





**** 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.



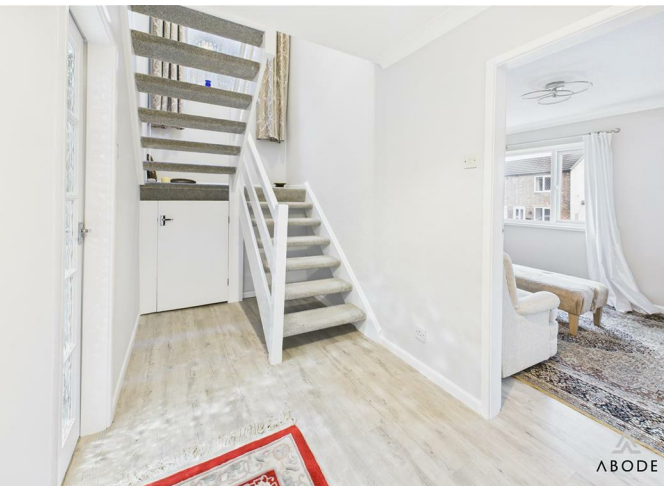
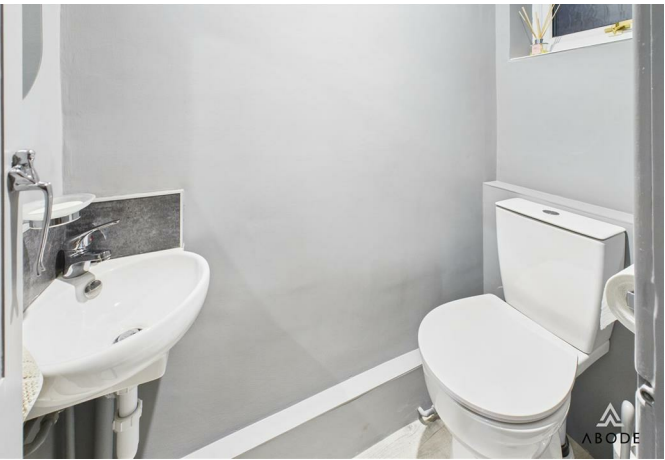
BEDROOM 1

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

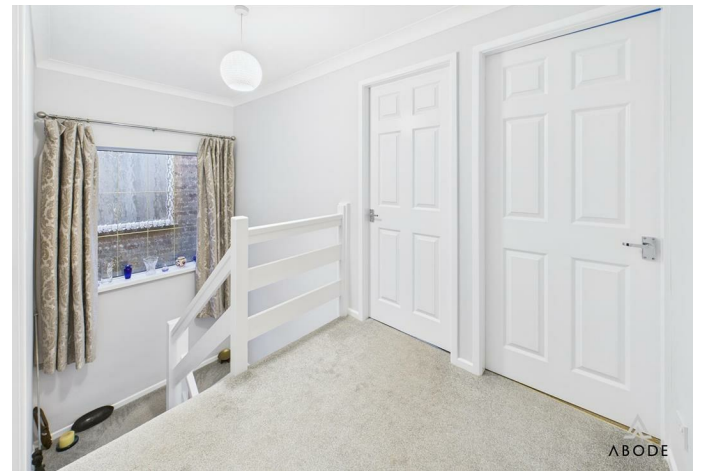
Front garden with established plants and shrubs. Side drive to the single garage. The rear garden offers a lawn with borders of shrubs and plants, paved patio.

