

Summary

This largely extended & versatile family home is in a wonderful location, with spectacular field views to the rear, whilst being positioned perfectly for local schools & amenities, & access to Cambridge. Meeting the changing needs of a family for many years to come, this must be viewed.

Description

THE PROPERTY

Nestled in the sought-after village of Linton, renowned for its excellent school system and convenient access to Cambridge, this spacious four-bedroom house offers a perfect blend of comfort and tranquility.

Approaching the property, you're greeted by a driveway providing ample off-road parking, leading to the integrated single garage. Step inside, where the entrance hall welcomes you with stairs to the first floor and access to the expansive living room. This L-shaped space offers plenty of room for family gatherings and relaxation. A hallway leads to a ground floor cloakroom, utility room, and internal access to the garage.

The heart of the home lies in the impressive kitchen/breakfast room, featuring an excellent range of kitchen units, ample worktop space, and provisions for a cooker, fridge/freezer, and dishwasher. Flooded with natural light from two Velux windows and French doors, this space offers breathtaking views of the open countryside behind the property. A dining room adjacent to the kitchen completes the ground floor layout.

Ascending to the first floor, you'll find four well-appointed bedrooms, including a master bedroom with an ensuite shower room. A family bathroom serves the remaining three bedrooms.

Externally, the rear garden provides the best of both worlds - a manageable lawned garden boasting spectacular views over the surrounding fields. A timber shed offers additional storage space. Residents of Brinkman Road also each own a portion of a nearby green, ideal for children's play and community gatherings.

LIVING ROOM 23' 7" max x 16' 9" max (7.19m x 5.11m)

KITCHEN/DINER 19' 7" x 9' 7" (5.97m x 2.92m)

DINING ROOM 12' 3" x 7' 5" (3.73m x 2.26m)

BEDROOM 23' 7" max x 10' 8" max (7.19m x 3.25m)

BEDROOM 11' 0" x 10' 1" (3.35m x 3.07m)

BEDROOM 11' 4" x 11' 0" (3.45m x 3.35m)

BEDROOM 8' 6" x 8' 4" (2.59m x 2.54m)

Additional Information

Local Authority – Cambridgeshire County Council

Council Tax Band – C

Tenure – Freehold

Services – All Mains Services

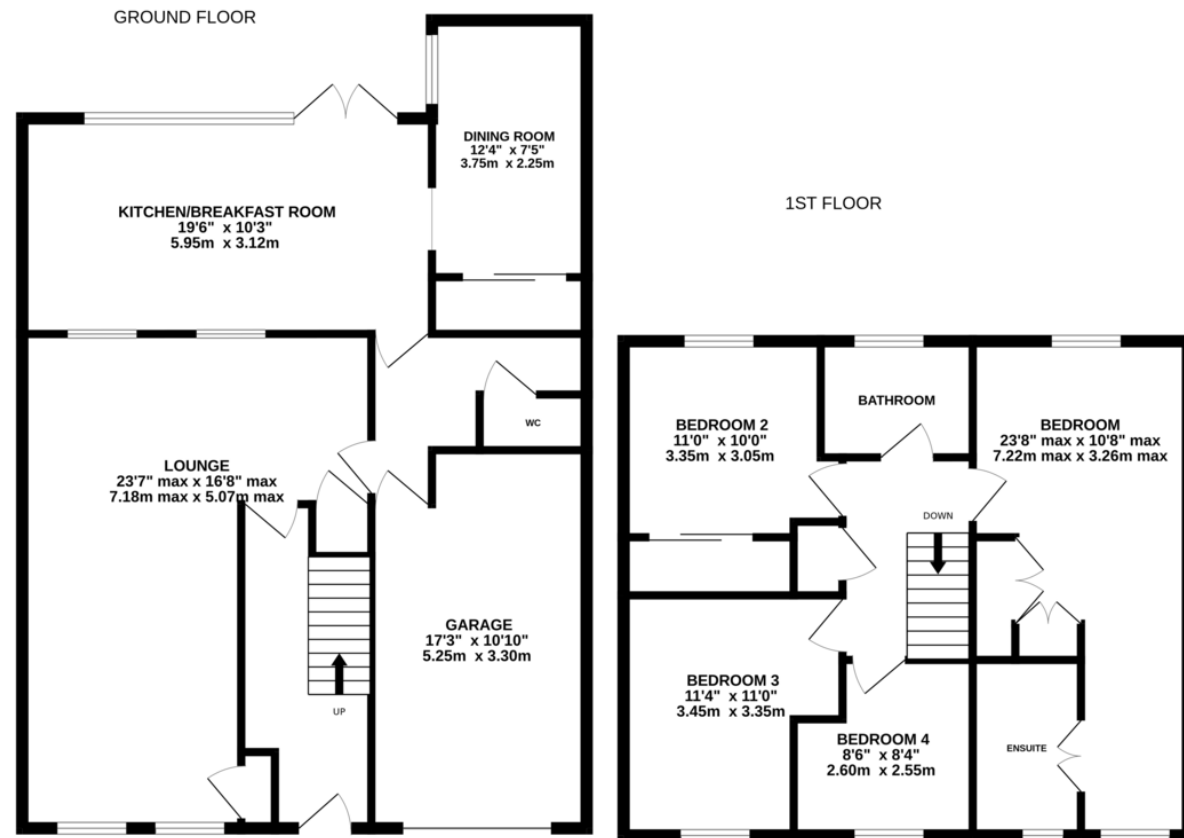
Post Code – CB21 4XF

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Contact Details

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Brinkman Road | Linton | CB21 4XF

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£475,000

- FOUR BEDROOMS
- WONDERFUL FIELD VIEWS
- ENSUITE, BATHROOM & WC
- GARAGE & PARKING
- CLOSE TO SCHOOLS INCLUDING LINTON VILLAGE COLLEGE
- EASY LOCATION FOR CAMBRIDGE COMMUTERS
- MANAGEABLE REAR GARDEN