



5 Manor Gardens

Linton | DE12 6AB | Guide Price £350,000

ROYSTON
& LUND

- Guide Price: £350,000 - £365,000
- Kitchen with Breakfast Bar Island
- Spacious Living Room with Wood Burning Stove
- Ground Floor WC & Utility Room
- Council Tax: D // EPC: TBC
- Three Bedroom Detached Family Home
- Principle Bedroom with En-Suite
- First Floor Family Bathroom
- Private Driveway, Car Port & EV Charger
- Freehold





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Situated on a private driveway in Linton, this three-bedroom detached family home offers spacious accommodation, a landscaped rear garden and off-road parking with a car port and EV charging point. Finished to a high standard throughout, early viewing is highly recommended.

The accommodation begins with a welcoming entrance hall providing access to the living room, kitchen/dining room, ground-floor WC and stairs to the first floor. The spacious living room features a freestanding wood-burning stove, while double doors open directly onto the rear patio.

At the heart of the home is the impressive kitchen, with generous worktop space and integrated appliances. A large central island incorporates breakfast-bar seating, while ample room remains for a family dining table and double doors open onto the rear garden. A separate utility room provides additional storage, laundry facilities and external access.

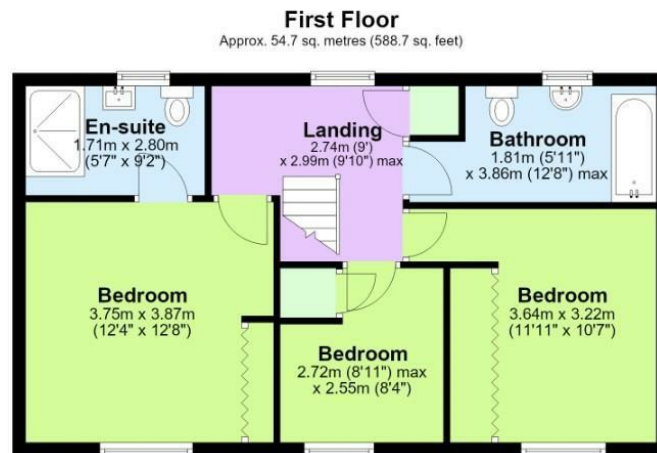
The first floor comprises three well-proportioned bedrooms. The principal bedroom is a generous double with built-in wardrobes and its own private en-suite shower room. Bedroom two is also a double with fitted storage, while the third is a single bedroom positioned to the front. All bedrooms are served by a modern family bathroom.

Outside, the private rear garden has been thoughtfully landscaped for easy maintenance and entertaining. A paved patio leads to a raised seating area beneath a timber pergola, with artificial lawn and established planted borders. The original barn wall provides an attractive backdrop and a sense of character, while both the seating area and garden shed benefit from a power supply.

To the front, the private driveway provides ample off-road parking and leads to the covered car port. An electric vehicle charging point offers further convenience.

For more information: https://reports.sprift.com/property-report/?access_report_id=5657545

Freehold



Total area: approx. 109.4 sq. metres (1177.4 sq. feet)

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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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