



## **3 STOCKS GREEN**

Elton, Peterborough, PE8 6RF



**Rent: £935 PCM**

**Available Early November**

Elton Estates is offering to let this 2 bed listed semi-detached cottage, located in a quiet location overlooking one of the village greens in the picturesque village of Elton.

The village of Elton has good transport links from the A605 to the A1(M) and is near to the towns of Peterborough and Oundle. There is a bus service through the village to both locations. Peterborough train station has regular direct trains to London Kings Cross.

The village benefits from a primary school, post office and shop, village hall, and four restaurants. There are also several walks around the village and footpaths leading to Warmington and Nassington.

**TO LET**



The property provides the following accommodation:

## Ground Floor

### Entrance Hall

Giving access to the Sitting Room, Dining Room and main stairs to the first floor.

### Sitting Room

13' 9" x 10' 7" (4.18m x 3.23m)

Accessed from Entrance Hall with access to Kitchen, Utility and Shower Rooms. Central heating radiator, TV point, telephone point, carpet to floor. Open fireplace with stone slab hearth. Exposed beams. Window to front elevation. Large under-stairs storage cupboard.



### Dining Room

13' 9" x 10' 7" (4.18m x 3.23m)

Accessed from Entrance Hall with through access to Kitchen, Utility and Shower Rooms. Central heating radiator, carpet to centre of floor with stone flags to outer. Decorative fireplace. Exposed beam. Window to front elevation. Back stairs giving direct access to second bedroom. Under-stairs storage cupboard.



### Kitchen

13' 10" x 11' 6" (4.20m x 3.50m)

Accessed from Sitting and Dining rooms with external door giving access to rear gardens. Access to Utility and Shower rooms. Range of fitted cream base and wall units with beech effect work-surface. Cream tiled splashbacks. Plumbing for dishwasher. Free-standing electric cooker with double oven. Stainless steel sink and drainer. Spotlights to ceiling and under-lighting to units. Marble stone slab effect tiles to floor. Exposed beam to door. Window to rear elevation overlooking garden. Central heating radiator.



TO LET



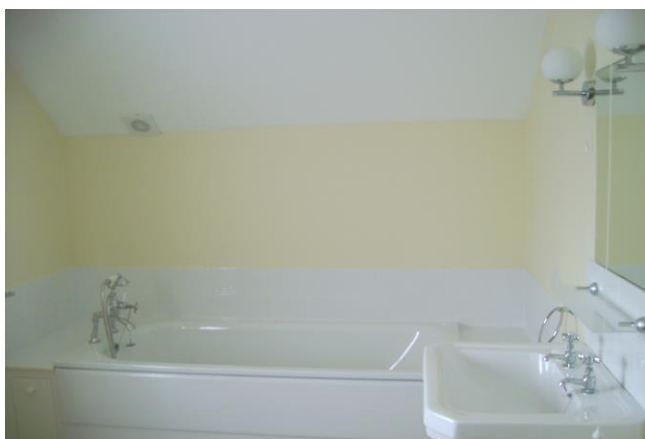
#### Utility Area

Fitted cream base and wall units with beech effect work-surface. Cream tiled splashbacks. Plumbing for washing machine, space for tumble dryer. Stainless steel sink and drainer. Spotlights to ceiling. Marble stone slab effect tiles to floor. Exposed beam to door. Window with roller blind overlooking rear garden. Oil fired central heating boiler and c/h radiator.

#### Shower Room

8' 7" x 6' 3" (2.60m x 1.90m)

Sliding door access from Utility Room. Central heating radiator. Window overlooking rear gardens. White L.F. WC. with pine seat, white wash basin, glass shower cubicle with white tray and white tiles to walls. Marble stone slab effect tiles to floor.



### First Floor

#### Stairs/Landing

Carpet to floor.

#### Bedroom 1

12' 5" x 10' 8" (3.78m x 3.25m)

With built in wardrobe/storage cupboard, central heating radiator, window to front elevation. Carpet to floor.

#### Bedroom 2

11' 2" x 10' 8" (3.39m x 3.25m) max.

With built in wardrobe/storage cupboards, central heating radiator, window to front elevation. Carpet to floor. Back stairs leading down to Dining Room.



#### Bathroom

14' 3" x 8' (4.33m x 2.44m)

With white suite comprising large bath, wash basin and L.F.W.C. Mirror, wall lights and glass shelf above basin. Mixer taps with hand-held shower attachment to bath. White tiled splashbacks. Central heating radiator. Carpet to floor. Extractor fan. Large bank of storage cupboards to side wall with airing cupboard containing hot water tank. Window overlooking rear garden.

**TO LET**



## Outside

### Outbuildings

Large stone outbuilding to rear of property.

### Rear/Side Garden

Rear/side gardens of good size laid mainly to lawn with slabs creating patio/sitting area.  
Green plastic oil tank.

## General Information

**Viewing:** All appointments should be made through the Elton Estate Office 01832 280 223.

To avoid disappointment, particularly if coming from far away, we would recommend that interested parties contact the Estate Office to discuss the property before arranging viewings.

**Assessments:** Council Tax Band: B

**Local Authority:** Huntingdonshire District  
Council Tel: 01480 388388

## EPC

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	45
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Deposit:** A deposit of 2 months' rent will be required. This will be held with the TDS.

**Tenure:** The property will be offered to let, unfurnished, on an Assured Shorthold Tenancy agreement for a minimum of one year.

**A £200 (inc VAT) administration fee is chargeable on application.**

Rent £935 pcm.

**Pets:** May be accepted, subject to the Landlords consent and pet clause.

**Services:** Mains electricity, water and drainage. Oil fired central heating

## Important Notice

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are for guidance only and are not necessarily comprehensive. No services, equipment or facilities have been tested. Tenants must satisfy themselves by inspection or otherwise.

## Contact

**Elton Estate Office**  
Elton Hall  
Elton  
Peterborough  
PE8 6SH

Tel: 01832 280223  
Fax: 01832 280584

**Email:** [office@eltonhall.com](mailto:office@eltonhall.com)

**VIEWING STRICTLY BY APPOINTMENT ONLY**