



Chartered Surveyors & Letting Agents



Little Bank, Withcote Lodge, Launde Road, Withcote, LE15 8DS £2,250 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: £2596.15

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

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SERVICES

Electricity - TBC
 Water supply - TBC
 Sewerage - TBC
 Oil central heating

According to <https://checker.ofcom.org.uk/>
 Broadband availability: Standard
 Mobile signal availability:
 EE - variable outdoor
 O2 - poor to none outdoor

Three - variable 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.

