



21 OVEREND, ELTON PE8 6RU



Available Soon! Rent: £1,250 pcm

Elton Estate is offering to let this charming, semi-detached 3 bed property, which has undergone extensive refurbishment in 2025 to include, new flooring throughout, full internal decoration new kitchen/diner & bathroom.

The Property also benefits from off road parking for 3 cars and has 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, 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. Carpet. 1 x Radiator



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 to all first-floor rooms, airing cupboard, window to rear elevation. Loft Hatch.

Master Bedroom

11' 2" x 13' 9" (3.40m x 4.20m).
Window to front elevation, carpet
1 x Radiator



Bedroom 2

10' 10" x 14' 5" (3.30m x 4.40m)
Window to front elevation. Carpet.
1 x Radiator. Built in Wardrobe.

Bedroom 3

7' 11" x 8' 7" (2.42m x 2.60m)
Window to rear elevation. Carpet
1 x Radiator

Family Bathroom

7' 10" x 5' 11" (2.40m x 1.80m)
Window to rear elevation. Vinyl flooring.
White Suite comprising of bath, wash hand basin, shower over bath, WC.



OUTSIDE

Brick Built Garage adjoining property

Garden

Large Private Lawns to the front, side and rear. With gravel drive to front, mature trees, shrubs and flower borders. Open parkland to the rear of the property

TO LET



General Information

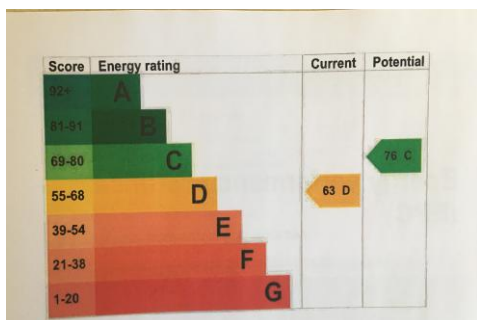
Viewing: All appointments should be made through the Elton Estate Office 01832 280 223.

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: 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
Elton Hall
Elton
Peterborough
PE8 6SH

Tel: 01832 280223

Email: office@eltonhall.com

VIEWING STRICTLY BY APPOINTMENT ONLY