



Chartered Surveyors & Letting Agents



## Shepherd's Cottage, 4 Uppingham Road, Nr Gunthorpe, LE15 8BE £1,600 PCM

Beautifully presented semi-detached character cottage with 1 Reception Room, Kitchen/Diner, 2 Bedrooms, 2 Bath/Shower Rooms, garden and off-road parking set in a wonderful rural setting close of Gunthorpe.

To let furnished or unfurnished.

Energy Rating: E  
Council Tax Band: C (Rutland)  
Deposit: £1846.15

### Oakham

5 Market Street  
Oakham  
Rutland LE15 6DY  
Tel: 01572 755555  
Letting Centre: 01572 755513  
[oakham@murray.co.uk](mailto:oakham@murray.co.uk)

### Stamford

Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

[stamford@murray.co.uk](mailto:stamford@murray.co.uk)

### Uppingham

18 High Street East  
Uppingham  
Rutland LE15 9PZ  
Tel: 01572 822587  
Letting Centre: 01572 822587  
[uppingham@murray.co.uk](mailto:uppingham@murray.co.uk)

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SERVICES

- Mains electricity
- Mains water supply
- Sewerage - TBC
- Oil 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.

