



Symonds Lane, Linton, CB21 4HY

**CHEFFINS**



## Symonds Lane

Linton,  
CB21 4HY

- Well served village
- Two bedrooms
- Off-street parking
- Conservatory
- Private garden
- Garden office/studio with en suite

An attractive, double fronted, detached cottage set in the heart of the village. The property enjoys beautifully presented accommodation throughout, together with a private garden, detached office/studio and off-street parking.

3 2 1

**Guide Price £400,000**





## 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

Glazed entrance door, doors to adjoining rooms and stairs rising to first floor.

### SITTING/DINING ROOM

Window to the front aspect, feature fireplace, bespoke fitted cabinetry, doorway leading to:-

### KITCHEN

Fitted with base and eye level units, electric double oven, four ring gas hob with overhead extractor, ceramic sink, dishwasher, space for fridge freezer, space and plumbing for washing machine, pantry cupboard housing the gas boiler, window to the rear aspect.

### BATHROOM

Comprising pedestal basin, panelled bath with shower above, low level WC, heated towel rail, obscure glazed window to the rear aspect.

### CONSERVATORY

Windows to the front, side and rear aspects, sliding glazed door to the garden.

## FIRST FLOOR

### LANDING

Window to the side aspect, doors to adjoining rooms, loft access and cupboard over the stairwell.

### BEDROOM 1

Window to the front aspect, fitted wardrobe.

### BEDROOM 2

Window to the front aspect.

### OUTSIDE

To the front of the property is a driveway providing off-street parking and gated side access into rear garden which has a number of raised beds and a central lawn enjoying a good degree of seclusion.

### GARDEN OFFICE/STUDIO/BEDROOM

Windows to the front and side aspect, power, lighting and heating connected. Door to:-

### SHOWER ROOM

Comprising a ceramic wash basin, low level WC, electric shower.

### VIEWINGS

By appointment through the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		77
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	48	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £400,000

Tenure - Freehold

Council Tax Band - C

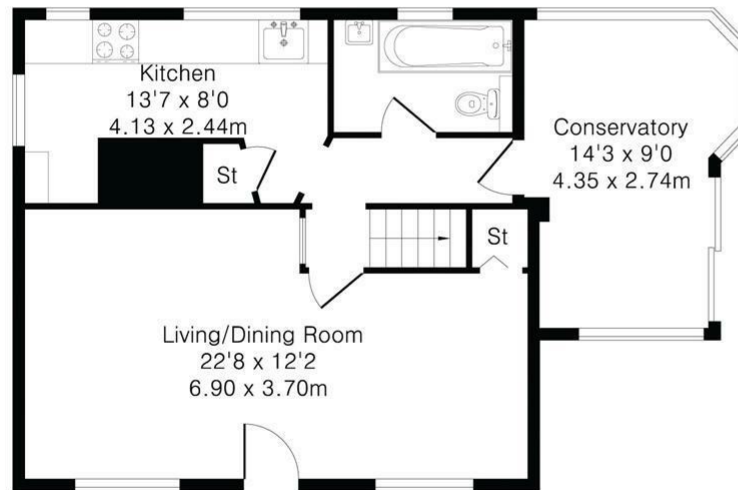
Local Authority - South Cambridgeshire

**Approximate Gross Internal Area 975 sq ft - 90 sq m**

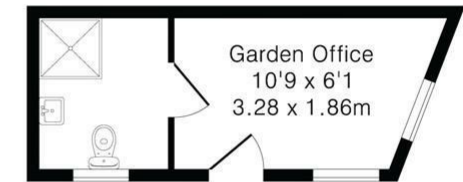
Ground Floor Area 585 sq ft - 53 sq m

First Floor Area 275 sq ft - 26 sq m

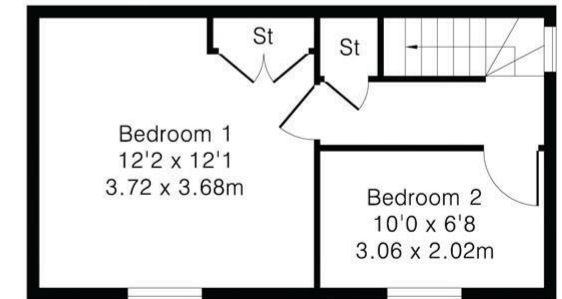
Outbuilding Area 115 sq ft - 11 sq m



Ground Floor



Outbuilding



First Floor

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.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)



**CHEFFINS**

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.