



Chartered Surveyors & Letting Agents



Little Bank, Withcote Lodge, Launde Road, Withcote, LE15 8DS £2,000 PCM

**** RENT INCLUDES WATER & SEWERAGE RATES ****

Substantial detached house in good order set in a spectacular location with panoramic rural views and offering accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Conservatory, Kitchen/Diner, Utility Room, WC; FIRST FLOOR: Master Bedroom with en-suite Bathroom, three further Bedrooms (2 double and 1 single), contemporary Shower Room.

OUTSIDE: Gardens, Driveway providing off-road parking.

NB: Land and equestrian facilities may be available by separate negotiation.

Council Tax Band: E (Rutland)
Deposit: £2307.69

Oakham
5 Market Street
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Tel: 01572 755555
Letting Centre: 01572 755513
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	