



Michaelotts, Linton, CB21 4AY

CHEFFINS

Michaelotts

Linton,
CB21 4AY

- Minimum of a 6 month tenancy
- Managed by Cheffins
- Three bedrooms
- Driveway parking for two cars
- Garden
- White goods
- Available mid November

A modern, link-detached three bedroom home set in the popular village of Linton, within walking distance of local amenities. The property enjoys well-proportioned accommodation with large rear garden and two allocated parking spaces.

3 2 2

£1,850 PCM





LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as a good range of local amenities including shops, public houses, post office, primary school and village college with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately 8 miles distant and the University City of Cambridge is around 11 miles away. Audley End mainline station offering a commuter service to London's Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (junction 10).

Ground Floor

Entrance Hall

With doors leading through to adjoining rooms and stairs ascending to the first floor as well as under stairs storage cupboard.

Cloakroom

With low level W/C and wash hand basin with storage below.

Lounge

A bright room with French doors opening out to the enclosed rear garden and double glazed window fitted with shutters overlooking the front aspect.

Kitchen/Diner

Double glazed windows to the rear and side aspects and French doors opening out to the patio area. The kitchen comprises a range of base and eye level units with worktop space over, stainless steel sink unit, integrated dishwasher, washer dryer, induction hob with extractor hood over, integrated double oven and fridge freezer as well as gas boiler.

Dining room / Home Office

With double glazed shuttered windows overlooking the front and side aspect.

First Floor

Landing

With doors leading through to adjoining rooms, double glazed windows overlooking the rear aspect and large airing cupboard.

Bedroom One

Double glazed windows overlooking the front and rear aspect, fitted wardrobe with sliding glass panel doors as well as access to :

En suite shower room

Comprising large shower enclosure, WC with hidden cistern and wash basin. Obscure glazed window to the front aspect.

Bedroom Two

Dual aspect double glazed windows overlooking the front and side aspect as well as large storage cupboard.

Bedroom Three

With double glazed window overlooking the rear aspect.

Bathroom

Three piece suite comprising panelled bath with shower over, WC with hidden cistern and wash basin. Obscure double glazed window to the side aspect.

Outside

Externally the property boasts landscaped garden to the rear with

patio area and lawn as well as garden tap, pagoda, large shed and additional storage unit. There is a carport with driveway parking for two cars in tandem and EV charge point.

Viewings

Strictly by appointment through the agent.

Letting Agent Notes

Holding Deposit : £426.00

For more information on this property please refer to the Material Information brochure on our Website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

£1,850 PCM

Council Tax Band - E

Local Authority - South Cambridgeshire

Agents note:

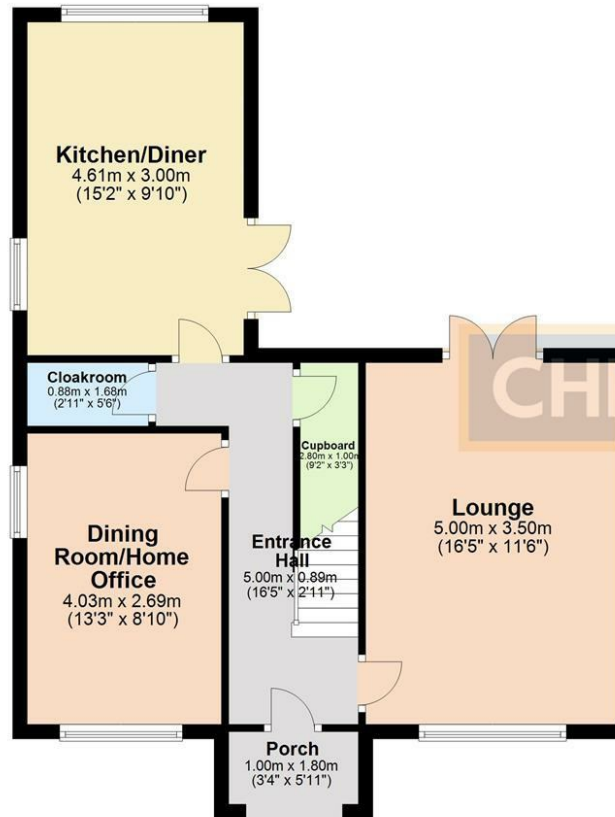
[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.

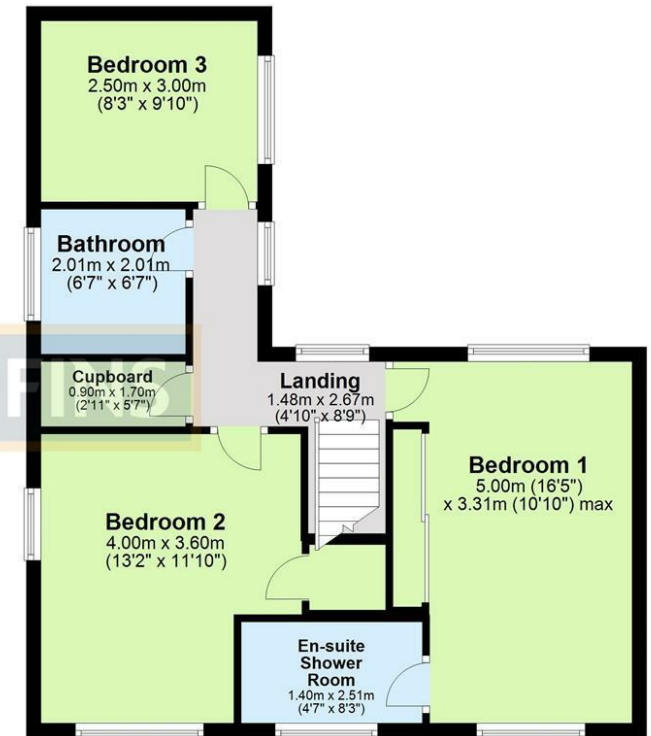
Ground Floor

Approx. 57.6 sq. metres (620.2 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 111.9 sq. metres (1204.0 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

