

## **7 Stocks Green, Elton, Peterborough, PE8 6RF**

Elton Estate is offering to let this end terrace 2 bed cottage situated in a quiet location overlooking open countryside to the rear and side.

In brief, the property provides the following accommodation:



### **Ground Floor**

#### **Kitchen/Diner**

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

Main front entrance door directly into kitchen. Black marble effect work surface with beech effect fitted base and wall units. Electric hob and oven. Stainless steel sink and drainer. Eyeball lights. Terracotta tiles to floor. Windows to front and side elevations both fitted with roller blinds. Central heating radiator. External rear door giving direct access to garden. Internal doors giving access to large walk-in Pantry, Cloakroom/Utility Room and Sitting Room.

#### **Pantry**

Large walk-in pantry located off kitchen via small inner lobby.



#### **Cloakroom/Utility Room**

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

Located off the kitchen via small inner lobby. Black marble effect work surface. Plumbing for washing machine with space for tumble dryer. Stainless steel sink and drainer. Oil fired central heating boiler. L.F. WC. Window to side elevation.

#### **Sitting Room**

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

Access from kitchen. 2 central heating radiators, TV point, telephone point, carpet to floor. Windows to front and rear elevations. Stairs to first floor



## **First Floor**

### **Landing**

1 central heating radiator, carpet to floor.

### **Bedroom 1**

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

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

### **Bathroom**

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

With white suite comprising bath, wash hand basin and L.F.W.C. Electric shower over bath. Shaver light and mirror. Central heating radiator. Carpet to floor. Extractor fan. Airing cupboard containing hot water tank. Window to rear elevation overlooking garden.



## **Outside**

### **Outbuildings**

2 Outbuildings attached to rear of property.

### **Rear Garden**

Rear garden of good size mainly to lawn overlooking open countryside towards Elton Mill to rear and side. 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.

### **Tenure**

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

### **Services**

Mains electricity, water and drainage.  
Oil fired central heating

### **Local Authority**

Huntingdonshire District Council Tel: 01480 388388

## **Important Notice**

1. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. 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**

