







\*\*\*\* IMMACULATE AND  
RECENTLY PROFESSIONALLY  
DECORATED DETACHED FAMILY  
HOME IN THE POPULAR  
VILLAGE OF LINTON \*\*\*\*  
IMPRESSIVE KITCHEN DINER  
WITH DOORS ONTO THE  
GARDEN \*\*\*\* Detached family  
home offering a storm porch  
and entrance hall, guest  
cloakroom, good size lounge  
and a newly fitted kitchen diner  
with utility room. Four first floor  
bedrooms and a re-fitted  
shower room. Front and rear  
gardens, drive, EV charging  
point and a single garage. The  
property is offered for sale with  
no upward chain.



### STORM PORCH

Storm porch with side entrance door into the hall and a door into the utility room.

### ENTRANCE HALL

Stairs to the first floor, radiator, Karndene flooring, storage cupboard and doors to -

### CLOAKROOM

Low flush wc, wash hand basin and upvc double glazed window, Karndene wood effect flooring.

### LOUNGE

Two upvc double glazed windows and 2 radiators., Karndene wood effect flooring.

### KITCHEN

High specification kitchen offering fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Sink and drainer unit, fitted electric oven and microwave, induction hob with stainless steel splash back and extractor hood. Integrated dishwasher, plumbing and space for a washing machine, space for a wine cooler, radiator and upvc double glazed window and doors onto the garden. Karndene .wood effect flooring

### UTILITY ROOM

Upvc double glazed window and door onto the garden.

### FIRST FLOOR LANDING

Upvc double glazed window and loft access.



### BEDROOM 1

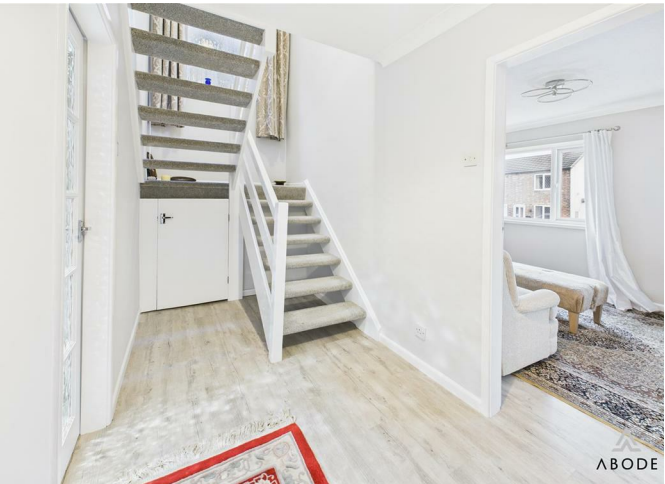
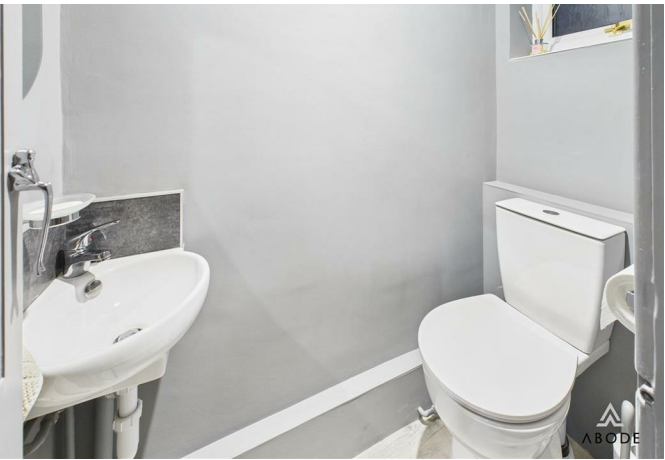
Upvc double glazed window and a radiator.

### BEDROOM 2

Upvc double glazed window and a radiator.











### BEDROOM 3

Upvc double glazed window and a radiator.

### BEDROOM 4

Upvc double glazed window and a radiator.

### SHOWER ROOM

Walk-in shower with rain fall shower and hand held shower, wash hand basin, low flush wc, fitted cupboards and work top. Chrome ladder style radiator and a upvc double glazed window.

