



## **1 Churchgate Court, Wood Lane, Braunston, LE15 8JG** **£1,500 PCM**

A beautifully appointed semi-detached stable yard mews conversion enjoying views of the church in a sought-after conservation village. The accommodation on offer briefly comprises:

**GROUND FLOOR:** Reception Dining Hall, Sitting Room, Library/Study, Dining Kitchen, Cloakroom/WC; **FIRST FLOOR:** Master Bedroom with en-suite Shower Room, two further double Bedrooms, Bathroom.

**OUTSIDE** there are two car parking spaces and a garage with a walled yard to the rear.

Council Tax Band: E  
Deposit: £1,730.00

**Oakham**  
5 Market Street  
Oakham  
Rutland LE15 6DY  
Tel: 01572 755555  
Letting Centre: 01572 755513  
[oakham@murray.co.uk](mailto:oakham@murray.co.uk)

**Stamford**  
Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

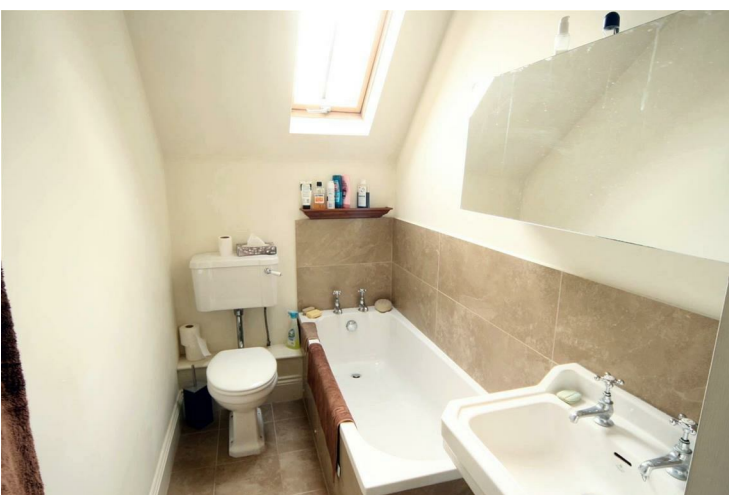
[stamford@murray.co.uk](mailto:stamford@murray.co.uk)

**Uppingham**  
18 High Street East  
Uppingham  
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Tel: 01572 822587  
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| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



SERVICES

- Mains electricity
- Mains water supply
- Mains sewerage
- Boiler and radiators - electric

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:  
EE - good outdoor and in-home  
O2 - variable outdoor  
Three - good outdoor, variable in-home  
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.