



15 The Linnets, Cambridge, CB24 8XZ  
Guide Price £565,000 Freehold



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**LOCATED WITHIN THE LINNETS, COTTENHAM, IS THIS ATTRACTIVE FAMILY HOME MEASURING IN EXCESS OF 140SQM/1500SQFT AND BENEFITTING FROM A DOUBLE GARAGE, AMPLE PARKING AND SPACIOUS LIVING ACCOMMODATION THROUGHOUT.**

- Accommodation measuring approximately 143sqm/1543sqft
- Four generous bedrooms and three bathrooms which includes two en-suite shower rooms.
- Large 'L' shaped kitchen/dining area with access directly onto the rear garden.
- Double garage with driveway parking for numerous vehicles.
- Located directly opposite a communal green to the front.

This wonderful family home benefits greatly from several recent improvements, including replacement en-suite bathrooms and the opened up kitchen/dining room, to create a large social space perfect for entertaining at home.

The ground floor accommodation of this home comprises of a large entrance hall, two reception rooms which include a study/playroom and a large double aspect living room which measures over 22ft in length.

Accessed via the living area and the entrance hall is the hub of the house, a large 'L' shaped kitchen dining area with French doors leading into the rear garden. Completing the ground floor is a WC off the entrance hall and a large storage space underneath the stairs.

To the first floor are four generous sized bedrooms and three bathrooms including two recently replaced en-suite shower rooms. Bedrooms one, two and three benefit from fitted wardrobes. Bedrooms one and two also have en-suite shower facilities. Bedrooms three and four are both served by the separate family bathroom which benefits from a bath, a low level WC and a pedestal sink.

Externally – To the front of the property is a communal green which sets the property back from the road. The parking facilities for this property include driveway parking for numerous vehicles and a large double garage which is used currently for storage. The rear garden has a brick wall perimeter, a vast array of flowers and shrubs along the borders and a patios area which can be accessed via the Kitchen/dining room as well as the living room.

**Location**

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Costcutter, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College, both of which are Ofsted rated as 'good'. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

**Services.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District Council

Tax Band - F

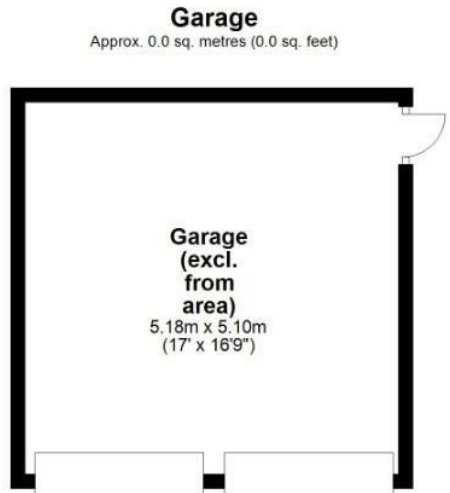
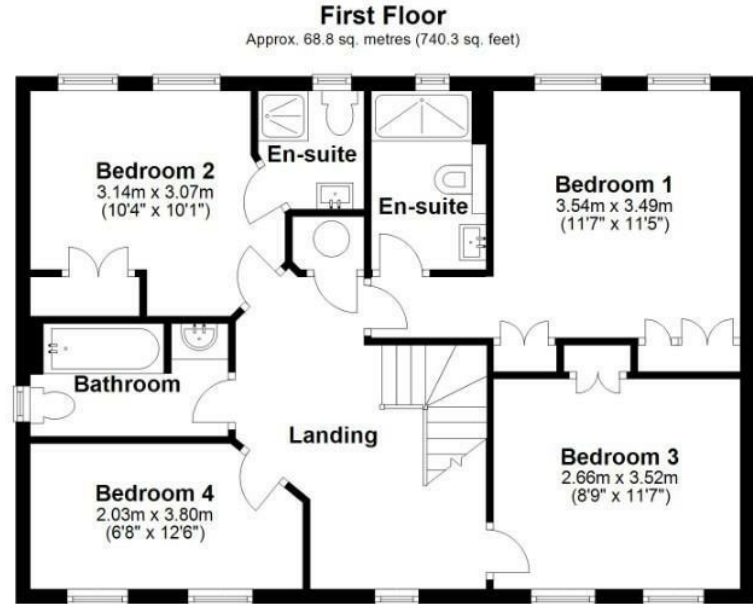
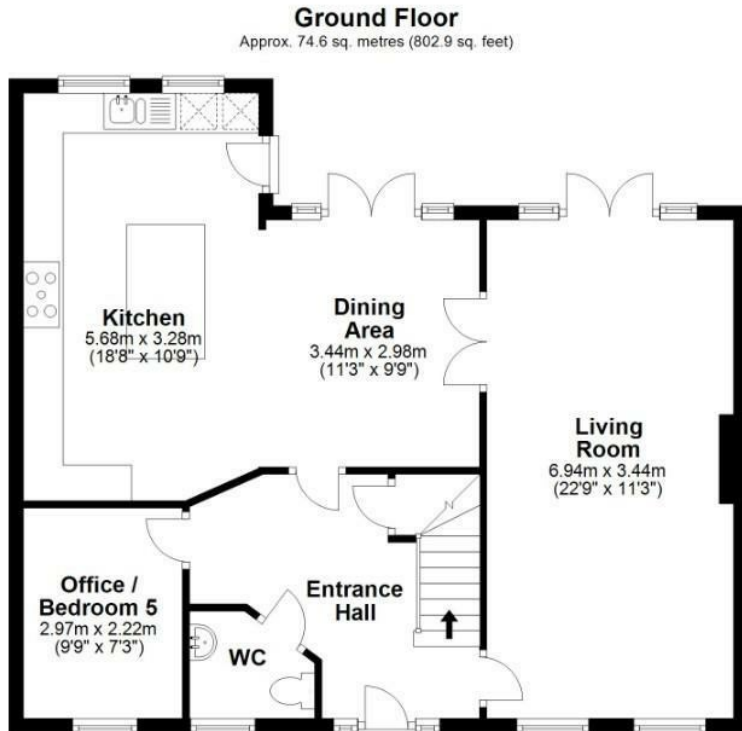
**Fixtures and Fittings.**

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





Total area: approx. 143.4 sq. metres (1543.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	72	
(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	

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.