### OUTSIDE

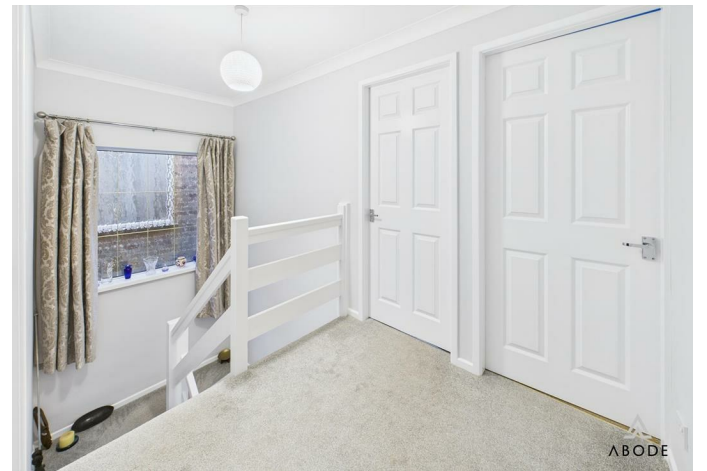
Front garden with established plants and shrubs. Side drive to the single garage. The rear garden offers a lawn with borders of shrubs and plants, paved patio.

### NOTE

Double glazed windows were installed in the last 4 years with transferable Anglian warranties and guarantees.

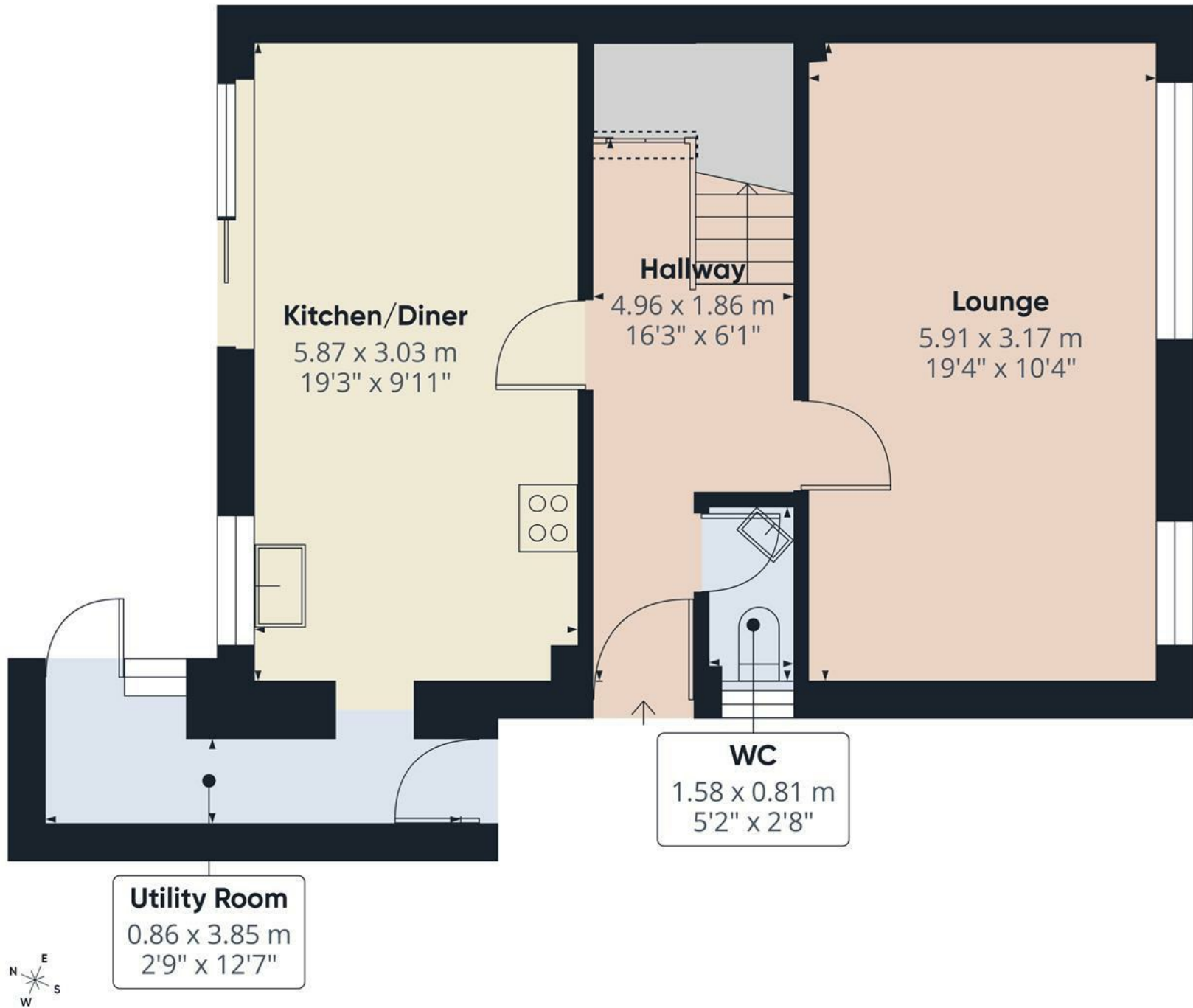
The boiler is a Worcester Bosch Boiler and was installed 3 years ago.











Floor 0

Approximate total area<sup>m</sup>

52 m<sup>2</sup>  
560 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

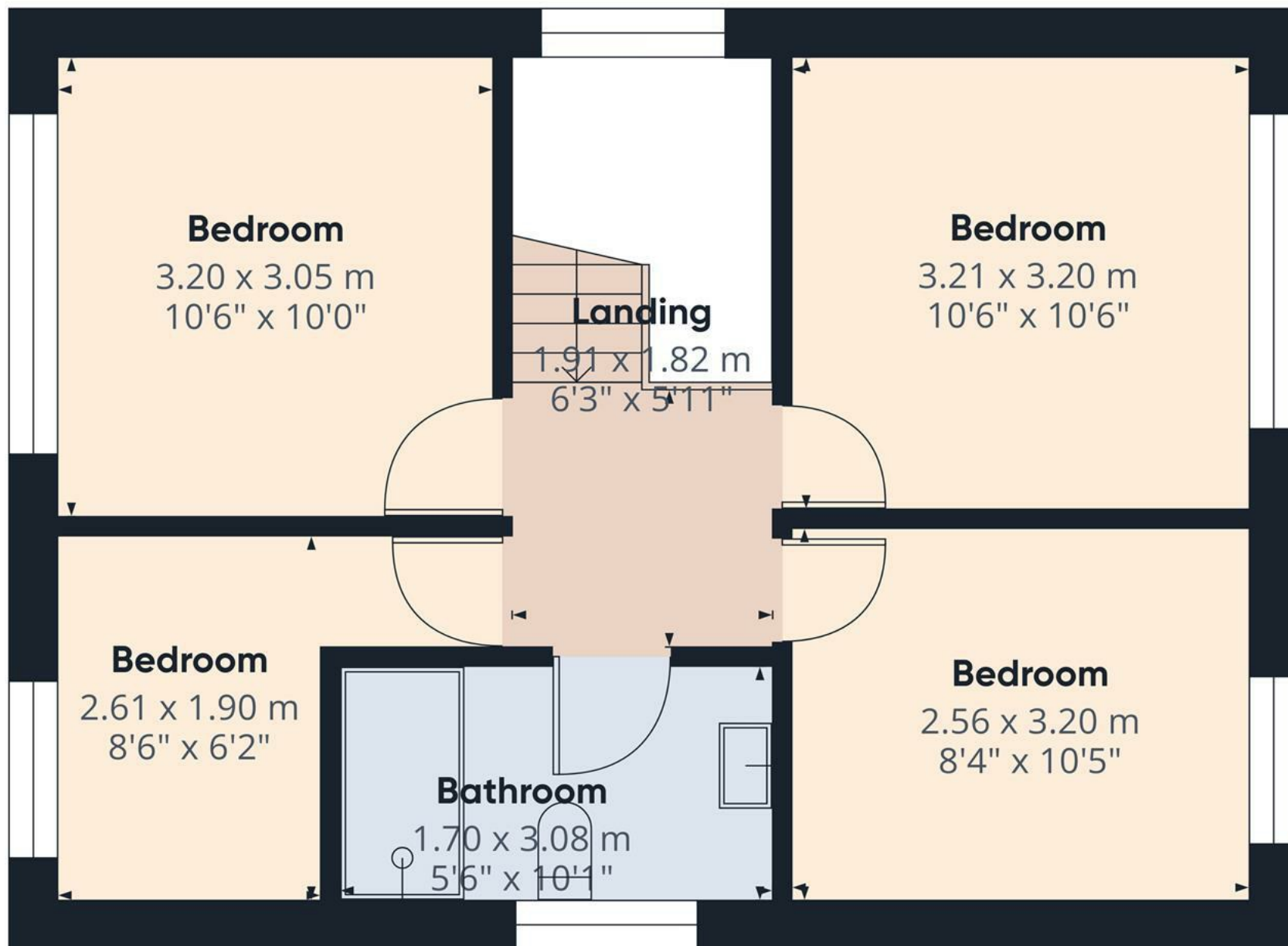
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>

