

High Hadden Road, Glatton, PE28 5RX (Ref: B588)

Six bedroom detached house - £3000 PCM + £200 admin fee (other fees may apply)



Description

This exceptional executive home situated in the highly sought after village of Glatton comprises of utility room, kitchen/breakfast room, dining room, extremely spacious lounge, two studies, two cloakrooms, six well proportioned bedrooms with en-suite to the master bedroom, large family bathroom, games room with full sized snooker table, extensive landscaped gardens and double garage with driveway. The property has been renovated to an extremely high standard and benefits all the modern conveniences but displays great character throughout. It's spacious interior and extensive gardens that overlook the picturesque village of Glatton and surrounding countryside makes this property an outstanding executive home.

Property Details (Ref: B588)

Bedrooms:	6 (1 en suite)
Reception Rooms:	4
Bathrooms:	1
Furnished:	<input type="checkbox"/>
Available:	12 June 2017
Deposit:	£3,000.00
Council Tax Band:	F
Rent:	£3000 PCM + £200 admin fee (other fees may apply)
Pets Considered:	<input type="checkbox"/>
Children Allowed:	<input checked="" type="checkbox"/>
Smokers Considered:	<input type="checkbox"/>
Sharers Allowed:	<input type="checkbox"/>
Garden:	Extensive landscaped gardens
Parking:	Double garage and driveway

Glatton

GLATTON is a picturesque village of timbered cottages located some 2 miles from the larger village of Sawtry where can be found a selection of shops, infant and junior schools and a village college. Glatton benefits from a medieval church, a pub 'The Addison Arms' and a village hall. Peterborough and Huntingdon with rail links to London and the North are both approximately 12 miles away. The A1 motorway is easily accessible at Norman Cross

TENANT ADMINISTRATION FEES


Our standard tenant administration fees are as follows:

- Up to two Applicants - £200
- Additional Applicant - £50
- Guarantor - £50
- Pets Deposit - maximum £175
- Late Rent Payment - £25
- Renewal of Tenancy Agreement - £30
- Addition of Name to Tenancy Agreement - £30
- Provision of Written Reference - £40


All the above fees are inclusive of VAT.

Energy Performance

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.