



Chartered Surveyors & Letting Agents



21, Holbrook Way, Barleythorpe, LE15 7WL

£1,350 PCM

Much improved and immaculately presented contemporary house with double car port and south-facing terrace situated on the edge of Oakham.

The energy-efficient and newly redecorated accommodation benefits from high-performance glazing, gas-fired central heating and four solar panels. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: three Bedrooms (one double and two single), new Shower Room; FIRST FLOOR: open-plan Living Room, Dining Area and new, bespoke shaker Kitchen, WC.

OUTSIDE: south-facing timber-decked terrace, a further secure, paved yard area to the side and area and double Car Port providing off-road parking to the front.

Council Tax Band: C (Rutland)
Deposit: £1557.69

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5 Market Street
Oakham
Rutland LE15 6DY
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Letting Centre: 01572 755513
oakham@murray.co.uk

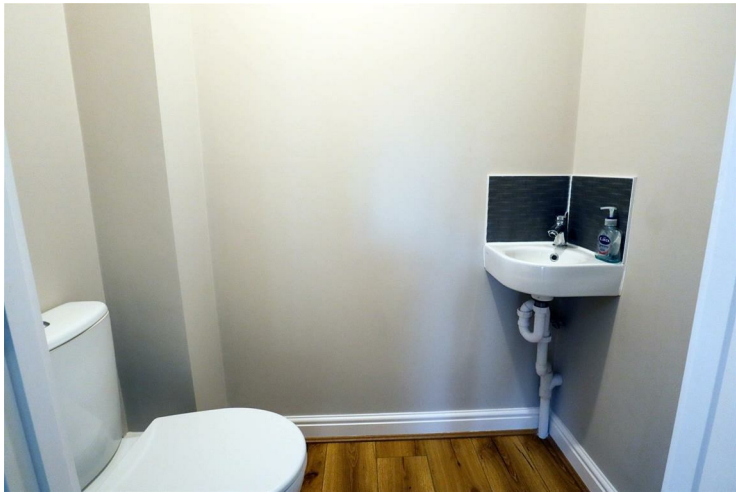
Stamford
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

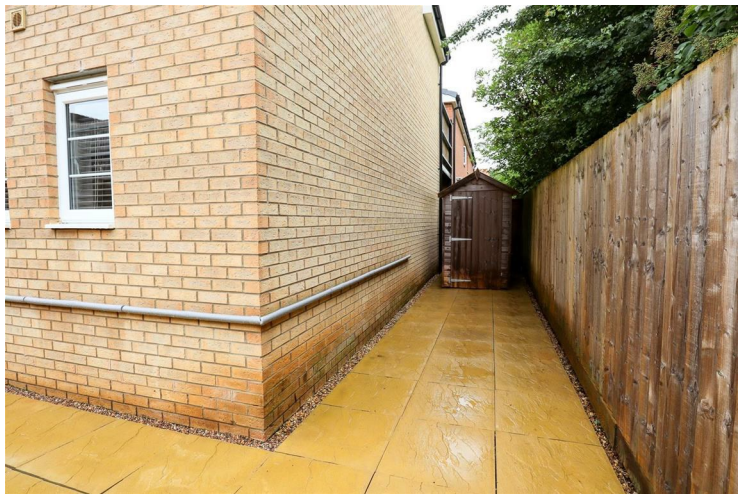
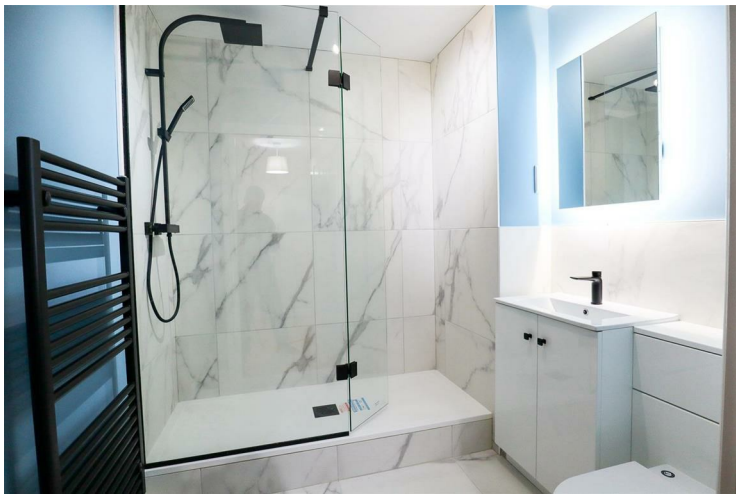
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Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development









SERVICES

- Mains electricity
- Mains water supply
- Mains sewerage
- Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast and Ultrafast
Mobile signal availability:
Indoor: EE and Vodafone - voice and data likely; O2 - voice likely, data limited; Three - voice and data likely
Outdoor: EE, Vodafone, O2 and Three - voice and data likely
Results are predictions and not a guarantee.

