



## 35 OVEREND



**Rent: £1,550 pcm**

**Available Soon!**

Elton Estate is offering to let this charming, 3 bed Semi- detached stone and brick property, which overlooks open farmland to the rear.

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 four restaurants. 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, Park Cottage provides the following accommodation:

## Ground Floor



### Front Entrance Hall

Entrance Hall giving access to all ground floor reception rooms and stairs to first floor. Built in cupboard housing Boiler.

### Reception 1

12' 2" x 9' (3.71m x 2.75m).  
Window to front & rear working open fire. Built-in cupboards housing electric meter & fuse board

### Downstairs Cloakroom & Utility

L.F.W.C. and wash hand basin. Window to rear elevation, Base cupboards, Block wood effect work surface, SS Sink with SS taps. Plumbing for washing machine.



### Kitchen

12' 4" x 10' 11" (3.77m x 3.33m)  
Modern kitchen containing fitted cream base and wall units with block wood effect work surface. Window to rear elevation.

External door access to Patio area and garden.

### Reception 2 / Dining Room

13' 7" x 10' 10" (4.15m x 3.31m).  
Window to front elevation. Open Fire.



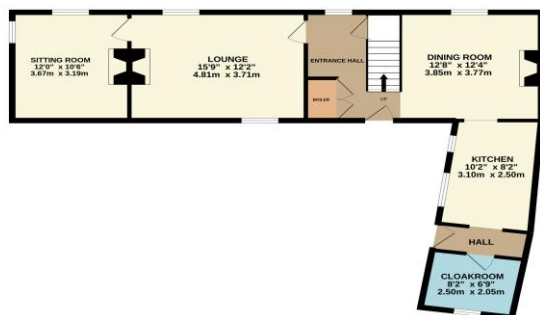
### Reception 3

17' 10" x 13' 9" (5.44m x 4.20m)  
Ornamental fireplace. window to front and side elevation

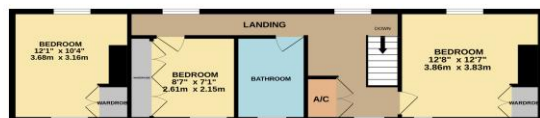
**TO LET**



GROUND FLOOR



1ST FLOOR



\*While every effort has been made to ensure the accuracy of the floorplan contained here, measurements, dimensions, fixtures, fittings, contents and any other details are approximate and not guaranteed to match the actual property. The services, equipment and appliances shown have not been tested and no guarantee is made for their operation. ©2022

## First Floor

### Landing

providing access from stairs to all first-floor rooms, window to rear & front elevation. Built in cupboard housing water tank.

### Master Bedroom

18' 5" x 14' 9" (5.62m x 4.50m)  
Windows to front and rear elevations.  
Fitted Carpet. Built in Wardrobe.

### Bedroom 2

10' 6" x 9' 9" (3.19m x 2.96m).  
Window to rear elevation. Fitted Carpet

### Bedroom 3

12' 8" x 11' 9" (3.85m x 3.58m)  
Window to rear elevation. Fitted carpet.  
Built in wardrobe.

### Family Bathroom

White suite comprising bath, shower over bath, wash hand basin, L.F.W.C. Window to rear elevation. Vinyl Flooring.

## Outside

### Outbuilding

Large, detached brick outbuilding.

Oil storage tank.

### Gardens

Private garden with lawn overlooking open farmland to rear. Large patio area.

Gravelled off street parking area for two cars



TO LET



## General Information

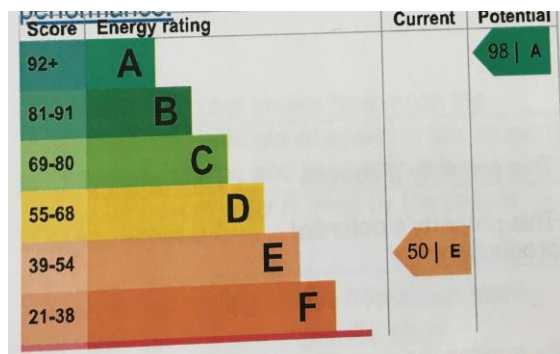
**Viewing:** All appointments should be made through the Elton Estate Office 01832 280 223.

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: D

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

### EPC



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

**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**  
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Elton  
Peterborough  
PE8 6SH

Tel: 01832 280223

**Email:**  
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**VIEWING STRICTLY BY  
APPOINTMENT ONLY**