



Windsor Road, Linton



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Guide price £240,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Sought After Village Location
- High Specification Bathroom
- South Facing Landscaped Rear Garden
- Multi Fuel Log Burner
- Upvc Double Glazing & Gas Fire Central Heating
- EPC rating TBC





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed semi detached property in the sought after village of Linton. The property in brief comprises: - entrance hall, guest cloak room, lounge/diner, kitchen and on the first floor a landing leads to two good sized double bedrooms, single bedroom/study and a well appointed family bathroom. The property benefits from having plenty of off road parking and a well landscaped rear garden. Viewings are recommended.

Accommodation In Detail

Frosted Upvc double glazed door with frosted double glazed side panel leading to:

Entrance Hall

having staircase rising to first floor, understairs storage housing plumbing for washing machine, smoke alarm, traditional column radiator and wood effect laminate flooring.

Guest Cloak Room

having low level wc on Saniflo system, space-saving corner wash basin with chrome mixer tap, extractor fan and consumer unit for electric.

Lounge/Diner 3.53m x 6.99m (11'7" x 22'11")

having multi fuel log burner with sandstone hearth and wooden oak beam, tv aerial point, two traditional column radiators, Upvc double glazed window to front elevation and Upvc double glazed French doors with Upvc side panels leading out to rear patio.

Kitchen 2.62m x 3.03m (8'7" x 9'11")

having a range of base and wall mounted units, granite effect slimline laminate work top, built-in dishwasher, sink and drainer with chrome mixer tap, electric under-counter oven, four ring gas hob, Worcester Bosch combination boiler, under-counter lighting, one central heating radiator, stone effect tiling to floor, Upvc double glazed window to rear elevation and frosted Upvc double glazed door leading out to rear patio.

On The First Floor

Landing

having access to loft space, smoke alarm, Upvc double glazed window to side elevation and storage cupboard with lighting and shelves.

Master Bedroom 3.05m x 3.95m (10'0" x 13'0")

having tv aerial point, one central heating radiator, carpet to floor and Upvc double glazed window to rear elevation.

Bedroom Two 3.61m x 2.99m (11'10" x 9'10")

having one central heating radiator, carpet to floor and Upvc double glazed window to front elevation.

Bedroom Three/Study 1.79m x 2.13m (5'11" x 7'0")

having built-in storage, one central heating radiator, Upvc double glazed window to front elevation and wood effect laminate flooring.

Family Bathroom 2.33m x 1.71m (7'7" x 5'7")

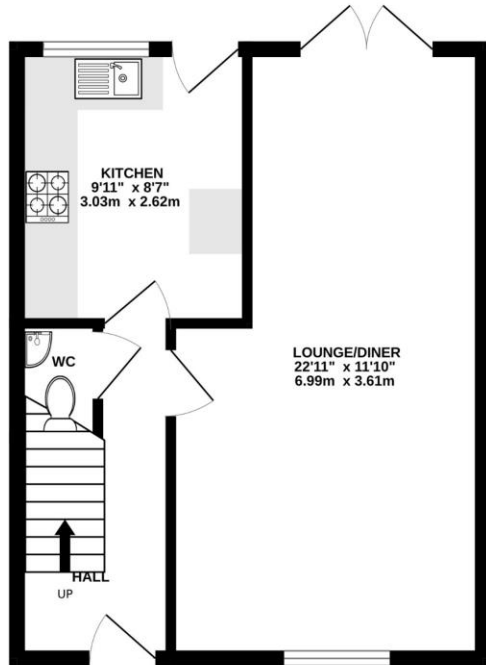
having low level wc, granite bowl set on a counter with chrome free-standing mixer tap, P-shaped bath with glass shower screen, chrome waterfall thermostatic shower and chrome waterfall tap, illuminated mirror, full tiling complement, anthracite heated towel radiator, two frosted Upvc double glazed windows to rear elevation and extractor fan.

Outside

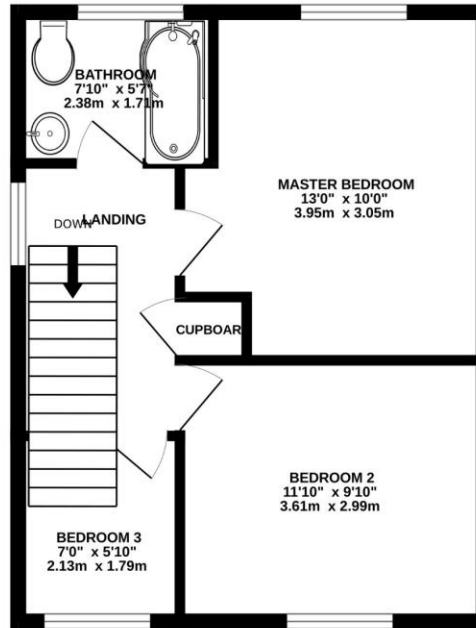
To the rear is an enclosed garden screened by concrete posts and gravel board fence and features slabbed patio area, lawned area, seating area and barked area. There is also a further space for a shed. To the front is a good sized gravelled driveway providing parking for up to three vehicles, a side garden mainly laid to lawn with mature hedges and plants. The property has great potential to extend/further development.



