

CHARLES ORLEBAR

Estate Agents & Auctioneers



Paddock End Kings Arms Lane, Polebrook, Peterborough, Northamptonshire, PF8 5JW

Charles Orlebar presents a large village house fronting gardens and paddocks within the village of Polebrook in North-East Northamptonshire. The accommodation provides flexible living space with the benefit of an integral annexe to provide semi-independent living for a dependent family member or sibling who has yet to leave the nest. The property is available, unfurnished to a family (Single Household) now. The property includes two paddocks and a former menage - approximately 1.5 acres for recreational use.

- 5 Bedrooms
- 3 Receptions
- En-suite and 2 shower rooms
- Kitchen
- Internal annex option
- Garden and secure parking
- 1.5 acres of paddock
- EPC - D
- Council Tax - F

£3,300 PCM Deposit £3,807

Council Area: North Northants District Council - Council Tax Band: F
Furnishing: Unfurnished
Holding Deposit required: One Week's Rent Value



LOCATION, SITE AND FLOOR PLANS AND ANY PHOTOGRAPHS Are provided for initial visual guidance only and are not to scale and may omit features that would affect your decision. Please ring and discuss any queries you may have.

MEASUREMENTS The measurements in these details are given as a guide only and should not be relied upon beyond their means as a general rule of thumb.

SERVICES Any proposed tenant must establish before tenancy that TV aerials, satellite dishes, and telephone points work. All tenants are to assume that these services are disconnected and to be reconnected at the tenant's cost.

PARTICULARS Charles Orlebar Estate Agents Ltd, for themselves and for the landlords, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract.

TELEVISION, PHONE, AND BROADBAND SERVICES are untested and are not provided by the landlord

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		