



Green Lane, Linton, CB21 4JZ

CHEFFINS

Green Lane

Linton,
CB21 4JZ

- Detached
- Ample driveway parking
- Scope for garden office/studio
- Scope for loft conversion
- Beautifully appointed gardens
- Central village position

A beautifully appointed detached bungalow positioned in an enviable village location. Enjoying bright and versatile living accommodation, the property benefits from ample driveway parking, a range of useful outbuildings and landscaped gardens.

3 2 2

Guide Price £525,000





LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as a good range of local amenities including shops, public houses, post office, primary school and village college with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately 8 miles distant and the University City of Cambridge is around 11 miles away. Audley End mainline station offering a commuter service to London's Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (junction 10).

GROUND FLOOR

ENTRANCE HALL

Entrance door along with double glazed windows to the side and front aspects, tiled floor.

DINING ROOM

Dual aspect with double glazed windows to the side and front, tiled floor.

UTILITY ROOM

Space for washing machine and tumble dryer, ceramic wash basin with vanity cupboard space beneath, splashback tiles, tiled floor, obscure double glazed window to the front aspect.

LIVING ROOM

A beautifully appointed room which is dual aspect with double glazed window to the side and double glazed patio doors to the front, feature electric fire place, open archway into:-

KITCHEN

A spacious room fitted with a range of base and eye level units with granite counter tops, Neff four ring induction hob, conventional oven with grill and extractor above, splashback tiles, spaces for fridge, freezer and dishwasher, sink, tiled floor and double glazed window to the side aspect

along with a double glazed door leading directly into the garden.

INNER HALL

Built in storage cupboard with shelving and doors to adjoining rooms.

SHOWER ROOM

Comprising walk-in shower enclosure, ceramic wash basin with vanity cupboard space beneath, splashback tiles, low level WC, heated towel rail, tiled floor and obscure double glazed window to the side aspect.

BEDROOM 2

Double glazed window to the rear aspect.

STUDY/BEDROOM 3

Double glazed window to the rear aspect, built-in double wardrobe with drawers and loft access which could be converted subject to relevant planning and approval.

BEDROOM 1

Double glazed window to the rear aspect, built-in double wardrobes, door to:-

EN SUITE

Comprising walk-in shower enclosure with rain forest shower head, ceramic wash basin with vanity cupboard space

above and beneath, low level WC, pair of heated rails, tiled floor, obscure double glazed window to the side aspect.

OUTSIDE

A gravelled driveway provides off-street parking for several vehicles and leads to a free-standing carport. The front garden has been landscaped with a range of mature shrubs and flowers bordering along with a rockery and shingle bedding. A brick wall with wrought iron gates grants access to the rear garden along with another gated side access to the wraparound garden, mainly laid to lawn, featuring a variety of shrubs, flowers, trees, and a patio area. A timber outbuilding with doors and a front window includes power and can serve as a garage or be converted into an office or garden studio. Additionally, there is a vegetable plot and storage unit.

VIEWINGS

By appointment through the Agents.





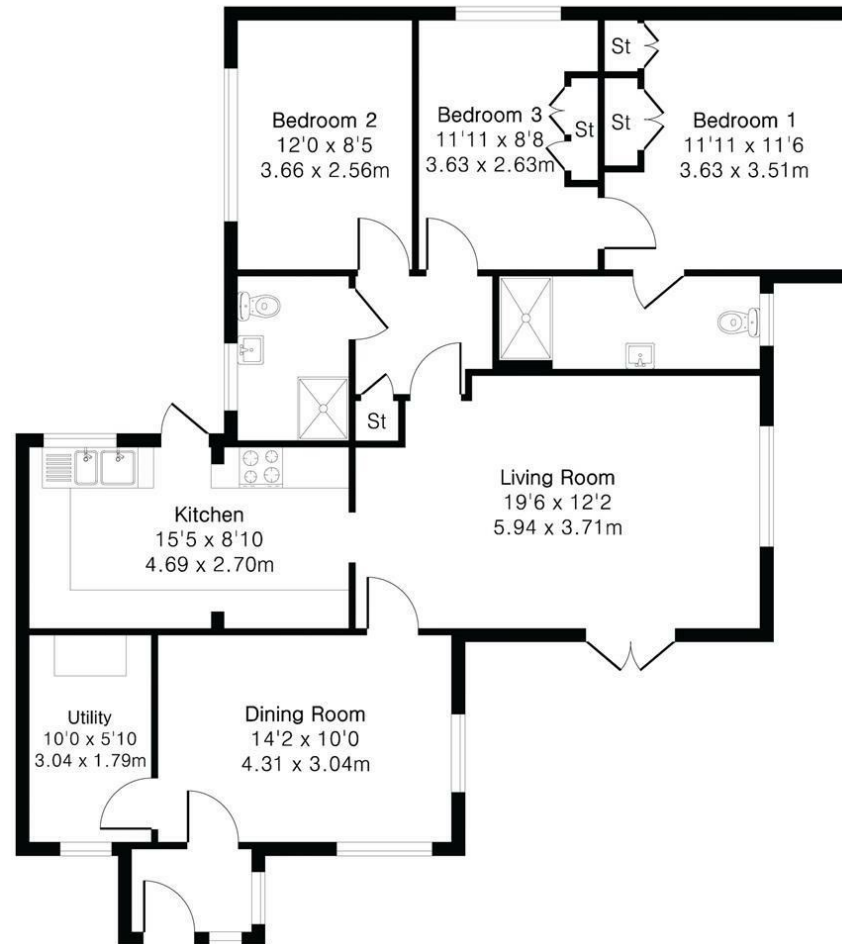
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £525,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – South Cambridgeshire



Approximate Gross Internal Area 1108 sq ft - 103 sq m



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