44 m<sup>2</sup>

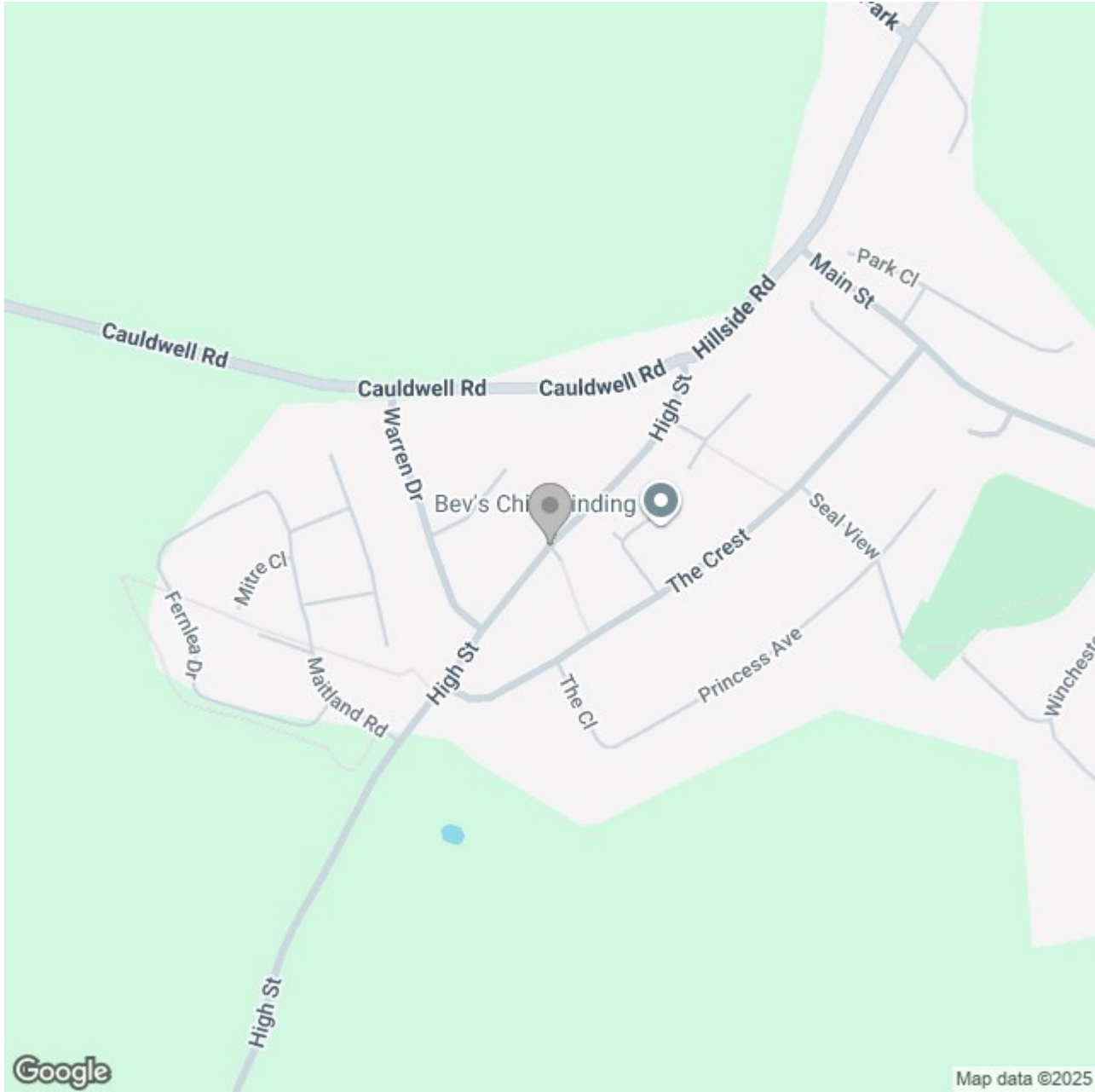
474 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC