



Mayfield House 1, Somerby Road, Cold Overton, LE15 7QB

£1,400 PCM

Detached property in good order enjoying stunning rural views and offering accommodation briefly comprising:

GROUND FLOOR: Sitting Room, Dining Room, Kitchen, Cloakroom/WC; **FIRST FLOOR:** Master Bedroom with en-suite Shower Room, three further double Bedrooms, Family Bathroom,

OUTSIDE: single Garage, large Gardens to rear with countryside views.

To Let Unfurnished.

Council Tax Band: D (Melton District Council)
Deposit: £1615.38

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







SERVICES

Electricity - TBC

Water supply - TBC

Sewerage - TBC

Oil central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

EE - variable outdoor

O2 - good outdoor, variable in-home

Three - poor to none 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	47	
(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		