



## THE PUMP HOUSE

5 Middle Street, Elton, Peterborough, PE8 6RA



**Rent: £1,780 PCM**

**Available from 1<sup>st</sup> March 2018**

Elton Estate is offering to let this large detached Grade II listed stone and Collyweston slate, 4 bed property, situated in the heart of 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. 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.

**TO LET**



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

## Ground Floor



### Utility Room

Plumbing for washing machine. Space for tumble dryer. Stainless steel sink unit. Storage cupboard. Window to side elevation. External side door access to driveway/gardens with internal door access to kitchen.

### Kitchen/Breakfast Room

14' 2" x 14' 4" (4.31m x 4.37m)

New kitchen with fitted cream units with black marble effect work surface; stainless steel all electric Range Cooker. Oil fired central heating boiler. Beams to ceiling. Wood laminate effect vinyl flooring. Windows overlooking rear gardens.



### Downstairs W.C.

L.F.W.C. and wash hand basin in white. Wood laminate effect vinyl flooring.

### Front Entrance

Giving direct access to Dining Room and staircase to First Floor.

### Dining Room/Sitting Room 2

16' 7" x 16' 4" (5.05m x 4.98m)

Stairs access to First Floor, Sitting Rooms 1 and 3, and kitchen. Mixture of original stone slab flooring and carpeting. Beams to ceiling. Original large open fireplace with stone surround; 2 CH radiators; stone mullioned windows overlooking front elevation; French doors opening onto rear patio and gardens. Telephone point.



### Sitting Room 3

12' 8" x 14' 10" (3.85m x 4.53m)

Stone mullioned windows to front elevation. Window seat. Carpet to floor. TV point.

TO LET



## First Floor

### Staircase/Landing

Rising from the Dining Room and providing direct access to all first floor rooms. Carpet to stairs and landing. Fitted storage cupboards to top landing. Stone mullioned windows to front elevation.

### Master Bedroom

15' 7" x 12' 8" (4.75m x 3.87m)  
Stone mullioned windows to front elevation; CH radiator; BT & TV points; carpet to floor. Leading to en suite.

### En Suite Bathroom

Containing white suite comprising bath, wash hand basin and L.F.W.C. Separate shower cubicle. CH radiator. Window to side elevation. Exposed wooden floorboards to floor.

### Bedroom 2

15' 1" x 11' (4.60m x 3.36m)  
Built-in storage cupboards; stone mullioned windows to rear elevation; CH radiator; carpet to floor.

### Family Bathroom

White suite comprising bath, wash hand basin and L.F.W.C. CH radiator. Vinyl to floor.

### Bedroom 3

12' 9" x 11' 4" (3.89m x 3.46m)  
Stone mullioned window to rear elevation; CH radiator; carpet to floor. BT point.

### Bedroom 4

17' 9" x 10' 7" (5.40m x 3.23m)  
Stone mullioned window to rear elevation; window to side elevation. CH radiator; exposed original floorboards to floor. Feature fireplace with stone surround. Small built-in wardrobe.

## Outside

Access driveway to side of property.



TO LET



## 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: F

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

**EPC:** There is currently no EPC for the property.

**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**  
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**