NOTE

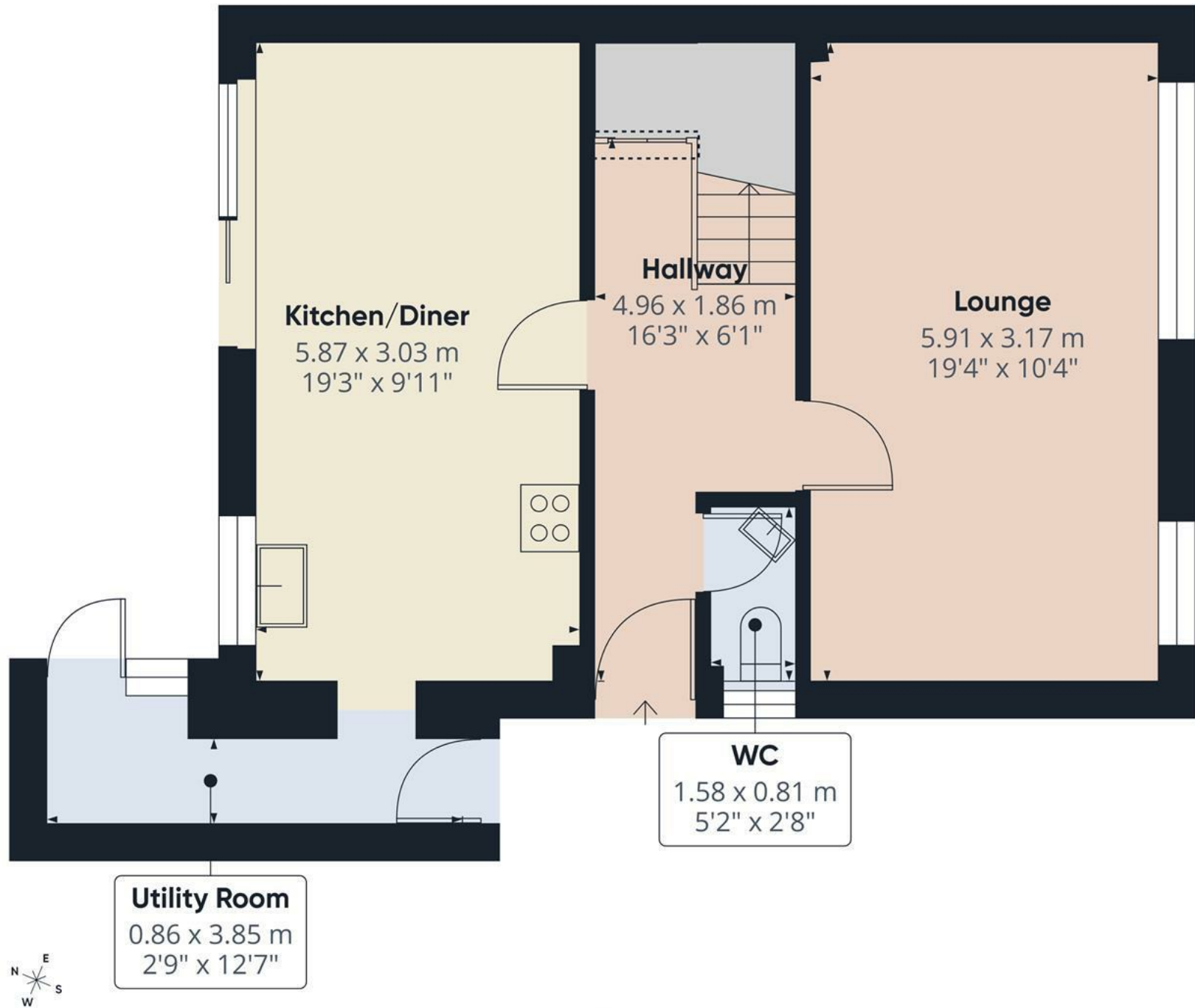
Double glazed windows were installed in the last 4 years with transferable Anglian warranties and guarantees.

