



## Main Street, Linton On Ouse Guide Price £700,000

A stylish and spacious 4 bedroom detached contemporary home in a fabulous plot of just under 0.40 of an acre discretely positioned off Linton-on-Ouse's pretty Main Street. Comprehensively upgraded and remodelled by the current owners in 2019 the property now provides inspired "one level living space" that includes 4 double bedrooms, 2 en-suites, luxury bathroom, large sitting room and a stunning open plan dining kitchen and living room.

\*\*\* EXTENSIVE PARKING, EXPANSIVE PATIO & GENEROUS LAWNED GARDENS & GROUNDS \*\*\*

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## Inside

Double doors welcome you into a stunning 588 sq ft (54.63 sq m) open plan dining kitchen and living area with Karndean flooring featuring a contemporary kitchen with silestone worktops, generous storage, integrated eye-level twin oven and grills complemented by an impressive 8'0" x 4'0" (2.44m x 1.22m) silestone topped peninsular incorporating an induction hob with downdraft extractor and a 4 seat dining bar.

The living area features a Dik Geurts insert wood burning fire and 2 sets of double doors opening out into the rear garden and a spacious sitting room with a stylish Contura multi-fuel burning stove and bi-folding doors allowing further access out into the rear garden.

A 35'6"(10.82m) long inner hallway with separate walk-in cloaks and storage cupboards leads off into a principal bedroom with rear garden views and sleek en-suite shower room, guest bedroom with front garden views, built-in wardrobes and fabulous en-suite bathroom, 2 further double bedrooms and a luxurious bathroom with freestanding bathtub and a larger than average separate walk-in shower.

Other internal features of note include a useful utility room, air source heat pump serving the radiator central heating, double glazing and 14 solar panels on a transferable feeding tariff supplementing the home's energy supply and providing an income estimated by the owners to be currently in the region of around £1,400 per year.

## Outside

A shared drive (with 1 other neighbouring property) leads off Main Street to Dunelm's gated private driveway which provides parking for several vehicles.

In total, the property stands within a plot of approximately 0.38 of an acre with both the front and rear gardens being mainly laid to lawn complemented by expansive stylish porcelain tiled seating areas and wraparound pathways.

The property stands within a plot extending to almost 0.40 of an acre which provides a buyer with a blank canvas to landscape to their own personal preference.

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 76 \* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

D

## Council Tax

E - North Yorkshire Council

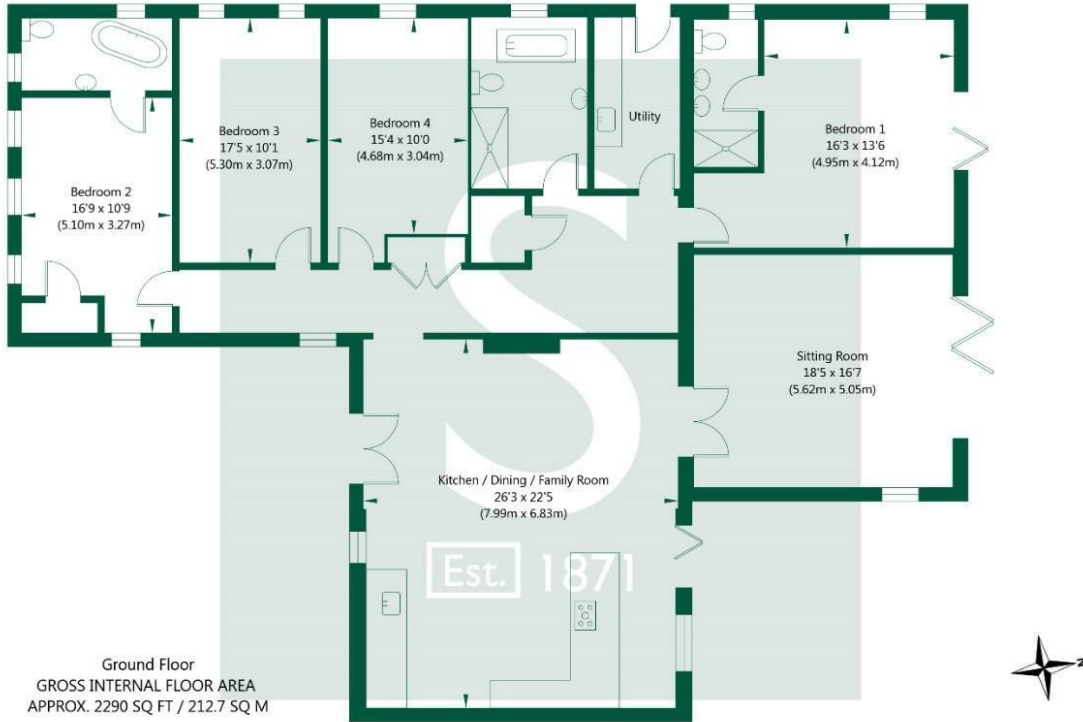
## Current Planning Permissions

No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

# Main Street, Linton on Ouse, York, YO30 2AY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2290 SQ FT / 212.7 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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