



Coton Park, Linton



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Guide price £310,000



Key Features

- 1920's Three Bedroom Semi Detached
- Extensive Rear Garden
- Good Sized Frontage
- Backs Onto Woodlands
- Views To Front
- Upvc Double Glazing
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this beautifully presented 1920's traditional semi detached home in a quiet residential area. The property sits well off the road providing plenty of off road parking. Internally the property boasts good sized living accommodation which in brief comprises: - entrance hall and study, lounge, dining kitchen, shower room, two large double bedrooms, third bedroom and family bathroom. Outside the property benefits from great sized rear garden which houses the garage and Swedish style log cabin which has its own heating and air conditioning and currently being used as a home office and could easily be converted into an annex. The idyllic positioning of the property benefits from access to the rear to local woodlands. Viewings are highly recommended for this beautiful property.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Entrance Hall

having staircase rising to first floor, opens into an office space, controls for thermostat for central heating, BT point, one central heating radiator and wood effect laminate flooring.

Lounge 3.96m x 3.70m (13'0" x 12'1")

having multi fuel log burner with wooden lintel and stone hearth, built-in bookshelves, storage cupboard, one central heating radiator, BT and tv aerial points and Upvc double glazed window to front elevation.

Dining Kitchen 6.15m x 3.13m (20'2" x 10'4")

having a range of base and wall farmhouse style mounted units with solid wooden worktop, stainless steel sink with chrome mixer tap, space for rangemaster, washing machine and fridge/freezer, integral dishwasher, island providing good worktop space, further storage cupboards, two central heating radiators and Upvc double glazed windows to front and rear elevations and Upvc double glazed door leading out to rear garden.

Downstairs Shower Room 2.05m x 1.53m (6'8" x 5'0")

having quadrant shower cubicle with chrome waterfall shower together with hand held shower, low level wc, wash basin with chrome mixer tap, panelling to shower cubicle, half tiling to further walls, frosted Upvc double glazed window to rear elevation and heated towel radiator.

On The First Floor

Landing

having Upvc double glazed window to rear elevation and access to loft space via drop down ladder and the loft is fully boarded.

Master Bedroom 3.60m x 4.31m (11'10" x 14'1")

having built-in red hardwood triple wardrobes with shelving and rails, one central heating radiator, Upvc double glazed window to front elevation and tv aerial point.

Bedroom Two 3.67m x 3.70m (12'0" x 12'1")

having built-in storage cupboard, one central heating radiator and Upvc double glazed bay/reading window to front elevation.

Bedroom Three

having one central heating radiator and Upvc double glazed window to rear elevation.

Bathroom

having panelled bath with chrome taps, twin hand basins with cupboards under and chrome taps, low level wc, half tiling to walls and frosted Upvc double glazed window to rear elevation.

Outside

To the front of the property is a good sized fore garden which is mainly laid to lawn and bordered by well established hedges and there is also a calor gas bottle for heating and parking for two vehicles. A shared driveway leads to the side of the property and leading to the garage. To the rear is a fantastic sized rear garden which is broken into three sections. There is a patio area which leads onto the next tier which has further seating area, planter beds which are lined by railway sleepers (this section gives you access to the garage) and on another tier there is a mainly lawned area with a few plants and bushes with a decked area to the front of a Swedish style log cabin.



Further to this is an allotment style garden which has raised planters for vegetables. And right to the rear there is a gateway leading out to the neighbouring woodlands.

Swedish Log Cabin

Being split into two rooms. Currently being used as a home office, with power, alarm system, air conditioning, brand new multi fuel log burner, internet connection, lighting and could be used for plenty of other uses.

Room 1 3.19m x 3.83m (10'6" x 12'7")

Room 2 1.64m x 3.83m (5'5" x 12'7")

Porch 1.14m x 3.83m (3'8" x 12'7")

leading to the decking seating area.

Garage 5.94m x 3.46m (19'6" x 11'5")

having Upvc door, power, lighting, up and over garage door, wooden single glazed window to rear elevation and frosted Upvc double glazed window to side.

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.

