



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: £1,730.76

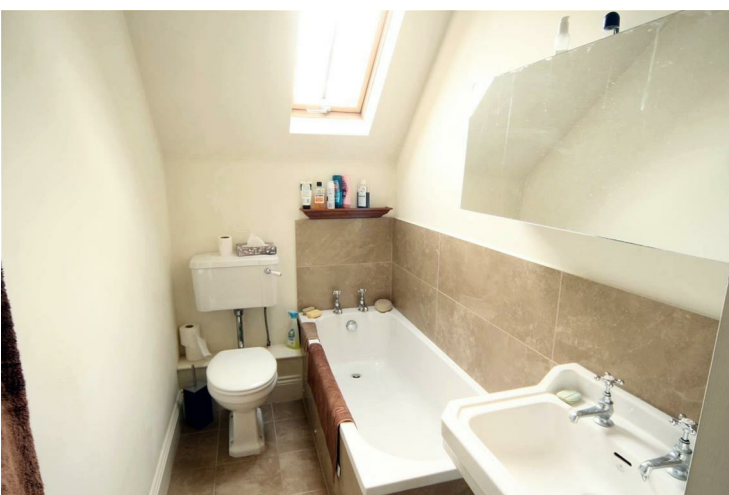
Oakham
5 Market Street
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Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford
Sales Enquiries
01780 766604
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Uppingham
18 High Street East
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Rutland LE15 9PZ
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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 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
- 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.