



Chartered Surveyors & Letting Agents



9, Gatehouse Lane, South Luffenham, LE15 8NN

£945 PCM

A well-presented semi-detached property in popular Rutland village with accommodation briefly comprising:

GROUND FLOOR: Lounge/Diner, refitted Kitchen; FIRST FLOOR: 3 Bedrooms (2 doubles, 1 single), refitted Bathroom with shower over the bath.

OUTSIDE: Single Garage and attractively landscaped gardens.

To let Unfurnished

NO PETS

Council Tax Band: C (Rutland)

Deposit: £1090.38

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
Mobile signal:

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

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

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	