



Cambridge Road, Linton Cambridge

Price: Freehold £599,000

- Modern kitchen/diner
- Two reception rooms
- Three double bedrooms
- Usable cellar with potential to convert
- Ample off-street parking
- 0.25 acre approx.

EPC Rating: F



Sitting on a generous plot of approx. 0.25 acres, the property offers spacious accommodation comprising large, modern kitchen/diner, utility room, two further reception rooms, and a large cellar which could be converted (subject to building regs). Upstairs offers a beautifully bright and airy landing with room for seating area, three double bedrooms, a large family bathroom, and a dressing room with en-suite shower room. The outside is a real selling point as it offers potential for a building plot (subject to planning permission) or a great space for entertaining. There is ample off-street parking to the front of the property.

Linton is a highly popular village offering a post office, store, inns, restaurants, medical centre, pharmacy, cafe and bakery, a well-regarded primary school and secondary school. There is an excellent garage, recreation ground and fine parish church. The fine old market town of Saffron Walden is approximately six miles distance and the university city of Cambridge to the north is approximately 10 miles. The M11 access points and mainline railway stations are within easy reach.

GLAZED ENTRANCE DOOR

To:

ENTRANCE HALL:

With solid oak flooring, wide staircase to first floor and a door leading to the staircase to the cellar.

SITTING ROOM:

16'10" (5.13) x 13'3" (4.04) into bay

Victorian working fireplace with mantel and surround, double-glazed bay window to front aspect.

FAMILY ROOM:

17'1" x 13' (5.2m x 3.96m)

Fireplace with stone resin surround (currently not in use), exposed floorboards and double-glazed bay window to side aspect.

KITCHEN / DINING ROOM:

23'3" x 16'4" (7.09m x 4.98m)

The hub of the home - an impressive room ideal for entertaining! Fitted with a range of base and eye-level units with granite worksurfaces incorporating six-ring gas hob, double ovens, plate warmer, grill, twin sink units and wine cooler, space for American style fridge freezer. The flooring is tiled and there is a window to the side aspect and a pair of double-glazed doors giving access to the terrace. Door to:

UTILITY ROOM:

Fitted with a range of wall units and worksurfaces with space under for dishwasher, washing machine, tumble dryer and storage. Window to rear aspect and door to:

CLOAKROOM:

Comprising low-level WC, wash basin, gas-fired boiler and pressurised hot water cylinder. Window to rear aspect.

CELLAR:

21'5" x 13'3" (6.53m x 4.04m)

Currently used for storage, with power and light connected. This room could be converted to further accommodation, subject to survey and Building Regulations.

ON THE FIRST FLOOR:

LANDING:

A light and airy, spacious landing with double-glazed window to the front. There is space for a seating area and access to the attic space.

BEDROOM 1:

16'10" x 13' max. (5.13m x 3.96m max.)

Victorian fireplace (currently not in use), and a double-glazed bay window to front aspect.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100074 - 0006

BEDROOM 2:

15'8" x 13' max. (4.78m x 3.96m max.)

Victorian fireplace (currently not in use), fitted cupboard and double-glazed bay window to side aspect.

BEDROOM 3:

13'1" x 12' (4m x 3.66m)

Double-glazed window to side aspect.

BATHROOM:

12' x 9'9" (3.66m x 2.97m)

An impressive bathroom comprising freestanding contemporary bath, walk-in shower, wall-mounted twin wash basins with cupboards under and low-level WC. Double-glazed window to side aspect.

BEDROOM 4 / DRESSING ROOM:

10'9" x 5' (3.28m x 1.52m)

Double-glazed window to rear aspect with views over the garden and village and partial views over the countryside beyond.

SHOWER ROOM:

With shower enclosure, low-level WC and wash basin.

OUTSIDE:

There is a gravelled driveway to the front of the property providing off-street parking, which extends to the side of the property providing vehicular access to the rear garden. The 150ft. rear garden is laid mainly to lawn, with a useful brick outbuilding that has potential to convert, if required, subject to relevant permissions. There is potential for development on the plot, which is approaching 0.25 of an acre in total, subject to planning permission.

LOCAL AUTHORITY:

For further information on the local area and services, log onto www.scambs.gov.uk

COUNCIL TAX:

Band E.

ENERGY EFFICIENCY RATING:

F.



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Total area: approx. 244.5 sq. metres (2631.4 sq. feet)