



Coles Lane, Linton, CB21 4JS

**CHEFFINS**



## Coles Lane

Linton,  
CB21 4JS

A handsome Grade II period residence, offering well-proportioned and charming accommodation set across three floors combined with a low maintenance and private rear garden, all situated in this extremely prominent and convenient position in the well served and highly regarded village of Linton.

### LOCATION

The property occupies a prominent position and is in the heart of the thriving and highly sought-after South-Cambridge village of Linton with its pleasing blend of period and modern properties, as well as an excellent range of local amenities, including shops, inns, doctors, dentists, vets and schools. The market town of Saffron Walden is about 8 miles away and the University City of Cambridge is about 11 miles distant. For the commuter, Audley End and Whittlesford mainline stations, provide a commuter service to London and Cambridge and the nearest M11 motorway access points are at Stump Cross (Junction 9) and Duxford (Junction 10)

2 1 2

Guide Price £375,000





## ORIGINAL TIMBER PANELLED ENTRANCE DOOR

leading through into:

## DINING ROOM

with original quarry tile flooring, feature cast iron woodburning stove with open brick surround and brick hearth with storage cupboard fitted in the recess of the chimney breast, exposed timber beams, wall mounted uplighters and doorways leading into respective rooms.

## BASEMENT

A superb basement room that lends itself well to a study or games room, radiator, recess.

## UTILITY AREA

with continuation of quarry tiles, wall mounted gas fired Combi boiler providing hot water and heating for the property, a collection of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface, radiator, storage under countertop and windows out onto garden, opening through into:

## KITCHEN

comprises a collection of base mounted storage cupboards with a timber work surface, inset butler style sink with hot and cold mixer tap, gas fired Aga with tiled splashback and surround, breakfast bar, space for fridge/freezer, coved ceiling, inset LED downlighters, windows to both front and side aspect, panelled glazed door leading out onto patio area.

## SITTING ROOM

with cast iron woodburning stove with open brick surround and brick hearth with wooden mantel, wood panelling surrounding, radiators, sash window to front aspect, wall mounted lighting, opening with stairs rising to first floor accommodation.

## ON THE FIRST FLOOR

## LANDING

with loft access, radiator, panelled doors leading into respective rooms.

## BEDROOM 1

with picture rails, feature fireplace with wooden mantel and painted stone hearth, radiator, sash window to front aspect.

## BEDROOM 2

with exposed timber flooring, picture rails, panelled door providing access into storage cupboard, radiator, sash window to front aspect.

## FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap with a glazed shower partition, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstands, recessed area providing useful storage space, heated towel rail, engineered wood flooring, window overlooking garden.

## OUTSIDE

To the front is approached off Coles Lane via pedestrian pathway leading to the front entrance door.

To the rear of the property is a private low maintenance rear garden with a paved patio area led directly off the kitchen providing a wonderful space to both relax and entertain with a further hardstanding area for small timber storage shed, this is then bordered by pebbles as well as well stocked slightly raised bed area full of mature shrubs and flowering plants and this then leads onto a gravelled area which is again enclosed by some well stocked bedding and timber fencing and leading round from the gravelled area provides access to a further timber decking providing hardstanding space for large timber storage shed or additional space for outside furniture as well as outside tap. To one side of the garden is a side access gate leading onto the paved side access.







Approximate Gross Internal Area 1130 sq ft – 106 sq m

Basement Area 161 sq ft – 15 sq m

Ground Floor Area 512 sq ft – 48 sq m

First Floor Area 457 sq ft – 43 sq m



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Tenure – Freehold

Council Tax Band – C

Local Authority – South Cambridgeshire

District Council

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.