



## 21 OVEREND, ELTON PE8 6RU



**Rent: £1,200pcm**

**Available Soon!**

*Elton Estate is offering to let this charming, semi-detached 3 bed property, which has undergone extensive refurbishment to include, new flooring throughout, full internal decoration new kitchen/diner & bathroom. Off Road Parking for 3 cars and uninterrupted views from the back of the property.*

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, and four restaurants. There are also several walks around the village and footpaths leading to Warmington and Nassington.

**TO LET**



## 21 Overend, Elton

In brief, the property 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

11' 2" x 16' 9" (3.40m x 5.10m).

Window to rear elevation overlooking garden and open fields.



#### Downstairs Cloakroom

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

#### Kitchen / Diner

11' 2" x 19' 8" (3.40m x 6.00m)

Modern kitchen containing fitted Allndale Dove Grey base and wall units with Natural Oak effect working surface. Plumbing for washing machine and dishwasher. External door access to garden.



**TO LET**



## First Floor

### Landing

Providing access from stairs to all first-floor rooms. A/C & large window to rear elevation.

Loft Hatch

### Master Bedroom

11' 2" x 13' 9" (3.40m x 4.20m)

Windows to front elevations.

### Bedroom 3

7' 11" x 8' 7" (2.42m x 2.60m)

Window to rear elevation

### Family Bathroom

7' 10" x 5' 11" (2.40m x 1.80m)

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

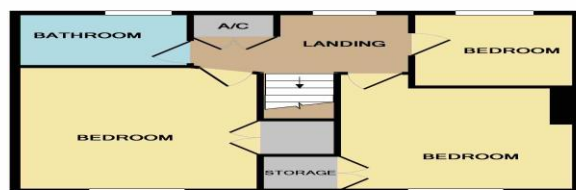
### Bedroom 2

10' 10" x 14' 5" (3.30m x 4.40m).

Window to front elevation. Built in wardrobe.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Outside

### Garage

Brick built garage adjoining property.

### Gardens

Large private gardens front, side and rear  
With gravel drive, 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: B

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

EPC - D.

**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.

**Deposit:** 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. Air Source Heat Pump.

## 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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**VIEWING STRICTLY BY APPOINTMENT ONLY**

