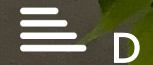




2 Meadow Lane, Linton,  
Cambridge, CB21 4HX

Guide price £325,000





## 2 Meadow Lane

Linton, CB21 4HX

- Modern cottage adjoining the River
- No chain
- Perfect for first time buyers or downsizers

A refurbished, well-planned two-bedroom semi-detached house in a quiet lane backing onto the river Granta.

This modern home is in a fantastic central village position close to the pub. It was constructed in a cottage style but is well-planned and easy to run, with numerous recent improvements it is perfect for first-time buyers or a downsizer wanting a non-estate location.

The accommodation includes a hallway with a wood effect floor, the open plan living space is a good size and has windows and doors to the rear garden, an understairs cupboard and a wood effect floor. The kitchen has been refitted and includes an oven, hob, extractor, dishwasher and spaces for additional appliances.

Upstairs there are two bedrooms, the main room is a good double and has a fitted cupboard. The bathroom has also been replaced and has a shower over the bath and full wall and floor tiling.







The house has double glazing and gas central heating.

The house has a good-sized rear garden which is enclosed and mainly lawn, at the side of the house is a further area of garden perfect for storage and there is also a shed. A shared drive access leads to the parking area at the rear of the house where there is space for two cars. Beyond the parking, there is a further area of garden which leads down to and adjoins the river Granta.

Linton is a pretty village to the southeast of Cambridge, it is also within easy reach of Haverhill and Saffron Walden. There is schooling for all ages, plenty of green spaces in and around the village and a wide and varied choice of local shopping and facilities including independent cafes, a deli and also a small supermarket/convenience store. SAT NAV: CB21 4HX, What3words: [///crows.multiple.lamplight](#)

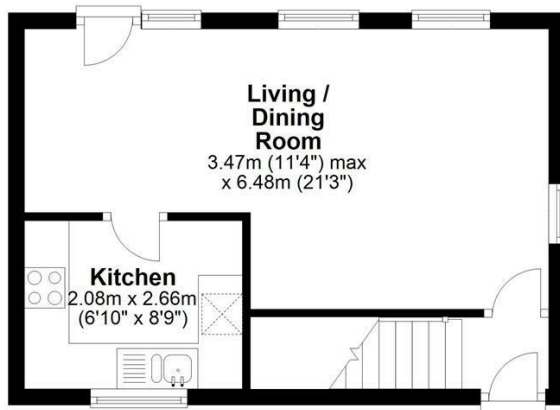




## Floor Plan

### Ground Floor

Approx. 28.8 sq. metres (309.5 sq. feet)



### First Floor

Approx. 29.0 sq. metres (312.2 sq. feet)



Total area: approx. 57.8 sq. metres (621.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

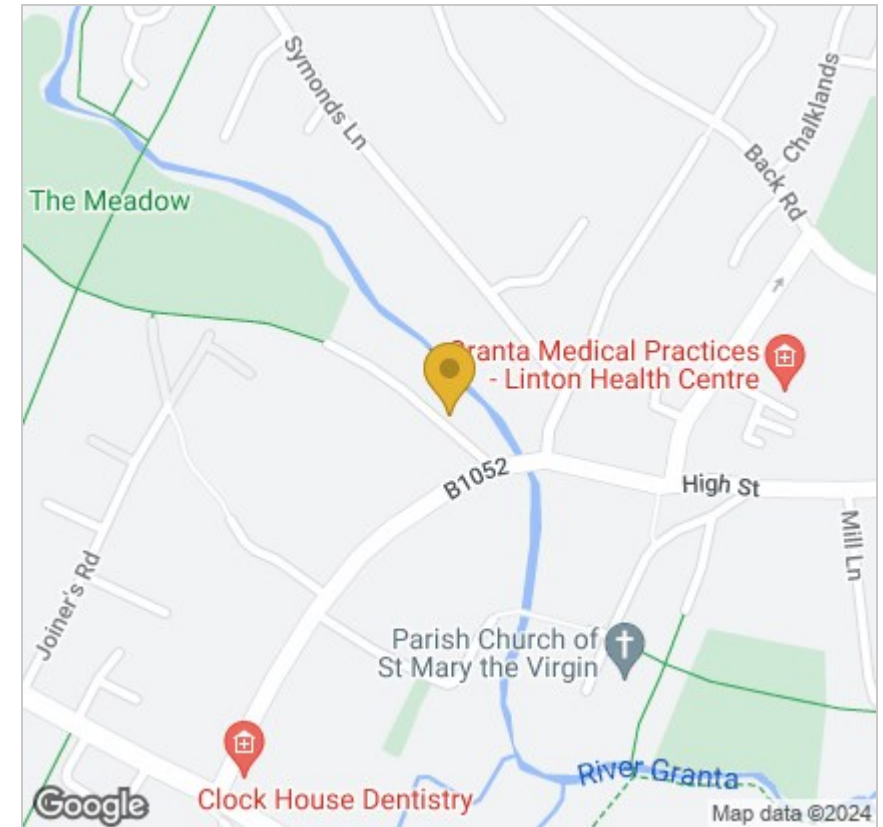
Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Agents note: The property is located in flood zone 3, however, we are advised that it has not flooded in the last 23 years.

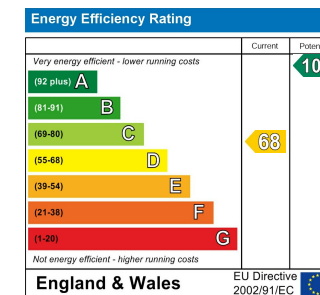
Tenure: Freehold

Council tax band: C

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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