



Chartered Surveyors & Letting Agents



5, Haybarn Close, Barleythorpe, LE15 7TZ

£2,100 PCM

Contemporary, detached, executive stone-built family home on an exclusive development on the outskirts of Oakham.

The property offers substantial, energy-efficient accommodation in brief comprising:

GROUND FLOOR: Reception Hall, Lounge, Dining Room, Family Room, Kitchen, Utility Room, Cloakroom; **FIRST FLOOR:** five Bedrooms (two of them with en-suite Shower Rooms), Family Bathroom.

OUTSIDE there is a detached double Garage, gardens to front and rear.

Council Tax Band: F (Rutland)
Deposit: £2884.61

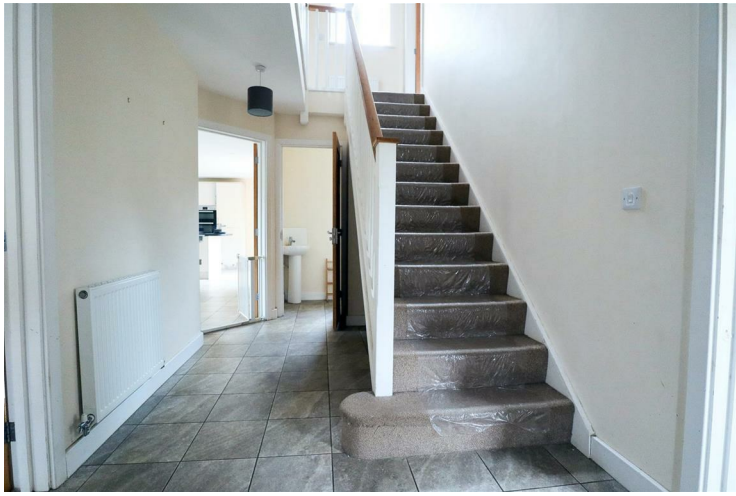
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Stamford
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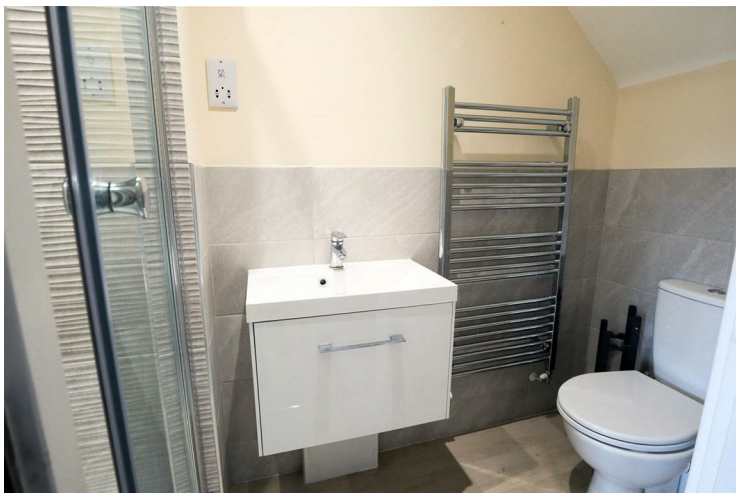
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Vodafone - good (outdoor only)
Results are predictions and not a guarantee.

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



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:
EE - variable in-home, good outdoor
O2 - good (outdoor only)
Three - variable in-home, good outdoor