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sales, lettings &  
property management

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## 23 Pudding Lane

Peterborough, Northamptonshire, PE8 5FA

£1,000 Per Month



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Nestled at the end of a private driveway, 23 Pudding Lane is a thatched stone detached cottage surrounded by countryside. Delightfully quaint, the cottage provides good sized accommodation comprising a living room, kitchen breakfast room, ground floor bathroom and large scullery. To the first floor there are two bedrooms; externally the property has a rear and side garden that are not overlooked and allocated parking for two vehicles.

Wadenhoe is set in beautiful, rural East Northamptonshire, with picturesque country lanes lined with thatched cottages. This historic village is over 800 years old and was even mentioned in the Domesday Book. Full of charm, there is a village pub and tea-room set beside the River Nene and the Market towns of Thrapston and Oundle are both within a 10-mile drive with further amenities.

## Entrance Lobby

Laminate flooring flows throughout the ground floor. Stairs rise to the first floor with a cupboard beneath. The bathroom and scullery are accessed on the right of the lobby and to the left is an opening into the living room and kitchen breakfast room.

## Living Room

11'9" x 15'5" (3.6 x 4.7)

Benefitting from windows to the front and back, the living room is full of character with ceiling beams and a feature exposed stone wall. A latch and brace door opens into:

## Kitchen Breakfast Room

12'5" x 14'9" (3.8 x 4.5)

With ample room for a table and chairs, this room has a window to the front and back allowing plenty of light to flood in. Wooden fronted base cupboards with worktops over provide a good amount of storage and incorporated under one of the windows is a 1.5 bowl stainless steel single drainer sink unit. There is plumbing and space for a washing machine as well as space for a free-standing cooker under the extractor hood.

(The Trust would consider providing an Oven)

## Bathroom

7'10" x 7'2" (2.4 x 2.2)

The white suite consists of a bath with electric shower over, wet panels and a shower screen, a pedestal wash hand basin and low-level W.C. This room has vinyl flooring and a window to the side aspect.

## Scullery Boot Room

11'9" x 7'10" (3.6 x 2.4)

At the end of the lobby, this great space has stone flooring, a butler sink, and room for a fridge freezer, washing machine tumble dryer and other necessary laundry equipment. A door leads out to the back garden.

## First Floor

### Main Bedroom

12'5" x 15'8" (3.8 x 4.8)

With a window to the rear, the main bedroom has

fantastic rural views. Both bedrooms are carpeted and have ceiling beams and roof trusses.

### Bedroom Two

9'10" x 15'8" (3 x 4.8)

Stairs rise from the ground floor lobby directly into the second size bedroom. There is a window to the front overlooking a sheep field. This room would make an ideal dressing room. A door leads to:

### Exterior

A side gate accesses the side garden which has room for bin storage and a further gate leads to the rear garden.

Being mainly laid to lawn with a patio area seating provided, the back garden is extremely private with enviable views over grazing fields.

Two allocated parking spaces have been provided on a communal gravel area a short distance from the cottage.

Any applicant who wishes to rent a property through Wadenhoe Trust will have to go through the following process:

1 - A meeting with the Trust (this can take a couple of weeks to arrange the formal meeting)

2 - Subject to being approved by the trust Aspire will then undertake references by an independent referencing company who must satisfy their checks and obtain a PASS on their searches.

They will undertake an employment check

Obtain a current landlord reference

Complete a credit check

Ensure that the affordability of income to rent ratio has been met

3 - In addition to the independent referencing company completing their searches the Trust are also asking for two personal references.

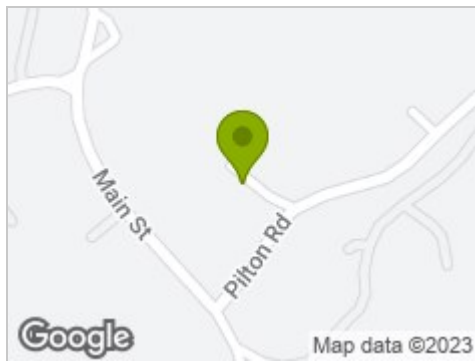
Electric heating

Council Tax: Band B

Septic Tank - the property is subject to an annual waste water charge



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



### Ground Floor

Floor Area: 50 sq.m / 538 sq.ft (approx)



### First Floor

Floor Area: 34 sq.m / 366 sq.ft (approx)

**Total Floor Area: 84 sq.m / 904 sq.ft (approx)**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



## Viewing

Please contact our Aspire Sales, Lettings Office on 01832 272225 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.