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









Floor 0

Approximate total area^m

52 m²
560 ft²

Reduced headroom

0.2 m²
2 ft²

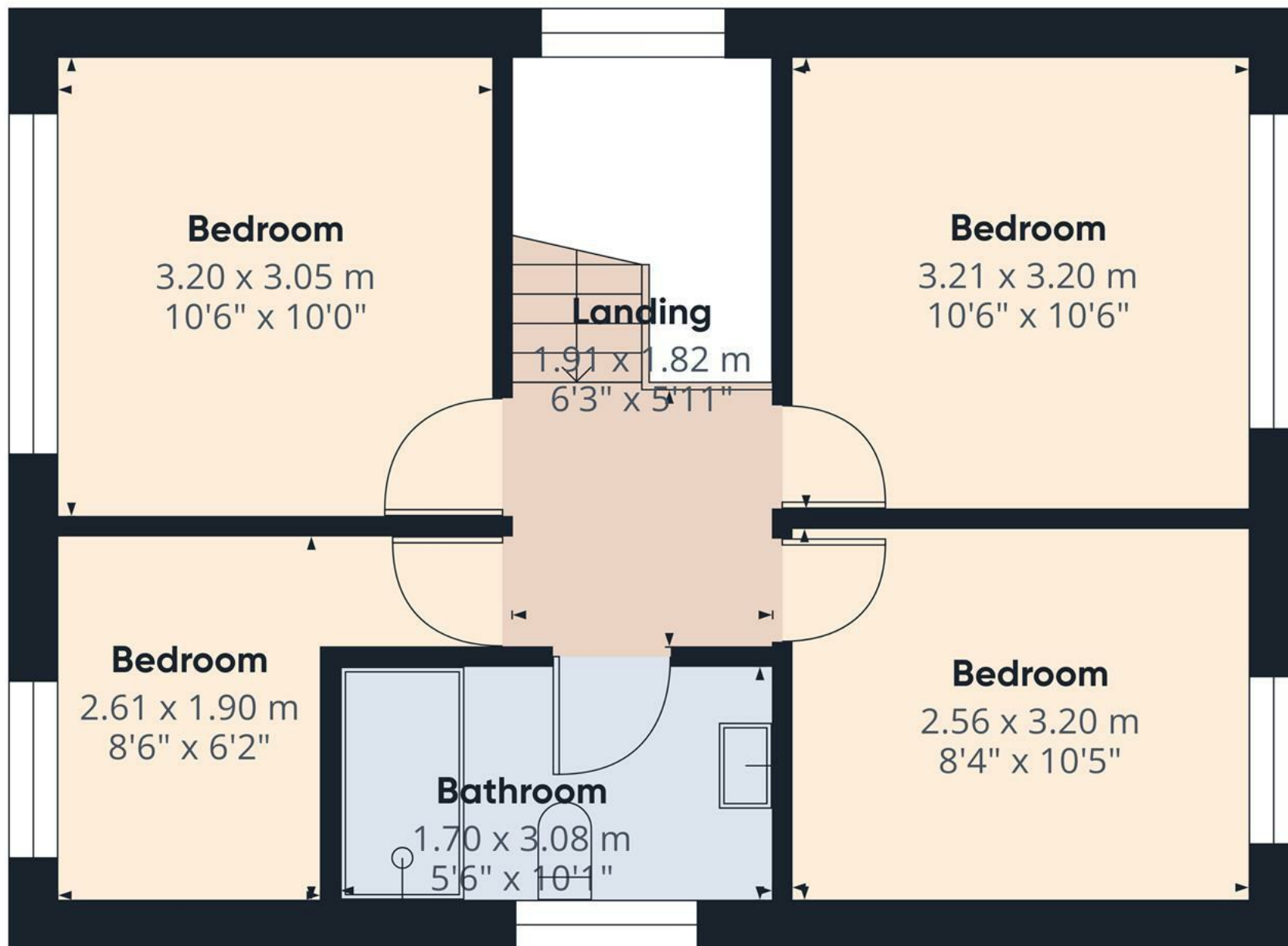
