



Bakers Lane, Linton, CB21 4NF

**CHEFFINS**



## Bakers Lane

Linton,  
CB21 4NF

Impressive and substantial individual detached single storey residence providing exceptionally well proportioned and versatile living accommodation extending to about 2375 sqft, which is likely to appeal to prospective buyers looking for such an extensive home offering excellent space and flexibility. In addition, there is a generous plot with an extensive driveway and parking area together with a detached double garage and adjacent car port.

5 3 3

Guide Price £750,000







## LOCATION

The property occupies a tranquil tucked away non-estate position at the top of a narrow no through lane just off Bartlow Road and within easy reach of an excellent range of local amenities within this thriving and highly sought after South Cambridgeshire village of Linton offering a pleasing blend of period and modern property, as well as shops, inns, doctors, vets and schools. The market town of Saffron Walden is about 8 miles away and the university City of Cambridge is about 10 miles distant. For the commuter Audley End and Whittlesford main line stations provide a commuter service to London and Cambridge and the nearest M11 motorway access points are at Stumps Cross (Junction 9) and Duxford (Junction 10).

## COVERED PORCH

with outside light and wood panelled entrance door to:

## RECEPTION HALL

A very generous entrance with a study style area with fitted bookshelves, full height sliding sealed unit double glazed doors to rear terrace and gardens, radiator, woodblock flooring, door off to:

## CLOAKROOM/SHOWER ROOM

with a corner shower cubicle, glass and sliding doors, wall mounted shower unit with large shower head and handheld shower, pedestal wash hand basin and low level w.c., radiator/towel rail, recess with fitted worktop with space and plumbing beneath for appliances, upright shelved storage cupboard, part tiled walls, sealed unit double glazed windows to side aspect and ceramic tiled flooring.

## PRINCIPAL RECEPTION ROOM

A delightful light and spacious living room with a feature central woodburning stove with marble hearth, two radiators, large window to side aspect with wide shelf and sealed unit double glazed windows overlooking the gardens, full height sealed unit double glazed bi-fold doors which open onto the large paved terrace and overlook the gardens adjacent, open to:

## DINING ROOM

with radiator, sealed unit double glazed windows to side and rear aspect overlooking the gardens.

## KITCHEN/BREAKFAST ROOM

with range of high quality units incorporating a butler sink with mixer taps, cupboard below, extensive range of fitted base units comprising granite work surfaces with cupboards and drawers below, integrated oven with 4 point induction hob and extractor cooker hood above, tiled splashbacks, integrated dishwasher, feature large 4 oven Aga with ceramic tiled splashbacks, ceramic tiled flooring, space for large American style fridge/freezer, range of wall storage cupboards, large tiled area for a table and sealed unit double glazed windows to side aspect.

## FAMILY ROOM/BEDROOM 6

with radiator, sealed unit double glazed windows to side aspect.

## OPENING FROM RECEPTION HALL

to:

## INNER HALL

with a large walk-in cupboard which also houses hot water cylinder, high semi-vaulted ceiling with high level sealed unit double glazed windows, radiator. Door off to:

## PRINCIPAL BEDROOM SUITE

comprising Bedroom 1 with radiator, sealed unit double glazed windows to side aspect and a pair of full height sealed unit double glazed doors providing access to paved terrace and the gardens. Folding door leading to walk-in wardrobe with clothes rails and fitted shelving, natural wood style flooring and door off to:

## ENSUITE BATHROOM

with white suite comprising bath with shower attachment and mixer taps, pedestal wash hand basin and low level w.c., large corner shower cubicle with sliding doors and a wall mounted shower unit with a large fixed head shower and handheld shower attachment, wall mirror, ceramic tiled walls and sealed unit double glazed windows to side and rear aspect, radiator/towel rail, ceramic tiled floor.

## BEDROOM 2

with radiator, sealed unit double glazed windows to rear aspect.

## BEDROOM 3

with radiator, sealed unit double glazed windows to front aspect, door to:

## INNER LOBBY

with extensive fitted shelving and opening through to a large walk-in wardrobe area with two clothes rails and further shelving.

## BEDROOM 4

with radiator, sealed unit double glazed windows to rear aspect.

## BEDROOM 5

with radiator, sealed unit double glazed windows to side and rear aspect.

## BATHROOM

with white suite comprising bath with shower attachment, pedestal wash hand basin and low level w.c., part ceramic tiled walls, ceramic tiled floor, wall mounted towel rail.

## OUTSIDE

To the front of the property there is a long private driveway located at the end of Bakers Lane which in turn leads to an extensive courtyard style parking and turning area adjacent to which is a DETACHED DOUBLE GARAGE with covered car port area to side. Adjacent to the front of the property there is a brick paviour courtyard style area and gateway leading to a large paved courtyard style area with bin storage area which in turn leads into the gardens.

The generous mature gardens are located principally to the front, side and rear of the property and are laid to lawn with a variety of mature shrubs, bushes and trees around. There is also a large paved terrace immediately adjacent to the property itself and this in turn leads to the main paved terrace located off the main reception room and this enjoys a high degree of privacy and seclusion and then in turn leads to a further paved area to side with built-in barbecue area.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		

Guide Price £750,000

Tenure - Freehold

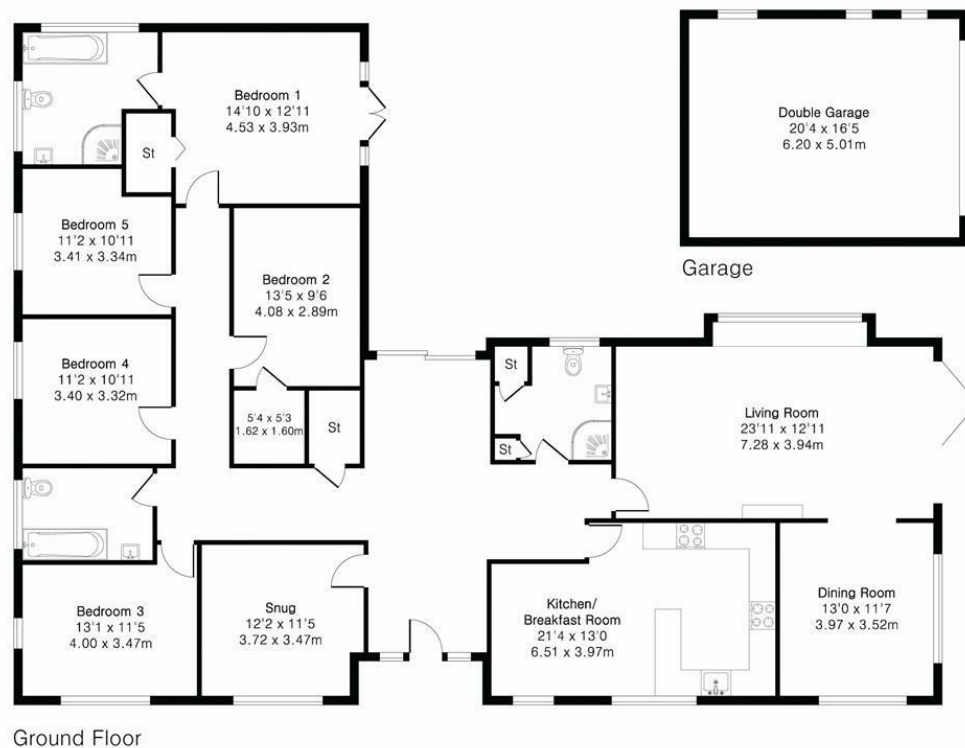
Council Tax Band - F

Local Authority - South Cambridgeshire District

Council

Approximate Gross Internal Area 2375 sq ft - 221 sq m

Garage Area 334 sq ft - 31 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

