



## **PARK COTTAGE**

30 Overend, Elton, Peterborough PE8 6RA



**Rent: £1,645 pcm**

**Available from late May 2020**

Elton Estate is offering to let this charming, large detached stone and brick 4 bed property, which overlooks open parkland to the rear.

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, shop, village hall, plant centre, hairdresser 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, Park Cottage provides the following accommodation:



## Ground Floor

### Front Entrance Hall

Entrance Hall giving access to all ground floor reception rooms and stairs to first floor.

### Reception 1

12' 2" x 9' (3.71m x 2.75m).

Window to front elevation with internal folding shutters. Decorative fireplace. Built-in storage cupboards



### Downstairs Cloakroom

L.F.W.C. and wash hand basin. Window to side elevation

### Kitchen

12' 4" x 10' 11" (3.77m x 3.33m)

Modern kitchen containing fitted beech effect base and wall units with black marble effect work surface. Plumbing for washing machine and dishwasher. External door access to small rear entrance porch and garden.



### Reception 2

13' 7" x 10' 10" (4.15m x 3.31m).

Window with internal folding shutters overlooking rear gardens.



### 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.

TO LET



## First Floor

### Landing

Split level landing providing access from stairs to all first floor rooms, large window to rear elevation.

### Master Bedroom

18' 5" x 14' 9" (5.62m x 4.50m)  
Windows to front and rear elevations.

### Bedroom 2

10' 6" x 9' 9" (3.19m x 2.96m).  
Window to front elevation.



### Bedroom 3

12' 8" x 11' 9" (3.85m x 3.58m)  
Window to front elevation.

### Family Bathroom

White suite comprising bath, shower over bath, wash hand basin, L.F.W.C.

### Bedroom 4

10' 10" x 10' 2" (3.31m x 3.10m)  
Window to rear elevation. Decorative fireplace. Built-in cupboard and airing cupboard



## Outside

### Garage

Detached brick built garage.

### Outbuilding

Large detached brick outbuilding. One part containing oil storage tank.

Second storage area adjoining side of property.

### Gardens

Large private gardens with lawns, mature trees, shrubs and flower borders overlooking open parkland to rear.



**TO LET**



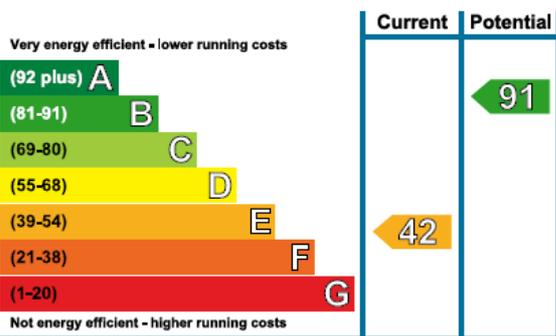
## General Information

**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**

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

**Deposit:** A deposit of the equivalent of 5 weeks 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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Peterborough  
PE8 6SH

Tel: 01832 280223

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

**VIEWING STRICTLY BY APPOINTMENT ONLY**