(1) Excluding balconies and terraces

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⁽¹⁾

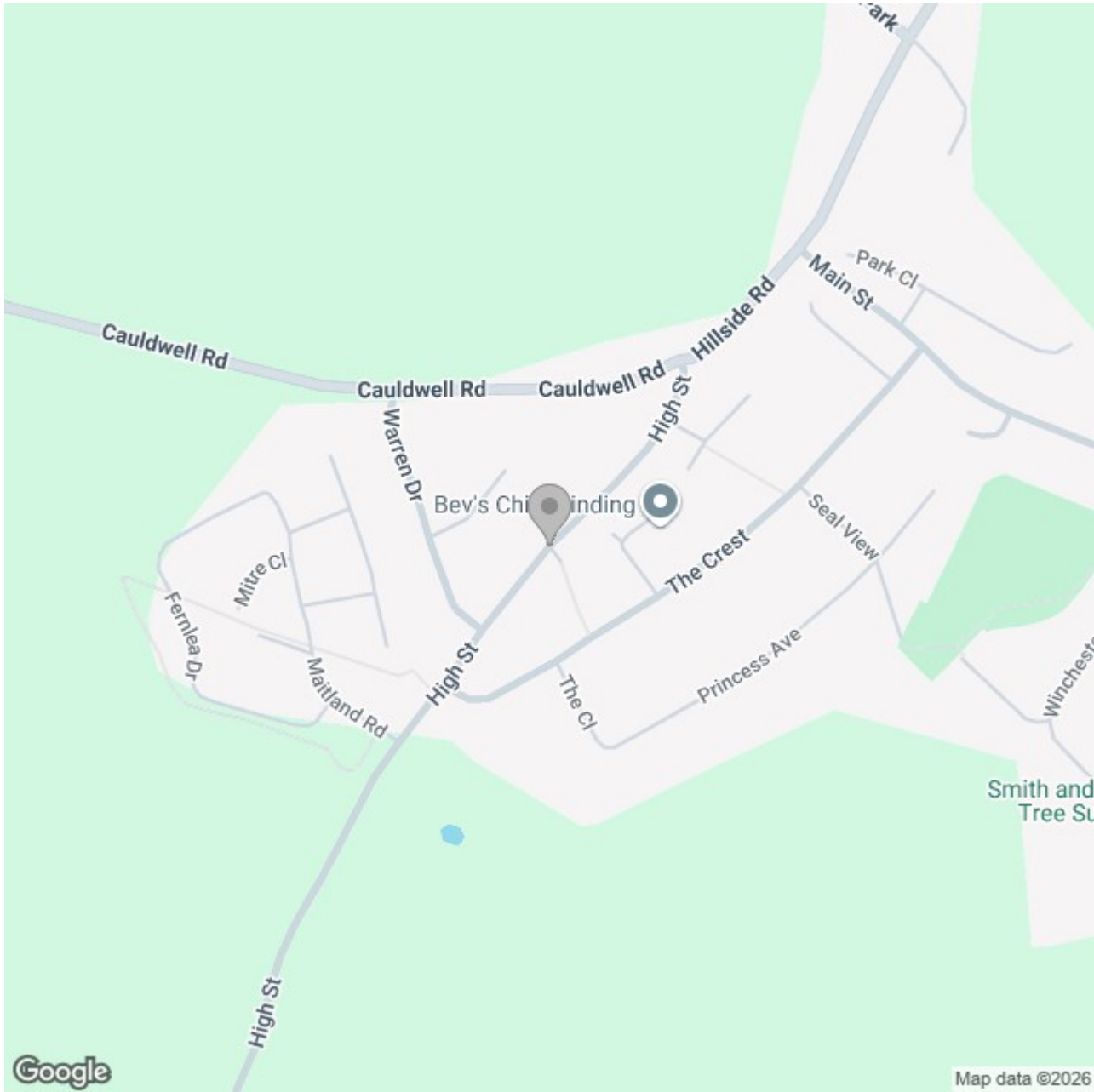
44 m²

474 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 