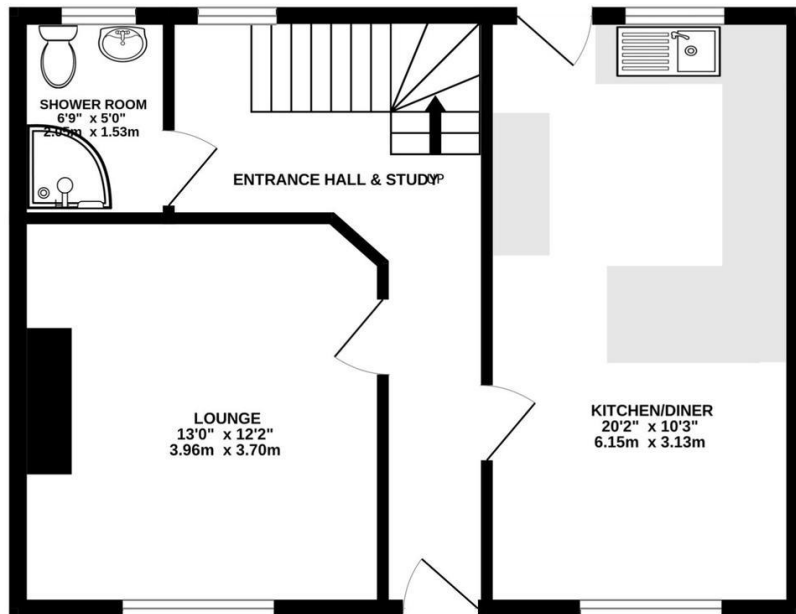
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

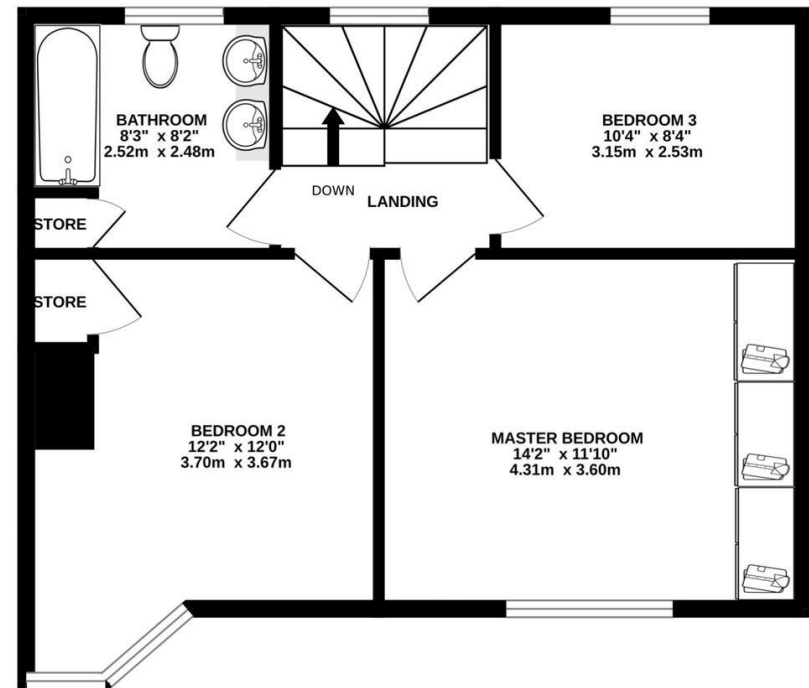




GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.

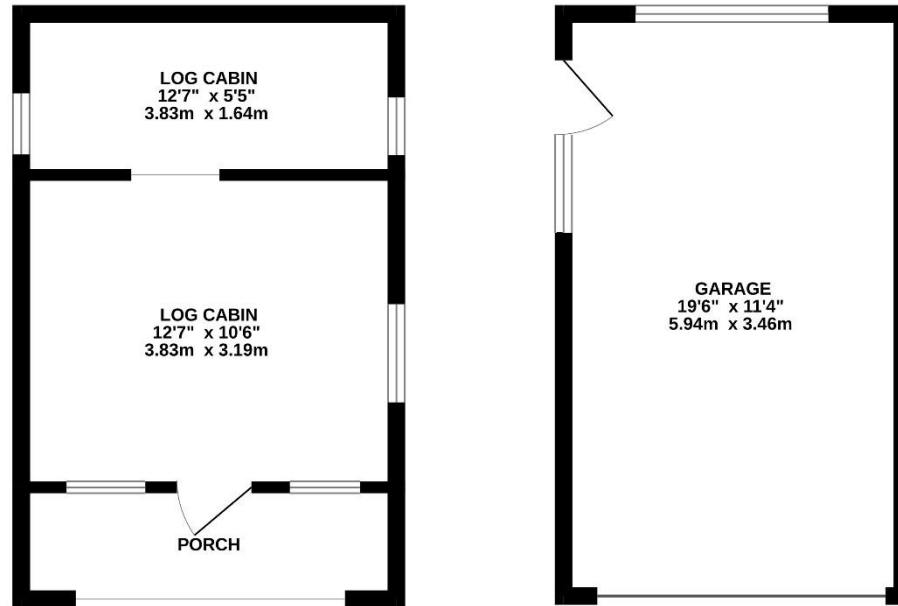


TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

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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GROUND FLOOR



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