



14 Market Lane, Linton  
CB21 4HU



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 14 Market Lane

Linton | Cambridge | CB21 4HU

Guide Price £450,000

- Two double bedroom period property
- Well-proportioned accommodation with character features throughout
- First floor bathroom
- Cellar providing storage space
- Attractive rear garden with summerhouse
- Within walking distance of all village amenities
- EPC: N/A
- Council Tax Band: E

## The Property

A charming Grade II listed, two-bedroom detached character cottage located in the heart of Linton with attractive rear garden.

## The Setting

Linton is a large village offering excellent local amenities including shops, a post office, church, doctors, cafes, restaurants, public houses and excellent schooling for children of all ages. The University City of Cambridge is about 10 miles to the Northwest and the market town of Saffron Walden is 7 miles to the south again offering an excellent range of shopping and recreational amenities. There is easy access to the M11 southbound (J9) off the A11 and northbound (J10) at Duxford. Frequent train services to London are available from Whittlesford Parkway and Audley End to Liverpool Street, or alternatively from Cambridge to Kings Cross.

## The Accommodation

In detail the property comprises of a large entrance hall with window to rear aspect, stairs rising to the first floor, door leading to the rear garden and adjoining rooms. To the right is a dual aspect kitchen/dining room, fitted with a matching range of eye and base level units with wooden worksurface over and butler sink incorporated. There is space and plumbing for fridge, freezer, washing machine and Aga. A superb living room with a substantial inglenook fireplace is filled with natural light from two windows to front aspect and window overlooking the garden. To the lower ground is a cellar which the current owner uses as additional storage.

To the first floor is a sizeable landing area with built in storage cupboard and doors to the adjoining rooms. Bedroom one is a double bedroom with windows to front and side aspect. Bedroom two is a double room with window to front aspect. The family bathroom comprises of a panelled bath, W.C and wash hand basin.





### Outside

The attractive rear garden is laid predominantly to lawn with a variety of mature shrubs and bushes. A patio runs the length of the property and provides an idea area for outdoor entertaining. In addition, a large summer house is currently utilised as a home studio with light and power.

### Services

Mains electric, water and drainage is connected. Gas fired central heating. Superfast broadband is available and mobile signal is good.

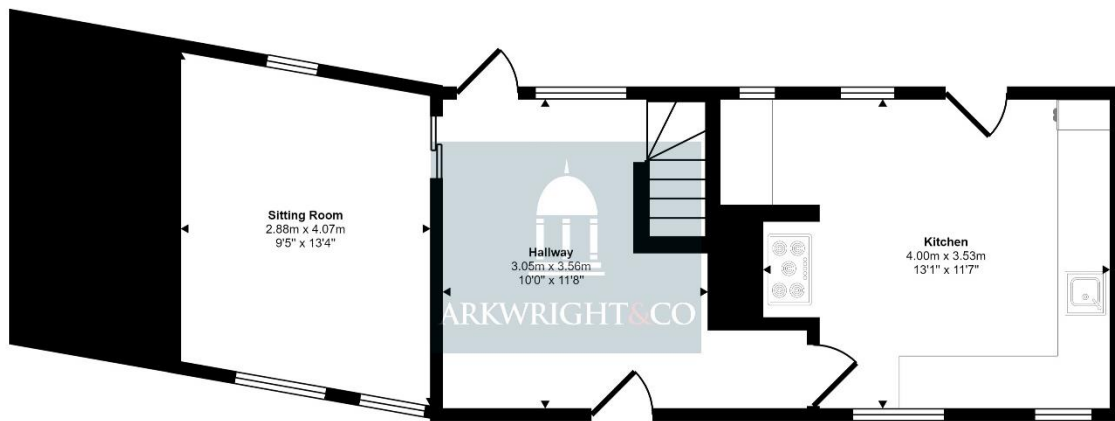
**Tenure** - Freehold

**Property Type** - Detached

**Property Construction** –C17. Timber-framed and plastered. Long straw thatched roof.

**Local Authority** – South Cambridgeshire District Council

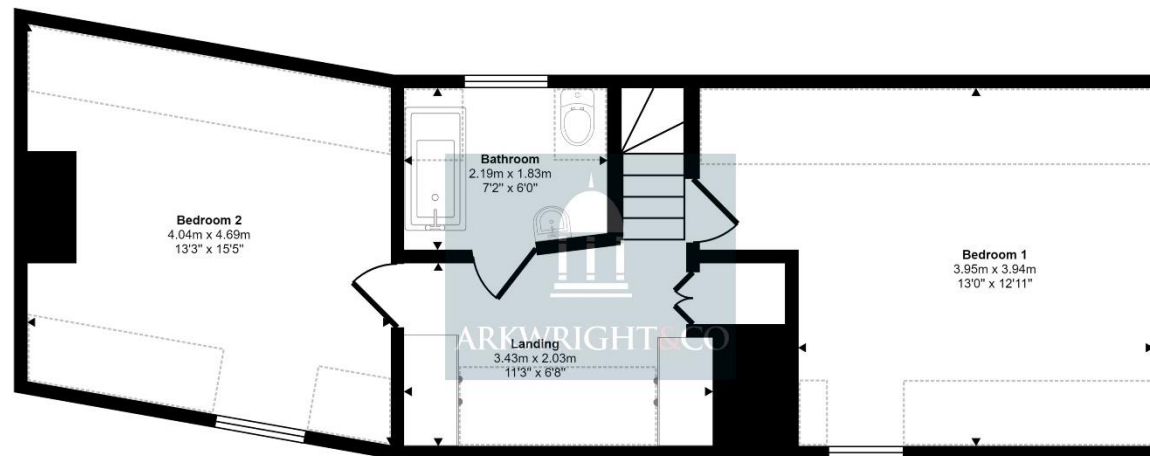




### Ground Floor

Approx 44 sq m / 477 sq ft

Denotes head height below 1.5m



### First Floor

Approx 50 sq m / 533 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

