

**TO LET**



## **CHURCHGATE**

10-12 Overend, Elton, Peterborough, PE8 6RU



**Rent: £2,230 PCM**

**Available June 2017**

Elton Estate is offering to let this charming, large Grade 2 Listed detached stone 4/5 bed property together with adjoining stables and paddock. Located next to All Saints Church and Elton Church of England Primary School.

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. Peterborough train station has regular direct trains to London Kings Cross. There is also a regular bus service through the village to both of these locations.

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.

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The property contains many original features and will be let unfurnished. In brief, Churchgate provides the following accommodation:

## Ground Floor

### Kitchen

16' 3" x 17' 4" (4.94m x 5.27m)

With fitted units, electric cooker, plumbing for dishwasher. Central heating oil fired boiler. External door to rear courtyard area, secondary double glazing to front elevation, with a smaller window overlooking rear courtyard.



### Utility Room

9' 11" x 6' 10" (3.02m x 2.08m)

With fitted worktop and shelving, plumbing for two washing machines, room for two tumble dryers. Leading through to downstairs W.C.

### Living/Dining Room

17' 11" x 11' (5.45m x 3.35m)

Exposed beam, secondary double glazing to front elevation, window seat and inglenook feature fireplace



### Reception 3

17' 10" x 13' 9" (5.44m x 4.20m)

Open fire. French doors to rear garden and window to front elevation, both with internal folding shutters.

### Drawing Room

20' 7" x 16' (6.27m x 4.87m)

Exposed beam, secondary double glazing to front elevation, second window overlooking garden and open fireplace.



### Sitting Room

20' 2" x 12' 7" (6.15m x 3.83m) max.

Exposed beams, overlooking side garden, open fireplace with alcove recess either side.

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## First Floor

### Bedroom 1

16' 10" x 14' 11" (5.13m x 4.55m) Dual aspect, feature fireplace, fitted wardrobes with cupboards over. Leading to en suite.

### En Suite

11' 3" x 6' 9" (3.43m x 2.06m)  
With secondary double glazing to front elevation

### Bedroom 2

18' 11" x 11' 7" (5.76m x 3.53m)  
Exposed beams, dual aspect with fitted wardrobe.

### Bedroom 3

12' 11" x 9' 2" (3.94m x 2.80m) max.  
Exposed beam, window overlooking courtyard, with fitted wardrobe.

### Bedroom 4

11' 7" x 10' 5" (3.53m x 3.16m) max.  
Window overlooking courtyard, fitted wardrobe.

### Bathroom 1

12' 8" x 5' 2" (3.86m x 1.57m)  
White suite comprising bath, wash hand basin and low level W.C.

### Bathroom 2

13' 5" x 8' 9" (4.09m x 2.67m)  
Window overlooking courtyard, white suite comprising bath, wash hand basin and low level W.C.

## Second Floor

### Bedroom 5 / Attic Room 1

22' 11" x 14' 7" (6.98m x 4.44m) max.  
Window to front elevation, pitched eaves to floor, carpet to floor. Access to remainder of Attic Room 1 used as storage area.

### Attic Room 2

Window overlooking gardens, pitched eaves to floor, emulsion to walls and ceiling, woodwork bare. Used as storage area.

## Outside

### Outbuilding

Large detached stone outbuilding used for stabling and garaging

### Gardens

Large private gardens with lawns, mature trees, shrubs and flower

### Paddock

Small grazing paddock extending towards School Lane to the rear of the property.





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## General Information

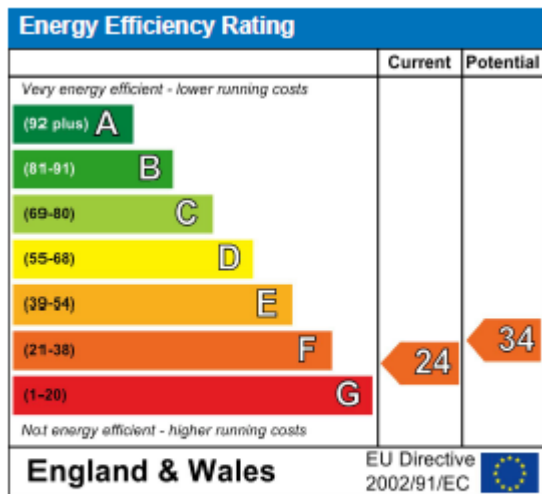
**Viewing:** All appointments should be made through the Elton Estate Office 01832 280 223.

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: G

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

### EPC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**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.**

Rental on application via The Estate Office.

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

**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**  
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PE8 6SH

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**VIEWING STRICTLY BY APPOINTMENT ONLY**