



High Street, Linton, Cambridgeshire CB21 4JT

Guide Price £395,000

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A charming Grade II listed period property nestling in the heart of this well served village and enjoying some striking period features.

Hugely deceptive, this impressive property offers character throughout and enjoys a fabulous kitchen with vaulted ceiling, living room, dining room, bathroom and two generous size bedrooms.

Externally the property offers a lovely enclosed mainly south facing rear garden.

Viewing recommended.

Accommodation:

Dining Room 14'2 x 8'9 (4.32m x 2.67m)

Attractive dining room with window overlooking the front aspect. Tiled flooring with underfloor heating. Doors leading to living room and kitchen/dining room. Access to stairs to first floor.

Living Room 14'4" x 12'2" (4.37m x 3.71m)

Charming living room with wooden flooring. Striking brick fireplace with wood burner stove. Exposed beams. Windows over looking front aspect and utility room. Half glazed door leading to dining room.

Kitchen/Dining Room 15'1" x 11'10" (4.62m x 3.61m)

Stunning kitchen with vaulted ceiling and exposed beams. A range of wooden base cupboards with wooden work top over.

Contemporary Butler style sink with 1 1/2 bowls with drainer and mixer tap over. Half height tiled splash back throughout work areas. Central wooden island providing further storage and work space. Belling range style cooker with stainless steel extractor over and stainless steel splashback. Space and plumbing for dishwasher. Space for large fridge/freezer. Windows to the utility room and side aspect. Doors leading to utility room, dining room and bathroom. Attractive tiled flooring with underfloor heating.

Utility Room 8'1" x 8'0" (2.48m x 2.45m)

Good size utility room with tiled flooring. Space and plumbing for washing machine. Space for tumble dryer. Windows overlooking the side aspect. Doors leading to side garden and kitchen.

Cellar

Accessed via a trap door in the utility room. Wooden ladder. Runs under living room.

Bathroom

Stylish, contemporary bathroom with white suite comprising of low level WC, wall mounted hand basin with mixer tap over, bath with mixer tap over. Walk-in, fully panelled, shower. Ladder style radiator and underfloor heating. Obscured window.

Bedroom 1 14'4" x 10'0" (4.39m x 3.07m)

Beautiful and spacious double bedroom. Exposed beams. Victorian style radiator. Dual aspect windows overlooking the front and rear aspects. Door leading to landing.

Bedroom 2 12'5" x 11'1" (3.81m x 3.39m)

Generous double room with half vaulted ceiling. Exposed beams. Attractive fireplace with hearth and surround. Radiator. Access to to loft space. Door leading to landing.

Outside - Rear

Pretty courtyard style garden. Laid to gravel. Garden shed. Gated access to the rear. NB: it is possible to use as parking.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - tbc

Tenure - Freehold

Council Tax Band - D (South Cambridgeshire)

