



Chartered Surveyors & Letting Agents



Netherfield Farmhouse, Gretton Road, Harringworth, NN17 3AD

£2,500 PCM

A substantial detached house in immaculate order throughout, with good size gardens situated in a picturesque rural location on the edge of the village.

The property offers spacious family accommodation which benefits from oil central heating and high performance glazing and can be summarised as follows:

GROUND FLOOR: Entrance Hall, open-plan Living Kitchen, Utility, Sitting Room, Inner Hall, Study, Cloakroom / WC, three double Bedrooms, Family Bathroom;
FIRST FLOOR: two further Bedrooms (a double and a single), Family Bathroom.

OUTSIDE: lean-to single Garage, off-road Parking, beautiful Gardens adjoining countryside.

Council Tax Band: D (East Northamptonshire)

Deposit: £2884.61

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









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		72	
(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
- Gas central heating

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

Broadband availability: Standard, Ultrafast*

Mobile signal availability:

EE - good outdoor, variable in-home

O2 - good outdoor

Three - good outdoor

Vodafone - variable outdoor

Results are predictions and not a guarantee.

* 500MB broadband is available at the property

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.