



Chartered Surveyors & Letting Agents



Blackberry Cottage, 3, Uppingham Road, Gunthorpe, LE15 8BE

£1,050 PCM

A detached one-storey cottage in good order, with off-road parking and good size gardens, situated in a tranquil rural location, within the grounds of Gunthorpe Hall.

The accommodation briefly comprises Sitting Room, modern shaker-style Kitchen, two Double Bedrooms and refitted Shower Room.

Services of a gardener included.

Pets considered.

Council Tax Band: B (Rutland)

Deposit: £_____

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

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

ACCOMMODATION

GROUND FLOOR

Sitting Room

A well proportioned reception room featuring fireplace with stone surround, radiator, built-in airing cupboard housing hot water cylinder, picture rail and bay window.



Bedroom Two

A further double bedroom with a radiator and window.



Kitchen

A range of attractive modern fitted units incorporating wood effect work surfaces with subway style tiled splashbacks, inset single drainer sink with mixer tap, base cupboard and drawer units.

Integrated appliances include electric double oven and gas hob with stainless steel extractor hood above.

Radiator, gas fired central heating boiler, laminate flooring, bay window.



Bedroom One

A double room with feature fireplace, radiator, picture rail and bay window.

Shower Room

Stylishly fitted with traditional washstand vanity unit, concealed cistern low level WC and corner shower cubicle.

Column radiator with towel rail, tiled floor, extractor fan.



OUTSIDE

Off-road Parking

There is a gravelled area providing ample off-road parking.



Gardens

The good sized front and side gardens are mainly laid to lawn.

NB: Services of a gardener are included in the rental.

SERVICES

- Mains electricity
- Mains water supply
- Gas central heating

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

COUNCIL TAX

Band B
 Rutland County Council, Oakham 01572-722577

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
 Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.

Prospective purchasers and lessees ought to seek their own professional advice.

- All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
- No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
- It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.
- The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

