

TO LET



THE PUMP HOUSE

5 Middle Street, Elton, Peterborough, PE8 6RA



Rent: £1,960 PCM

Coming Soon!

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. New Kitchen & Utility installed 2018. Viewing is essential.

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 /shop, village hall and 2 pubs, both serving food. 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

Side Entrance and Utility Room

Plumbing for washing machine. Space for a condensing tumble dryer, sink and units. 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)

Shaker style kitchen with fitted cream units and oak effect worktop; stainless steel all electric Range Cooker. Oil fired central heating boiler. Beams to ceiling. Oak floorboard 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 Mixture of original stone slab flooring and carpeting. Beams to ceiling. Original large open fireplace (not in use) 2 CH radiators; French doors opening onto rear patio and gardens.

Sitting Room 3

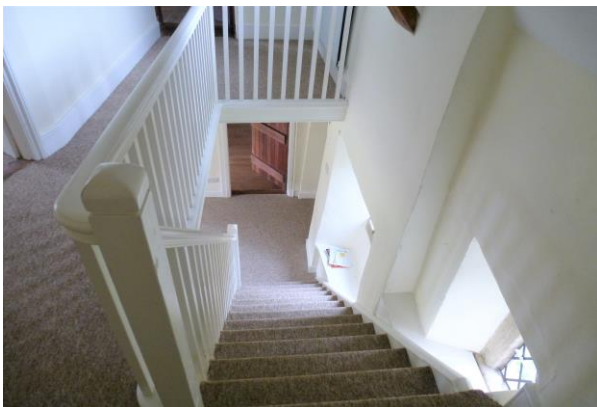
12' 8" x 14' 10" (3.85m x 4.53m)

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

Sitting Room 1

16' 7" x 14' 8" (5.05m x 4.46m)

Large open fireplace (not in use) beams to ceiling; wood panelled window seat and stone mullioned windows to front elevation; window seat overlooking rear gardens. Radiator. Exposed wooden floorboards to floor.



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.

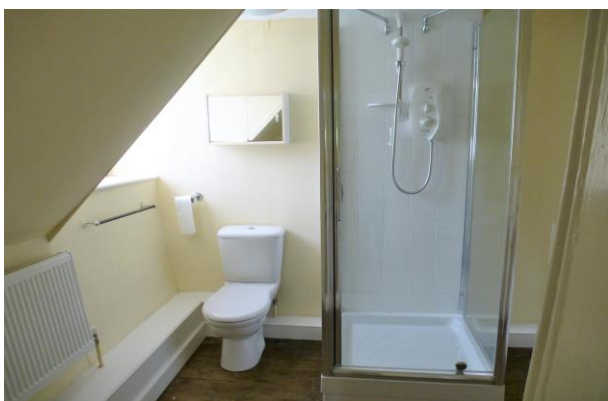
Master Bedroom

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.

Outside

Access driveway to side of property.

Garage and outbuildings. Large private gardens containing many mature trees and shrubs, formal lawn and patio area. Oil storage tank.



TO LET



General Information

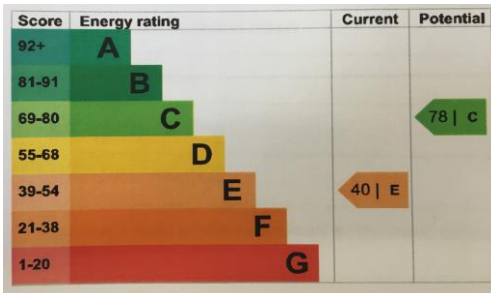
Viewing: All appointments should be made through Elton Estate Office 01832 280 223.

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: E40



Tenure: The property will be offered to let, unfurnished, on an Assured Shorthold Tenancy agreement for a minimum of 12 months.

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
Elton Hall
Elton
Peterborough
PE8 6SH

Tel: 01832 280223

Email: office@eltonhall.com

VIEWING STRICTLY BY APPOINTMENT ONLY