



Coles Lane, Linton, CB21 4JS

**CHEFFINS**



## Coles Lane

Linton,  
CB21 4JS

A stylish and contemporary mid-terraced property, offering well presented accommodation across two floors, with a low maintenance rear garden, occupying a most prominent and convenient location in this highly sought after and well served village of Linton.

### LOCATION

The highly sought-after South-Cambridge village of Linton with its pleasing blend of period and modern properties, as well as an excellent range of local amenities, including shops, inns, doctors, dentists, vets and schools. The market town of Saffron Walden is about 8 miles away and the University City of Cambridge is about 11 miles distant. For the commuter, Audley End and Whittlesford mainline stations, provide a commuter service to London and Cambridge and the nearest M11 motorway access points are at Stump Cross (Junction 9) and Duxford (Junction 10).

3 1 2



Guide Price **£375,000**



## STORM PORCH

over panelled entrance door leading into:

## ENTRANCE HALLWAY

with wood effect flooring, stairs rising to first floor accommodation with understairs storage cupboard, double panelled radiator, panelled glazed doors leading into respective rooms.

## CLOAKROOM

comprising a two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with separate hot and cold taps with tiled splashback, lighting, extractor fan, wood effect flooring.

## KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with wood effect rolltop work surface with inset sink with hot and cold mixer tap and drainer to side, further storage cupboards including pull-out larder, integrated oven, 4 ring gas hob, stainless steel splashback, extractor fan, integrated dishwasher, space for fridge/freezer, space for washer/dryer, tiled splashback, tiled upstand, inset LED downlighters, square bay double glazed window to front aspect.

## DINING ROOM

with coved ceiling, wood effect flooring, radiator, double glazed window overlooking garden, into:

## LIVING ROOM

with wood effect flooring, coved ceiling, centrally placed open chimney with brick surround and quarry tiled hearth, full height radiator, lighting and double glazed window and door not only providing an entry point of light into the room but also access out to the garden.

## ON THE FIRST FLOOR

### LANDING

with wood effect flooring, fitted cupboard with fitted railings and shelving, panelled doors leading into respective rooms.

### BEDROOM 1

with loft access, set of built-in wardrobes accessed via a set of double doors fitted with railings and shelving, airing cupboard housing Vaillant gas fired Combi boiler with fitted timber shelving providing hot water and heating for the property, wood effect flooring, radiator, double glazed window to front aspect.

## BEDROOM 2

with built-in wardrobe accessed via a set of double doors fitted with railings and shelving, radiator, double glazed window overlooking garden.

## BEDROOM 3

with radiator, double glazed window overlooking garden.

## FAMILY BATHROOM

comprising of a three piece with combined shower and bath with wall mounted dual shower head, hot and cold mixer bath taps with glazed shower partition/cubicle, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled flooring, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

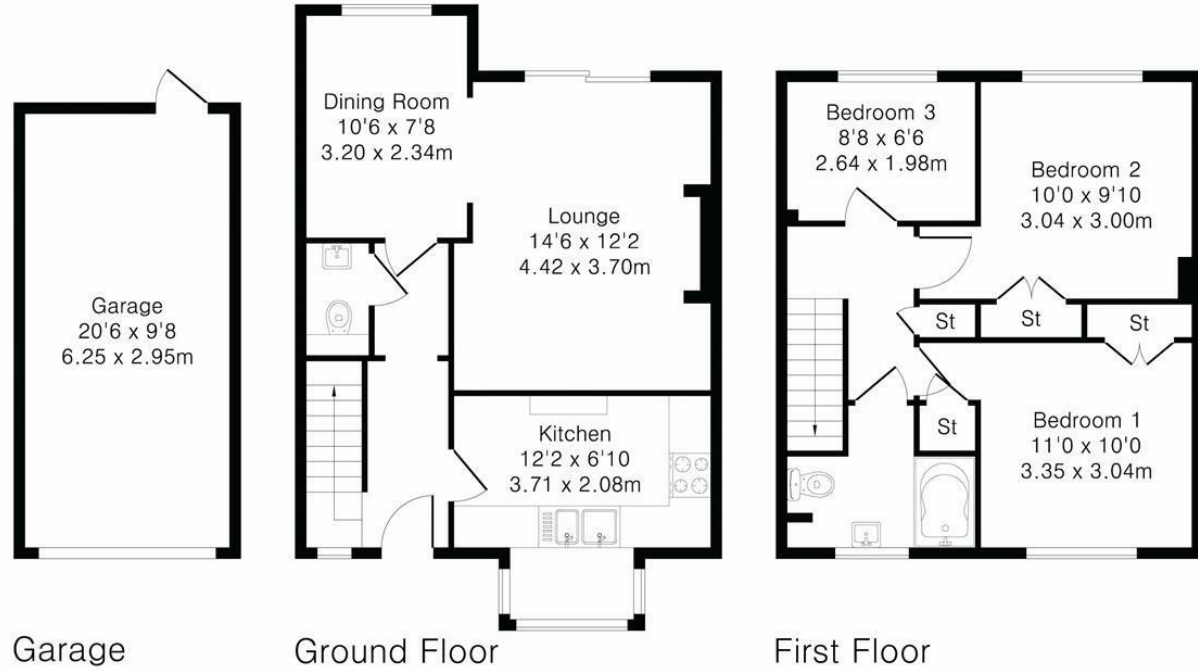
## OUTSIDE

To the rear of the property is a garden with a raised patio area, the rear part of the property is enclosed by raised bedding, step down leads to the main part of the garden with a central area laid to gravel and is enclosed by low level raised bed full of mature shrubs and plants. To the rear of the garden is GARAGE fitted with power and lighting and accessed via an up and over door, as well as door from garden, and further allocated parking.





Approximate Gross Internal Area 875 sq ft – 81 sq m  
 Ground Floor Area 464 sq ft – 43 sq m  
 First Floor Area 411 sq ft – 38 sq m  
 Garage Area 198 sq ft – 18 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £375,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - South Cambridgeshire District Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.