



140, Stud Road, Barleythorpe, LE15 7GD £1,800 PCM

Substantial modern four-bedroom detached property in good order throughout set on the outskirts of Oakham and offering tastefully presented accommodation, which briefly comprises:

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

OUTSIDE: Garage, enclosed rear Garden with paved patio and lawn.

NB: The property will be redecorated with new carpets laid to some rooms prior to new tenancy.

Council Tax Band: D (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







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
- Gas central heating

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