



Brinkman Road, Linton, Cambridge £475,000 **Freehold**



Key Features



- 1437 sqft
- Extended Semi Detached Home
- Four Bedrooms
- Ensuite To Master
- Garage and Driveway

This extended four bedroom home is located in a quiet cul-de-sac in the sought after village of Linton. The current owners have extended the property to the rear and over the garage which has created some brilliant living accommodation.

From the entrance hall you come to the large `L` shaped lounge with windows to the front letting ample natural light in. The kitchen/breakfast room is to the rear of the property, with vaulted ceilings and views over the countryside this really is the perfect spot to entertain. There is ample wall and base units with worktops over, inset sink and drainer, space for cooker and fridge/freezer, plumbing for dishwasher, double doors



leading to the rear garden. Opening with steps leading to the dining room and utility area. Cloakroom completes the ground floor accommodation.

Up on the first floor you will find four bedrooms with bedroom one benefiting from being dual aspect and having an ensuite shower room. Family bathroom completes this floor.

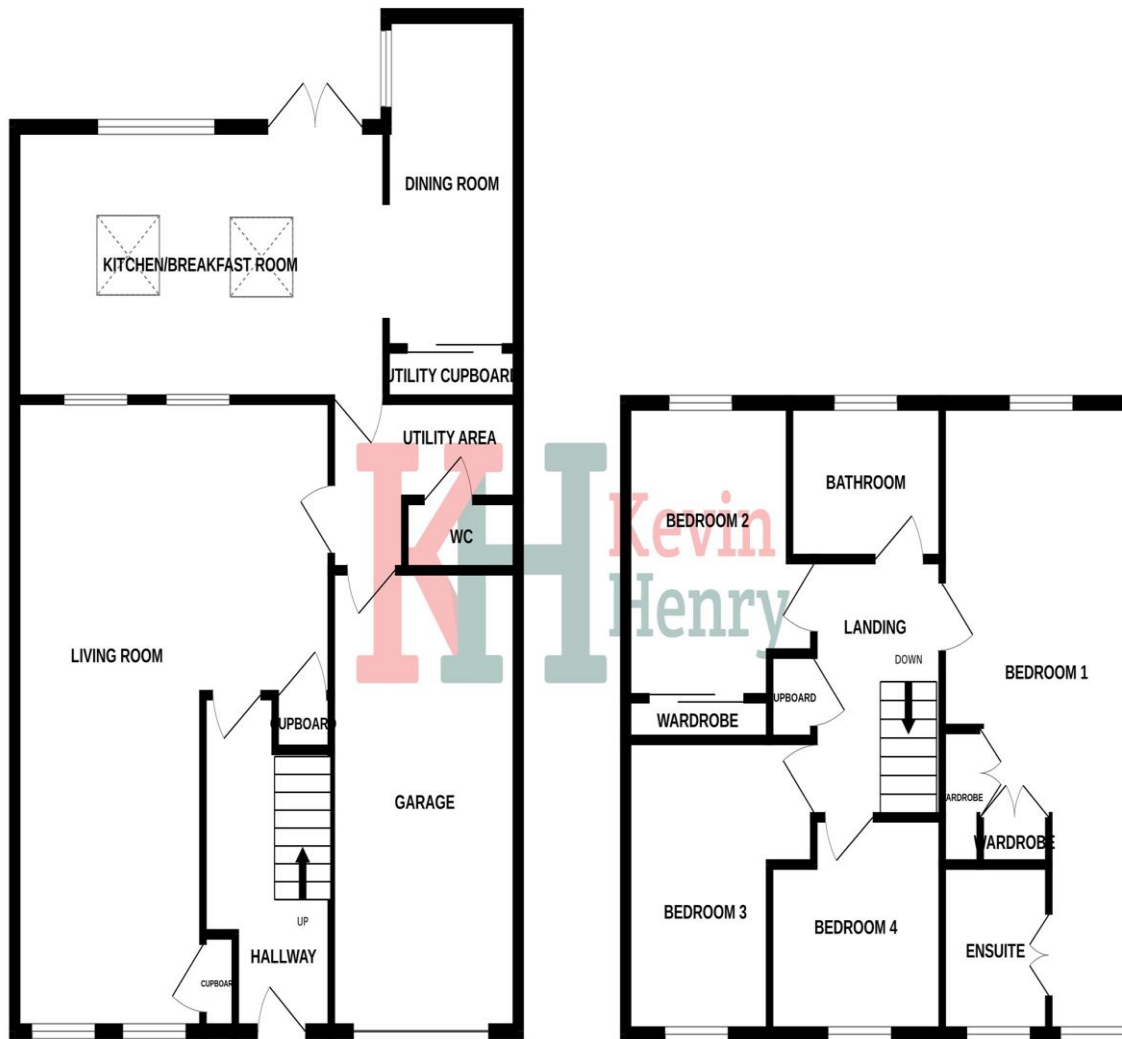
Outside there is a well maintained front garden, driveway and access to the garage. The rear garden overlooks the countryside and is mainly laid to lawn with patio area and mature shrub borders.

Linton is one of the most popular villages in south Cambridgeshire. It has an excellent range of facilities, including primary school, secondary school with outstanding sports facilities, recreation ground, village church, inns / restaurants, village store and numerous shops. It is a very vibrant village. The fine old market town of Saffron Walden is six miles to the south, whilst the university city of Cambridge is to the north-west. The M11 access points and rail links to Liverpool



GROUND FLOOR

1ST FLOOR



Street are within easy reach.

Hallway

- Lounge 23'7 max x 16'9 max
- Kitchen/Breakfast room 19'7 x 9'7
- Dining Room 12'3 x 7'5
- Cloakroom

First Floor Landing

- Bedroom One 23'7 max x 10'8 max
- Ensuite
- Bedroom Two 11'0 x 10'1
- Bedroom Three 11'4 x 11'0
- Bedroom Four 8'6 x 8'4
- Family Bathroom

Outside

- Garage 17'3 x 10'10

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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