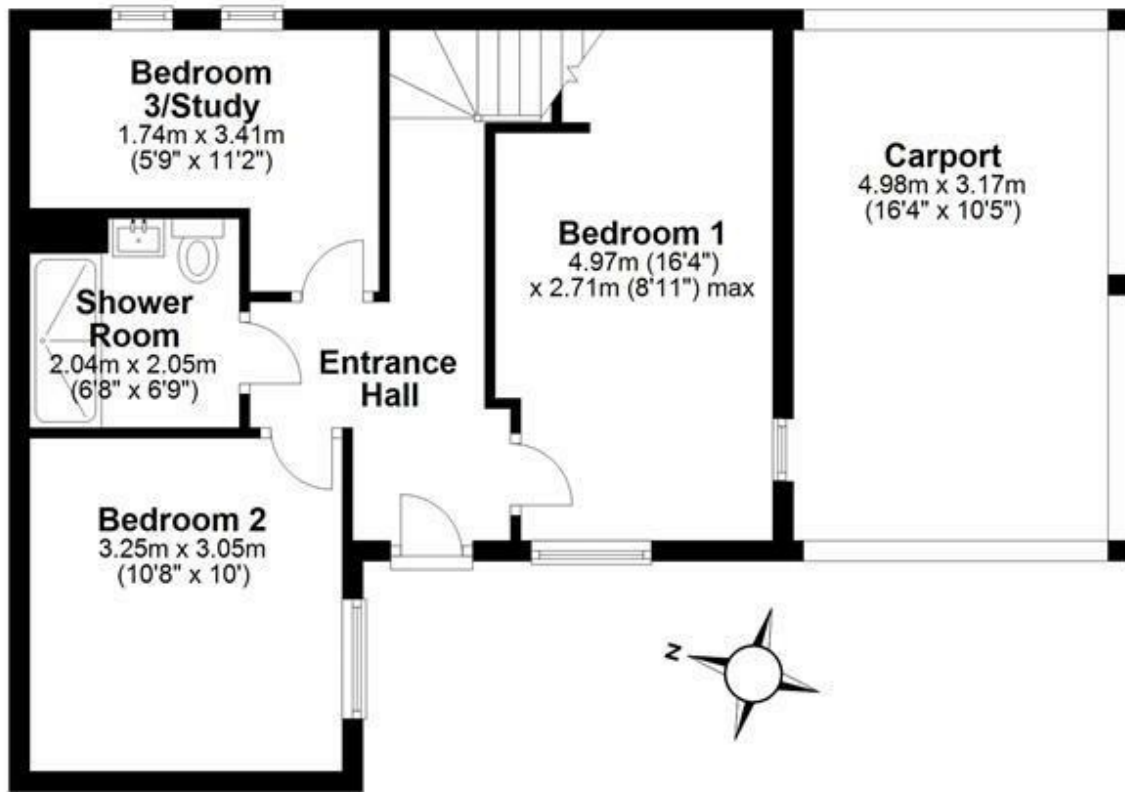
None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	87
(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		

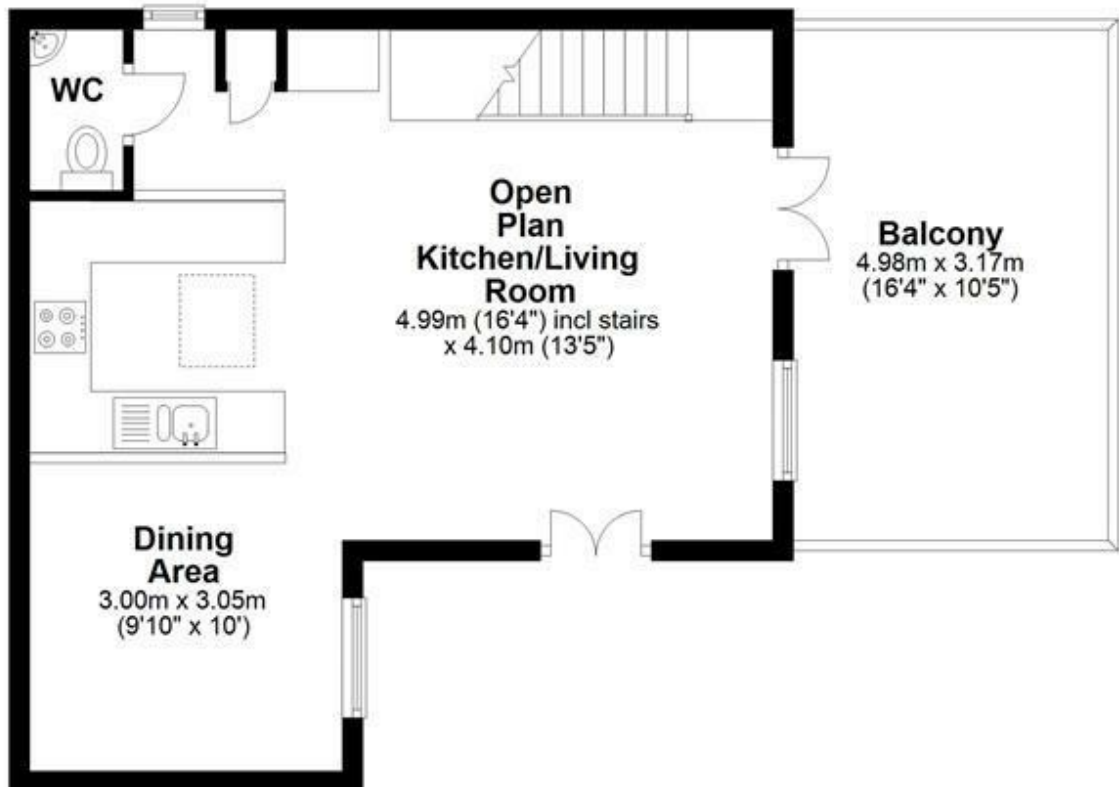
Ground Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 85.8 sq. metres (923.4 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by
ADR Energy Assessors
Plan produced using PlanUp.