



Bartlow Road, Linton Cambridge **Freehold**



# Key Features



- 3 bedrooms
- Kitchen/diner
- Home office/workshop
- Character cottage
- Renovated and extended

The accommodation comprises an entrance hall, a large lounge with exposed brick fireplace and recessed storage, a recently fitted open-plan kitchen dining area including underfloor heating with attractive base and eye level units which incorporate an integrated electric oven and microwave, gas hob with extractor over, spaces for dishwasher, washing machine and fridge freezer, further storage cupboards and stable door opening onto the rear garden. There is a stylish bathroom with a white three piece suite and a shower over the bath.

Upstairs, the landing provides access to all three good sized bedrooms with the large main bedroom being quite a feature,



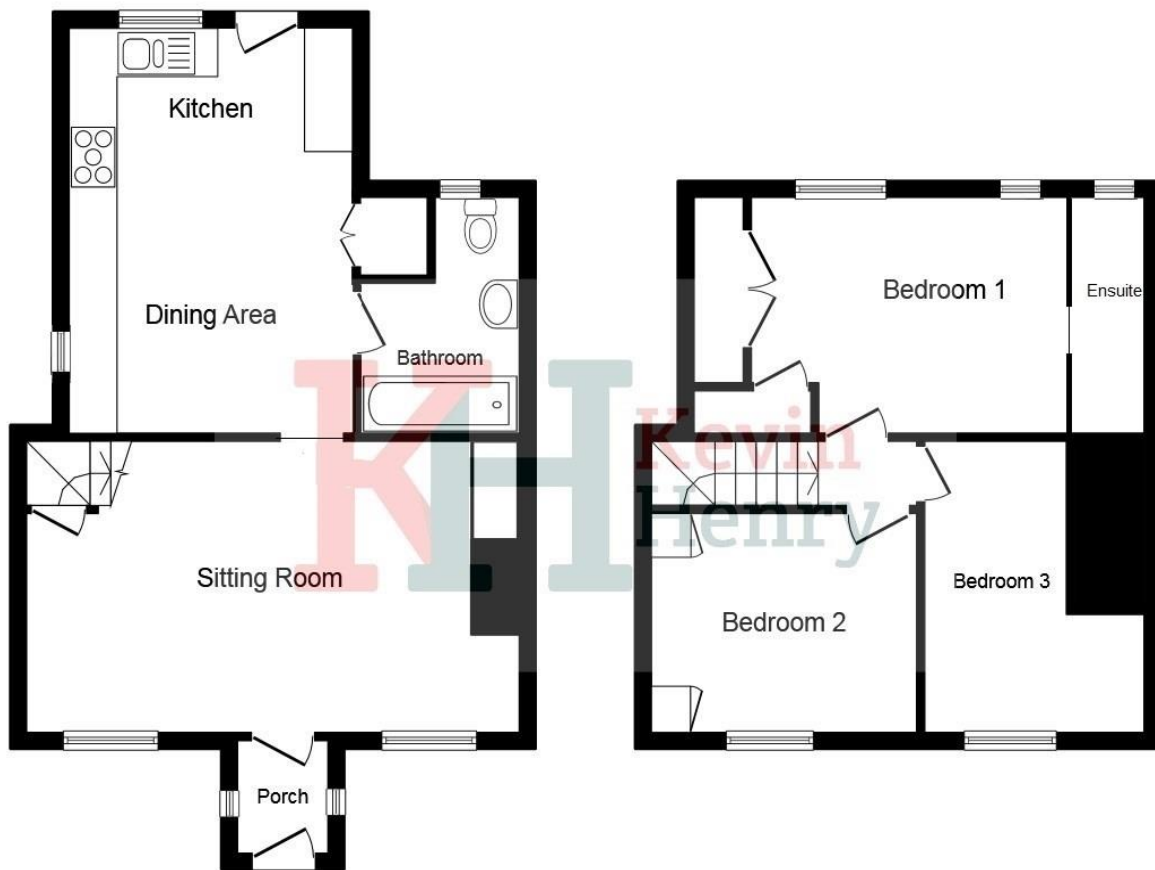


providing a stylish en-suite, as well as great storage space and views over the attractive rear garden.

To the front of the property is a small courtyard garden. There is gated side access to the rear garden which is stunning and provides a terrace, a long lawn area with mature trees, hedges and shrubs, a fabulous office / workshop which has double glazed units, and a further garden area perfect for an allotment.

Linton is a thriving village on the south Cambridgeshire/Essex border and has an excellent range of facilities including a well-regarded primary school and secondary school with terrific facilities used by the village, medical centre, pharmacy, inns, restaurants, village store, post office, garage, fine parish church and recreational ground. The university city of Cambridge is to the northwest whilst the fine old market town of Saffron Walden is 6 miles to the south. Mainline railway stations with fast trains to Liverpool Street and the M11 access points are within easy reach.





**Ground Floor**

**First Floor**

Entrance Hall / Lobby

Lounge  
 17'2" (max) x 11'9" (max) (5.24m (max) x 3.63m (max))

Kitchen / Diner  
 16'2" x 11'5" (max) (4.94m x 3.51m (max))

Bathroom

Bedroom 1  
 13'4" (max) x 9'6" (max) (4.08m (max) x 2.93m (max))  
 Ensuite Shower Room and WC

Bedroom 2  
 10'9" (max) x 8'7" (3.32m (max) x 2.65m)

Bedroom 3  
 11'9" x 9'0" narrowing to 5'9" (3.63m x 2.74m narrowing to 1.8m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Kevin Henry. Powered by www.focalagent.com

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