



Chartered Surveyors & Letting Agents



Chestnut Farmhouse, Langham Road, Burley, LE15 7AB

£1,450 PCM

A beautiful stone-built farmhouse offering delightful character accommodation in good order on the edge of the picturesque village of Burley close to Oakham.

The interior briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge with wood-burner, Family Room, good-size Kitchen/Diner, Utility Room, Shower Room; FIRST FLOOR: 3 Double Bedrooms, Family Bathroom.

Outside there is an area of shared allocated parking and a large garden with lovely rural views to rear.

To Let Unfurnished.

Council Tax band: F (Rutland)
Deposit: £1673.07

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

Mobile signal availability:

EE - good outdoor and in-home

O2 - good outdoor

Three - good outdoor

Vodafone - variable outdoor

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		
		83
	53	
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		