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



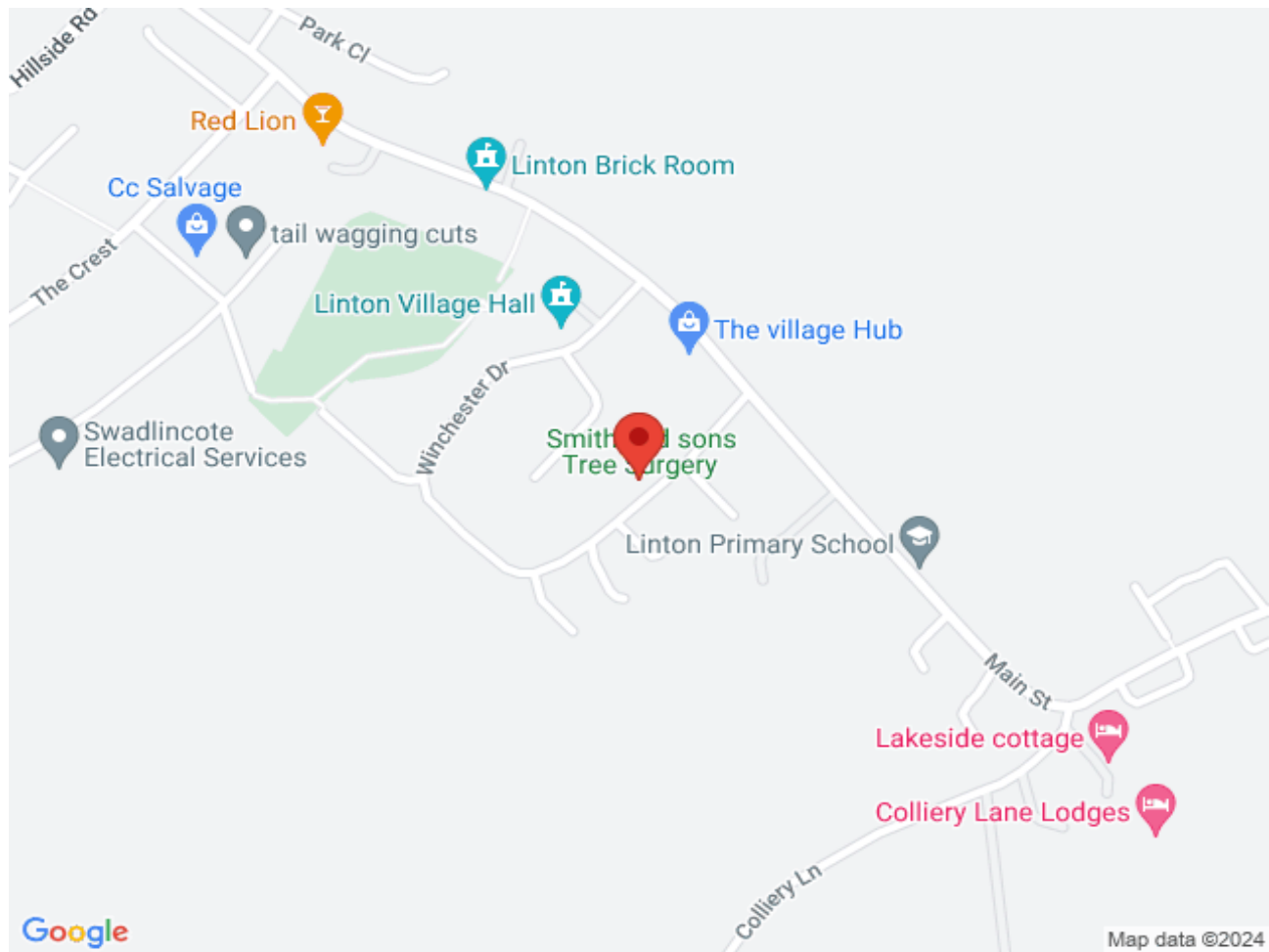
1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

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