Property Type - Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 88 SQM

Parking – Access to rear

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

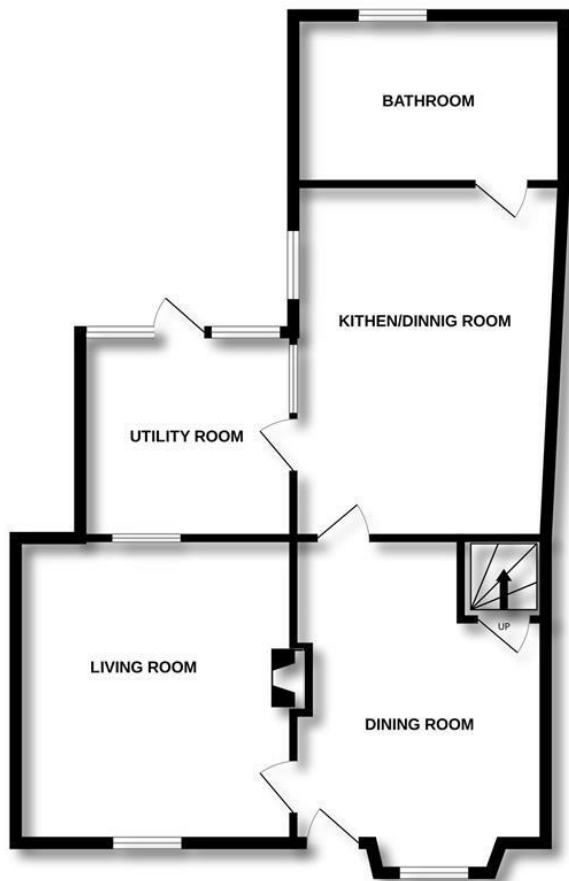
Broadband Connected - tbc

Broadband Type – Superfast available, 71Mbps download, 15Mbps upload

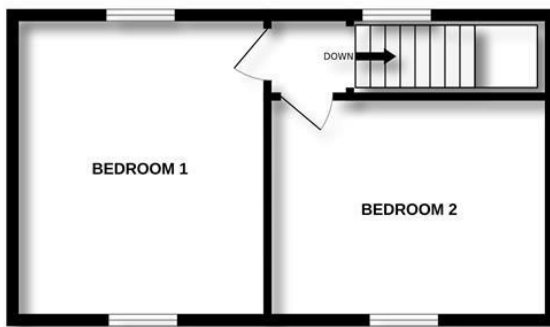
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

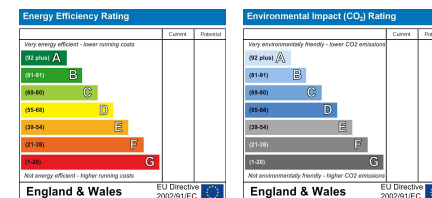
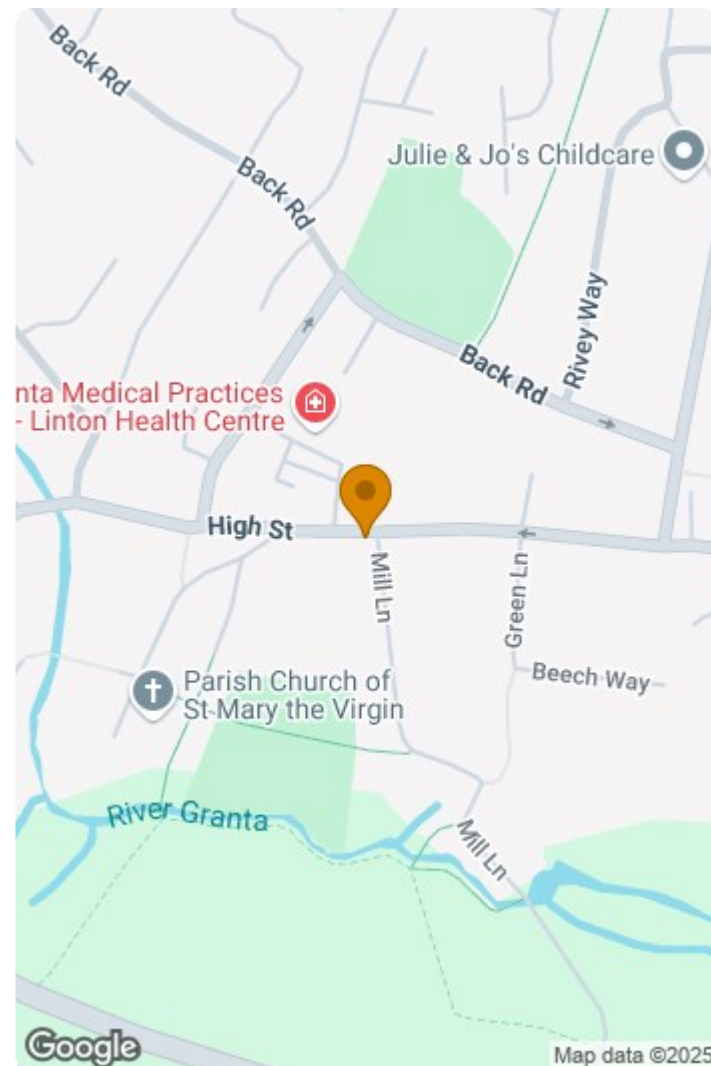
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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