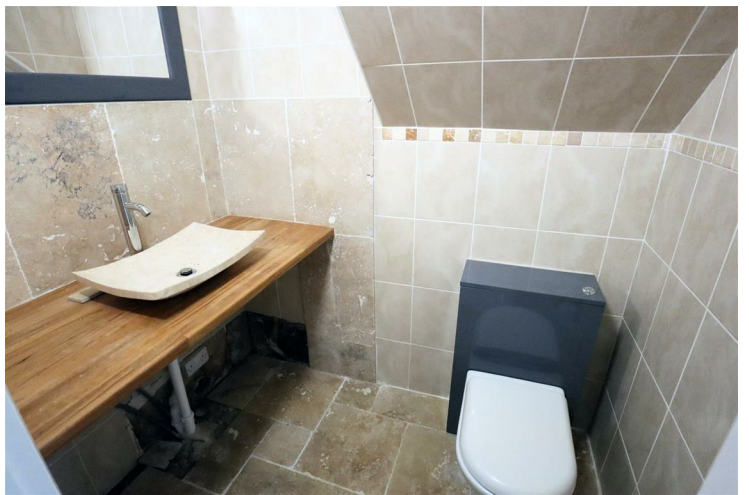
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Tel: 01572 755555
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SERVICES

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	
(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