



Market Lane, Linton CAMBRIDGE
Guide Price **£300,000** **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Charming Grade II listed cottage
- Prime village location
- Spacious dual aspect kitchen / diner
- Characterful living room with stunning Inglenook fireplace
- Two generous bedrooms
- Versatile summer house and peaceful garden
- No onward chain

Step through the front door into a bright and generous hallway that sets the tone for the home's warm and inviting atmosphere. To the right lies a delightful dual-aspect kitchen and dining room, complete with an AGA and ample space for family gatherings or entertaining friends.



The living room exudes charm, featuring exposed beams and an impressive inglenook fireplace - a perfect spot to unwind on cosy evenings.

From the hallway, stairs rise to the first floor, with the added benefit of access to a useful cellar below.

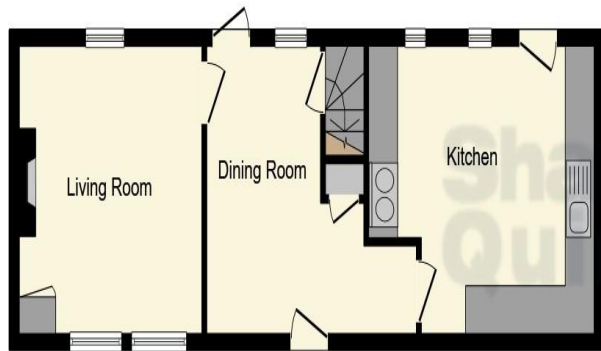
The spacious landing upstairs includes built-in storage and leads to two beautifully proportioned double bedrooms, both flooded with natural light. The family bathroom complements the home's traditional style, fitted with a panelled bath, wash hand basin, and WC.

Outside, the rear garden offers peace and privacy, mainly laid to lawn with mature shrubs and flowering borders. A full-length patio provides an ideal space for outdoor dining or quiet relaxation. At the front right of the garden stands a versatile summer house, fully equipped with power and lighting. Currently used as a home studio, it would also make a superb hobby space or garden office.

Linton is one of the region's most sought-after villages, renowned for its picture-postcard charm and strong sense of community. Set amid beautiful Cambridgeshire countryside, the village offers a perfect balance of rural tranquillity and convenient access to nearby towns and transport links.

The village is exceptionally well-served, with a range of everyday amenities including a village store, post office, cafés, traditional pubs, and a popular farm shop. For families, Linton boasts excellent educational options with well-regarded primary and secondary schools, as well as Linton Village College - one of the area's most respected schools.





Ground Floor



First Floor

Outdoor enthusiasts will appreciate the abundance of scenic walking routes and cycle paths that wind through the surrounding countryside, while the nearby River Granta provides a picturesque backdrop for leisurely strolls.

Despite its peaceful setting, Linton is ideally located for commuters, with easy access to Cambridge (approximately 10 miles), Saffron Walden, and major road links including the A11 and M11. Regular bus services also connect the village with Cambridge and neighbouring towns, ensuring convenience without compromising on countryside living

- Entrance hall - 3.88m x 3.50m (12'9 x 11'6)
- Lounge - 3.87m x 2.96m (12'8 x 9'9)
- Kitchen / diner - 3.88m x 4.60m (12'9 x 15'1)
- Cellar - 3.33m x 2.76m (10'11 x 8'10)
- First floor landing
- Bedroom one - 3.80m x 3.71m (12'6 x 12'2)
- Bedroom two - 3.77m x 3.95m (14'4 x 12'11)
- Bathroom

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). Powered by www.focalagent.com

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 49 Woollards Lane, Great Shelford, CAMBRIDGE,
Cambridgeshire, CB22 5LZ

 greatshelford@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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