



4 ST BOTOLPHS GREEN

Elton, Peterborough PE8 6SG



Rent: £1,100 pcm

Available from mid July 2024

Elton Estate is offering to let this charming, semi-detached 3 bed property, overlooking St Botolphs Green and with uninterrupted views from the rear garden.

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 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, 4 St Botolphs Green provides the following accommodation:



Ground Floor

Front Entrance Hall

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

Kitchen

9' 11" x 7' 7" (3.03m x 2.30m)

Fitted kitchen containing base and wall units with Vinyl flooring. Oil Fired Boiler.

Utility room

7'10" x 9'6" (2.40m x 2.90m)

Located off the kitchen with sink unit & plumbing for washing machine. Oil fired boiler, door to L.F.W.C. & wash hand basin.

Reception 1

12' 11" x 12' 1" (3.94m x 3.68m).

Window to front elevation. Radiator. Carpets. Decorative fireplace.

Reception 2

12' 11" x 15' (3.95m x 4.58m).

Adjoining Kitchen.

Bay window overlooking front garden.

Fireplace, carpets, radiator



TO LET



First Floor

Landing

Providing access from stairs to all first-floor rooms. Fitted Carpet

Master Bedroom

15' 4" x 12' (4.68m x 3.65m)
Built in storage cupboard. Carpet, Radiator.

Bedroom 2

12' 6" x 7' 2" (3.82m x 2.18m).
Window to front elevation. Radiator.
Fitted Carpet

Bedroom 3

9' 5" x 7' 8" (2.86m x 2.33m)
Window to rear elevation. Radiator.
Fitted Carpet

Family Bathroom

White suite comprising bath with tiled splashback, handwash basin, vinyl flooring, radiator, heated towel rail. L.F.W.C.

Outside.

Gardens

Large, enclosed garden with lawns, mature trees, shrubs and flower borders

Outbuildings

Brick Garden Shed, Greenhouse

Oil Tank



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: B

Local Authority: Huntingdonshire District Council Tel: 01480 388388

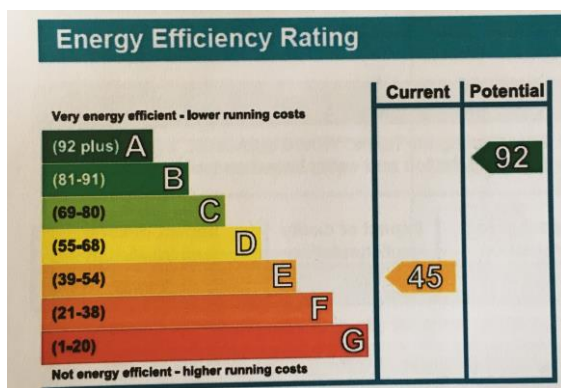
Pets: May be accepted, subject to the Landlords consent and pet clause.

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.



EPC E Rating

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

Deposit: A deposit of the equivalent of 5 weeks rent will be required. This will be held with the TDS.

Contact

Elton Estate Office
Elton Hall
Elton
Peterborough
PE8 6SH

Tel: 01832 280223

Email: office@eltonhall.com

VIEWING STRICTLY BY APPOINTMENT ONLY