



The Chestnuts, Granta Vale, Linton, Cambridge, CB21 4LB
Guide Price £649,950 Freehold



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A SUBSTANTIAL FOUR BEDROOM, DETACHED SINGLE STOREY RESIDENCE SET WITHIN MATURE AND PRIVATE GARDENS AND GROUNDS WITH ALMOST 0.2 ACRES WITH AMPLE PARKING AND DETACHED DOUBLE GARAGE.

- Detached bungalow
- 4 beds, 2.5 baths, 2 receipts
- 1990's
- Gas fired central heating to radiators
- Council tax band - F
- 1250 sqft / 116 sqm
- 0.2 acres
- Off road parking and double garage
- EPC - D / 59
- No chain

The property, set in almost a quarter of an acre with lawns on all sides occupies a tranquil corner of cul-de-sac position close to the centre of this thriving and well served village. The property was constructed in the early 1990's. Only last year the boiler was replaced with a highly efficient Worcester gas-fired central heating boiler. The property, however, does require some updating but also gives a potential purchaser great scope for easy improvement, modernisation and extension (subject to planning consents).

The accommodation comprises a generous welcoming reception hall, two reception rooms including a sitting room with an open fireplace and dining room with French doors to the garden. The kitchen/breakfast room is fitted with a range of base level and wall mounted storage cupboards, ample fitted worksurfaces with an inset one and a half sink unit, mixer tap and drainer, four-ring ceramic hob and extractor with space for a fridge-freezer and dishwasher. Just off is the handy utility room, which has the usual white goods and the wall mounted, gas central heating boiler. Off the inner hallway are four good-sized bedrooms, an ensuite shower room to the master bedroom and a family bathroom.

Outside, the property is set back from the road with an expansive lawned front garden extending both to the sides and back. A generous driveway, which would easily accommodate five vehicles and leads to the detached double garage with an electric up-and-over door, power and light connected. The property can be accessed on both sides and all is enclosed by fencing providing good levels of privacy and seclusion. There is a timber shed and a greenhouse as well.

Location

Linton is a large village lying about 10 miles south of Cambridge and 6 miles north of Saffron Walden with fast approach roads thereto. Excellent local facilities are readily available including good shopping in the High Street, a village health centre, infant and junior schools and a village college. The M11 is about 7 miles away. It is a village surrounded by glorious undulating open countryside over which there are many fine walks including the 'Roman Road' which leads to Cambridge via Wandlebury and the Gogs.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council tax band - F

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



Approx. gross internal floor area 116 sqm (1250 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

