



Meadow Lane, Linton, CB21 4HX

CHEFFINS

Meadow Lane

Linton,
CB21 4HX

- Four bedrooms
- Detached
- Tucked away village location
- Detached annex/studio
- Mature gardens

A charming, four bed detached residence situated in a quiet and tucked away village location. The property enjoys bright and versatile living accommodation throughout together generous, mature rear gardens and useful detached outbuilding ideal for self contained annexe.

4 1 2

Guide Price £675,000





LOCATION

Meadow Lane enjoys a convenient position within the well-served village of Linton, with the village centre and its excellent range of everyday amenities within easy reach. Linton offers local shops, a Co-op, post office, pharmacy, doctors' surgery, public houses and restaurants, together with well-regarded schooling and a village college with sports facilities. Meadow Lane itself is adjacent to the recreation ground, providing access to sports pitches, play areas and riverside walks along the River Granta. The village is particularly well placed for commuters, with regular bus services to Cambridge and Haverhill, while the A1307 provides convenient access to the A11, M11 and A14. Cambridge is approximately 11–12 miles away, with Stansted Airport around 40 minutes by road.

FRONT DOOR

into:

ENTRANCE HALL

double glazed windows to the front aspect, tiled flooring, elm stairs leading to the first floor, storage cupboard underneath stairs, original timber door into:

DOWNSTAIRS W C

tiled floor, low level w.c., obscure window to the rear aspect, corner ceramic wash basin.

LIVING ROOM

with windows partially obscured and double glazed to the front aspect, fireplace with log burner with brick hearth and further exposed brickwork, door into:

ADDITIONAL RECEPTION ROOM

with feature fireplace with exposed brick, stone hearth, obscured windows to the front aspect, Amtico flooring, range of exposed timbers, storage cupboard underneath the stairwell.

STUDY

further set of obscure windows to the front aspect.

KITCHEN/DINER

with double glazed French doors leading directly into garden, double glaze windows to rear aspect, skylight, larder/pantry cupboard, space for freestanding fridge/freezer, 5 ring Neff hob with oven and grill beneath, splashback tiles, cooker hood above, granite working surfaces, dual sink, range of base level units, integrated

dishwasher, range of exposed timbers. Door into:

ADDITIONAL HALLWAY

with window to side aspect, door into:

UTILITY ROOM

with sink with splashback tiles, space for washing machine and tumble dryer, tiled floor, useful shelving and built-in storage cupboard, window to the rear aspect, door leading into rear garden. Door into:

FAMILY BATHROOM

two heated towel rails, tiled walls, tiled floor, low level w.c., ceramic wash basin, tiled bath with shower above, skylight, obscure double glazed windows to the rear aspect.

STAIRS LEADING

to:

FIRST FLOOR

part panelled wall, window to the rear aspect, door to:

BEDROOM 3

double glazed windows to front aspect, built-in storage cupboard, feature window to the front, door to:

BEDROOM 2

double glazed windows to the front aspect, integrated double wardrobes.

SECOND STAIRCASE

to:

BEDROOM 1

built-in storage cupboards, exposed

brickwork, elm flooring, windows to the front aspect.

BEDROOM 4

windows to the front aspect, built-in storage overstairs, additional storage space in eaves.

OUTSIDE

To the front there is parking adjacent to the house with on street parking for two possibly three cars. To both sides of the property there is side gated access with concealed bin store to left.

To the rear there is a generous garden which is beautifully landscaped, range of mature shrubs, flowers and trees (apple trees, cherry trees and a mature quince tree) predominantly laid to lawn and part block paved patio. Timber fences bordering on both sides, picket fence to the rear with gate that takes down to the river. Outbuilding perfect for a self-contained studio/annexe. Door to low level w.c., ceramic wash basin, main area with windows to the front aspect and a pair of skylights, exposed timber struts, fully insulated, electricity supply. Two lean-to workshops/storage sheds (potting shed and storage shed).







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £675,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

Council

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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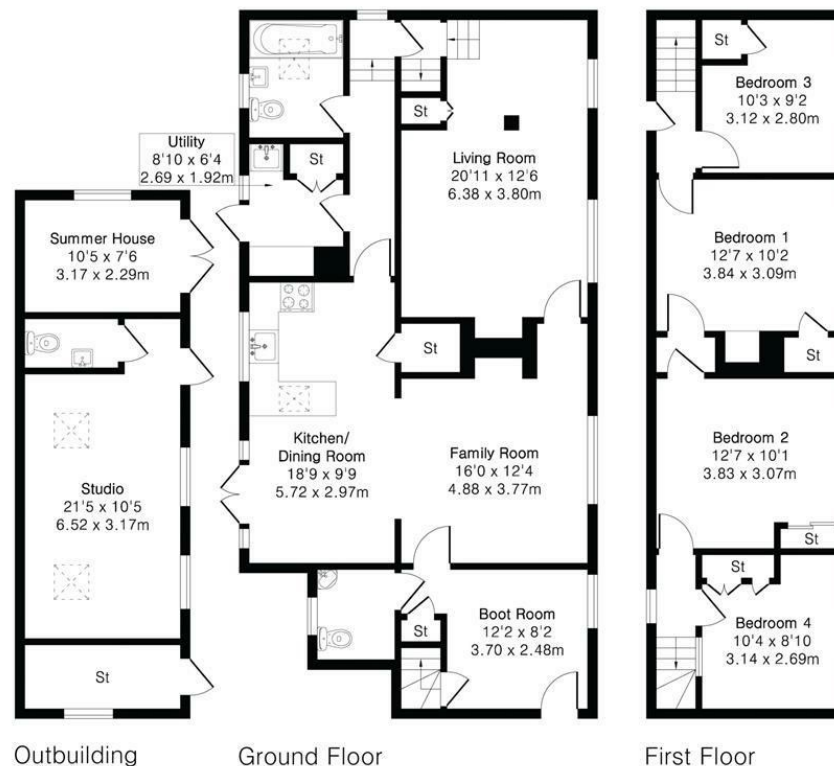
Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

Approximate Gross Internal Area 1554 sq ft - 144 sq m
(Excluding Outbuilding)

Ground Floor Area 980 sq ft - 91 sq m

First Floor Area 574 sq ft - 53 sq m

Outbuilding Area 354 sq ft - 33 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.

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