



Linton Close, Newmarket, CB8 0AE

CHEFFINS

Linton Close

Newmarket,
CB8 0AE

- Detached Family Home
- 3 Bedrooms
- Kitchen & Utility
- Town Location
- Enclosed Rear Garden
- Integral Garage/Workshop
- NO CHAIN

A detached family home situated in a popular residential cul-de-sac and located just a short walk to local town amenities. The accommodation features a dual aspect living/dining room, fitted kitchen, utility area, 3 bedrooms and a family bathroom. Externally the property offers an enclosed rear garden, integral garage/workshop and off road parking. NO CHAIN – Viewing Recommended.

3 1 1

Guide Price £365,000





LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

ENTRANCE HALL

with a glazed entrance door with full length double glazed window, radiator, laminate flooring, stairs leading up to the first floor, under stairs storage cupboard.

LIVING ROOM

A dual aspect room with 2 double glazed windows to the front aspect, radiator, gas fire, window and glazed door opening onto a decked seating area.

KITCHEN

with a range of matching wall and base units with work surfaces over, stainless steel 1.5 bowl sink with mixer taps, built-in electric double oven and 4 ring gas hob, space and plumbing for washing machine, tiled flooring, tiled splashbacks, double glazed window to the rear aspect.

UTILITY AREA

with space and plumbing for washing machine, integral door into the garage and further door leading out to the rear garden.

CLOAKROOM

with a low level WC, wall mounted wash hand basin, vinyl flooring.

FIRST FLOOR**LANDING**

with a double glazed window to the front aspect.

BEDROOM 1

A large dual aspect room with double glazed windows to the front and rear aspects, 2 radiators.

BEDROOM 2

A dual aspect room with double glazed windows to the side and front aspects, radiator.

BEDROOM 3

A dual aspect room with double glazed windows to the rear and side aspects, radiator, cupboard housing the gas fired boiler.

FAMILY BATHROOM

with a pedestal wash hand basin, low level WC, shower cubicle with glass screens, vinyl flooring, heated towel rail, inset spotlights, tiled walls, double glazed window to the rear aspect.

OUTSIDE

The rear garden is mainly laid to lawn with a block paved seating area, pathway access, 2 timber built sheds, flower bed and mature shrub borders, outside tap and electric points. The garden is enclosed by timber fencing with a side area laid to decking providing a seating area off the living room with gated access to the front.

To the front of the property is a block paved driveway, enclosed by timber fencing with a laid to lawn garden area, pathway and flower bed borders.

INTEGRAL GARAGE

with double opening doors to the front, power and light, window to the rear aspect.

SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.



| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | 69 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Guide Price £365,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - West Suffolk

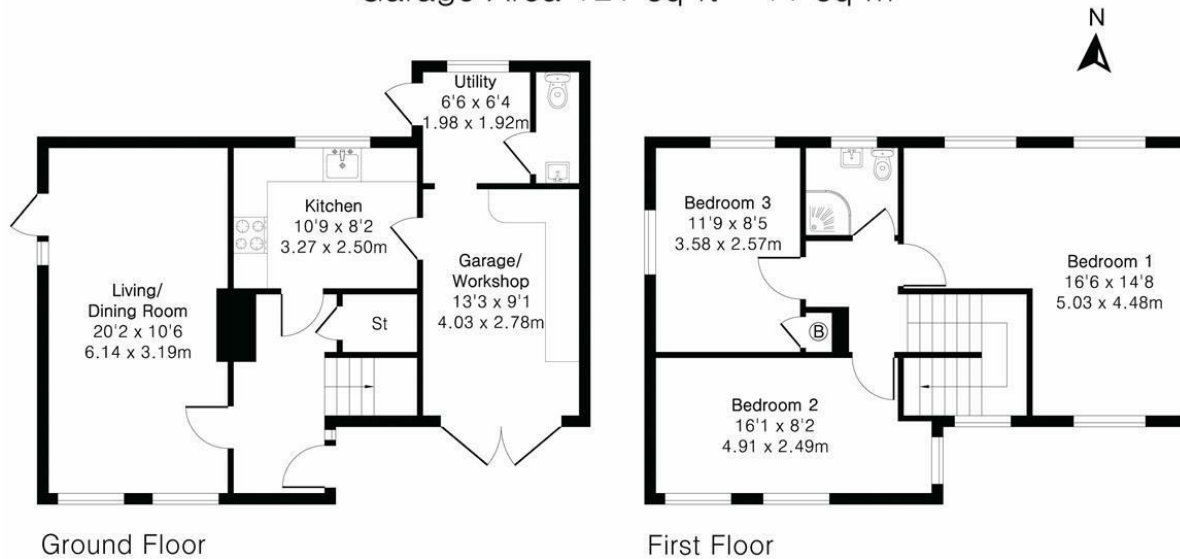


**Approximate Gross Internal Area 1026 sq ft - 96 sq m
(Excluding Garage)**

Ground Floor Area 469 sq ft – 44 sq m

First Floor Area 557 sq ft – 52 sq m

Garage Area 121 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

