



GATE LODGE

Warmington, Peterborough PE8 6TL



Available Soon!

Rent £1,000pcm

Elton Estates is offering to let, this charming Grade II listed 1-bedroom period property. Currently undergoing full refurbishment, once completed, the property will comprise of , living room, kitchen, utility & large bathroom with built in storage space.

The village of Warmington has good transport links from the A605 to the A1(M) and is near to the market town of Oundle. The City of Peterborough train station has regular direct trains to London Kings Cross with a journey time of approximately 50 minutes.

The village benefits from a primary school, shop & public house. There are also several walks around the village and footpaths leading to Nassington and Elton. The nearby village of Elton has a primary school, shop, village hall, there are also two public houses and garden centre that all have restaurants.

TO LET



Gate Lodge provides the following accommodation:



Entrance Hall

Access to Kitchen & Utility

Utility Room

9' 10" x 5' 3" (3.0 m x 1.6 m).

Electric Storage Heater. Vinyl to floor. Plumbing for washing machine. Space for tumble dryer & Fridge Freezer. Stainless Steel Sink, taps, base unit and fitted work top.



Kitchen

13' 9" x 8' 10" (4.2 m x 2.7 m)

Large Bay Window overlooking front garden. Modern kitchen containing fitted base and wall units with wood block effect work surface. Electric Cooker. Plumbing for dishwasher. Electric Storage Heater. Vinyl to floor.

Lounge

16' 1" x 13' 11" (4.9m m x 4.3 m)

Bay Window to side elevation. Open fire place. Electric Storage Heater. Carpet to Floor.

TO LET



Bedroom

10' 8" x 9' 10" (3.3m x 3m).

Window to side elevation. Carpet to floor. Electric Storage Heater.

Bathroom

17' 1" x 8' 10" (5.2m x 2.7m).

Window to side & rear elevation. White suite comprising bath, shower over bath, wash hand basin, L.F.W.C. Heated towel rail. Vinyl to floor.



Outside

Gardens & Various Outbuildings

Large private gardens with lawns, mature trees, shrubs. Outbuildings. Garage & Hardstanding via private drive at the side of the 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: C

Local Authority: East Northamptonshire

EPC Rating to follow

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

Rental on application via The Estate Office and subject to credit referencing.

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. Electric 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