



The Linnets, Cottenham
CB24 8XZ

Pocock+Shaw

7 The Linnets
Cottenham
Cambridge
CB24 8XZ

A freshly redecorated four bedroom three story house, with a large conservatory, private enclosed south westerly facing rear garden, single garage and parking. Offered with no upward chain.

- Entrance hall
- Ground floor shower room
- Two ground floor bedrooms/reception room
- Utility room
- Conservatory
- First floor sitting room and fitted kitchen
- Second floor two bedrooms
- En-suite and family bathroom
- Single garage and driveway
- South westerly facing garden

Offers in region of £365,000



The Linnets is a residential road, located close to the village centre, just off the High Street. With a number of shops, doctors surgery, highly regarded primary school and Village College all within walking distance. Freshly redecorated and offered with no upward chain, this versatile accommodation is over three floors, with four bedrooms, utility room, kitchen and large conservatory.

Glazed entrance door to:

Reception hall Stairs rising to the first floor with cupboard beneath, wood block effect flooring, radiator.

Shower room Fitted suite with shower cubicle, Triton shower, close coupled wc and pedestal wash basin, part ceramic tiled splashback.

Bedroom four/reception room 11'4" x 8'3" (3.45 m x 2.51 m) Window to the front, radiator.

Bedroom three/reception room 14'3" x 8'2" (4.34 m x 2.49 m) Window to the rear, radiator. Glazed door to the conservatory.

Conservatory 13'2" x 11'6" (4.01 m x 3.51 m) Sealed unit double glazed windows to the rear and side, double French doors to the rear garden, and door the garage.

Utility room 8'3" x 5'6" (2.51 m x 1.68 m) Fitted work surface with built in cupboards beneath, space and plumbing for washing machine, part ceramic tiled splashback with matching wall mounted cupboards. Single drainer stainless steel sink unit.

First floor landing Window to the front, stairs rising to the second floor.

Sitting room 16'1" x 14'4" (4.90 m x 4.37 m) Two windows to the rear, two radiators, feature ornamental fireplace with marble heart, and electric fire.

Kitchen 8'8" x 8'0" (2.64 m x 2.44 m) Fitted worksurface with range of base units, inset one and quarter bowl single drainer sink unit and mixer tap. Inset four burner stainless steel gas hob, single oven and extractor. Matching wall mounted cupboards. Part

ceramic tiled splashback, window to the front. Electric kickspace heater.

Second floor landing Access to loft space, single airing cupboard, radiator.

Bedroom one 11'10" x 8'5" (3.61 m x 2.57 m) Window to the rear, radiator, double fitted wardrobe.

En suite shower room Fitted white suite with pedestal wash basin, close coupled wc and corner shower cubicle. Radiator and ceramic tiling to walls. Window to the rear.

Bedroom two 11'10" x 9'1" (3.61 m x 2.77 m) Two windows to the front, radiator, double fitted wardrobe and eaves cupboard.

Bathroom Fitted suite with pedestal wash basin, close coupled wc and bath with mixer tap and shower attachment. Ceramic tiling to the walls, radiator.

Outside The property is set back from the road, by a small open greenspace, with block pavior roadway. Tarmac driveway to the side with off road parking space,

Single garage 16'11" x 9'6" (5.16 m x 2.90 m) Single up and over door, power and light connected, door to conservatory.

Rear garden A south westerly facing garden, with patio area, lawn, flower and shrub borders, pergola.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw

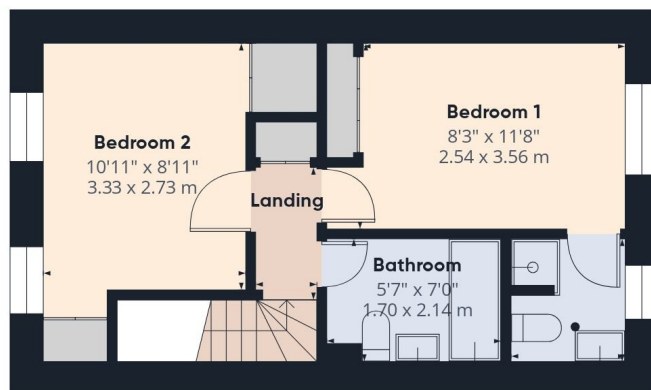




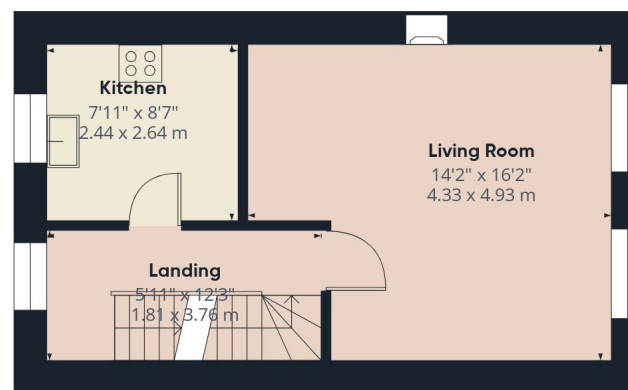


Shower room
2'6" x 8'4"
0.77 x 2.56 m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



En-suite shower
5'6" x 5'1"
1.68 x 1.57 m



Approximate total area

1296 ft²

120.5 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested