



Meadow Lane, Linton, CB21 4HX

CHEFFINS

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Linton,
CB21 4HX

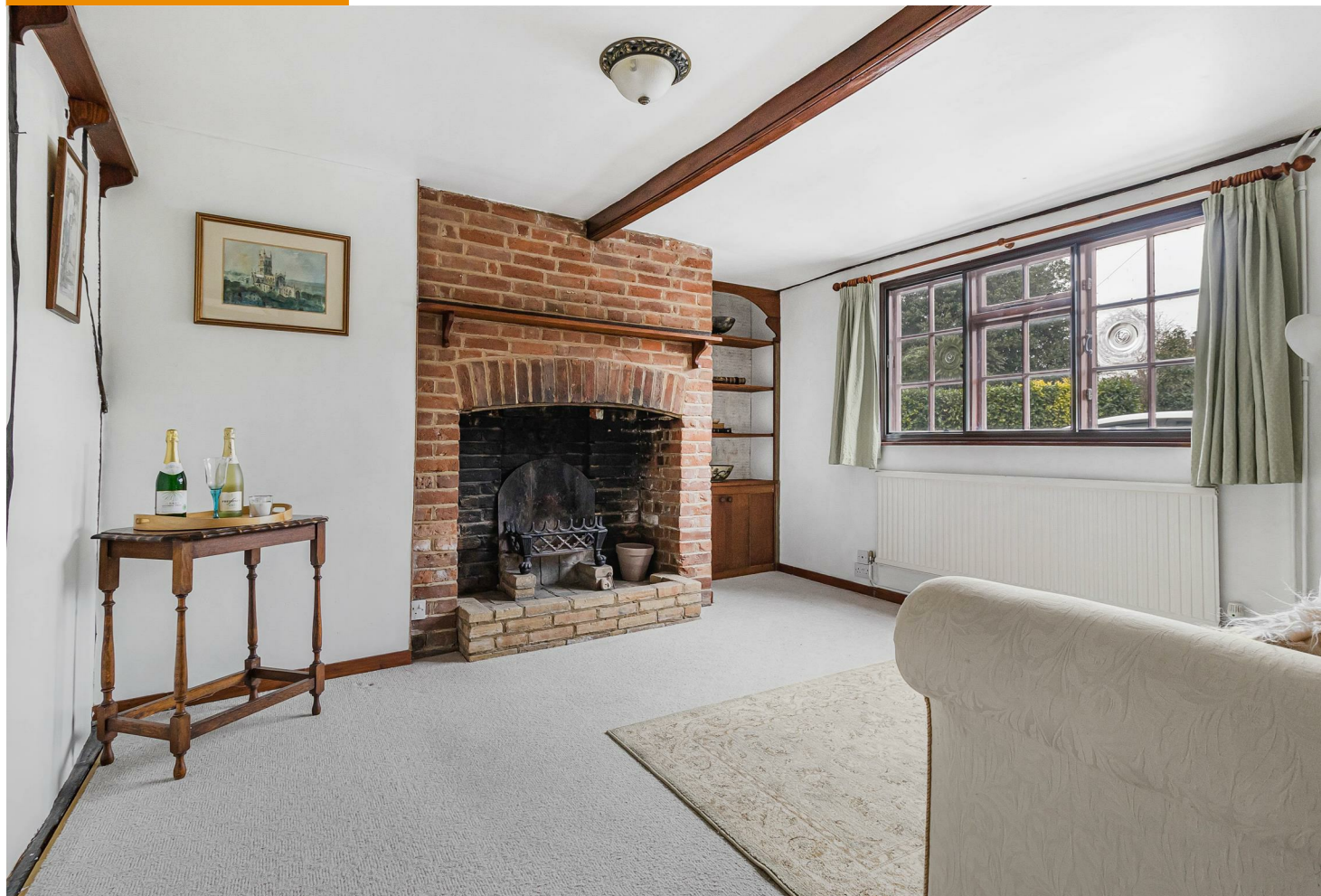
A charming semi-detached home offering versatile accommodation arranged over two floors, complemented by an established garden backing onto the River Granta. Tucked away at the end of this quiet no-through road, the property occupies a particularly peaceful position in the heart of the well-served and highly sought-after village of Linton. Offered with no onward chain.

LOCATION

Meadow Lane is a quiet and highly regarded no-through road, tucked away in a peaceful position adjacent to open green space and a local park, providing an attractive setting and a strong sense of privacy. The lane sits within the heart of the popular village of Linton, which is exceptionally well served with a wide range of amenities including shops, cafés, public houses, a doctors' surgery, dentist surgery, primary and secondary schooling in walking distance, and recreational facilities. Despite its tranquil setting, the village is well connected. The A1307 provides direct access into Addenbrookes and Cambridge city centre, as well as onward links to the A11 and M11. Whittlesford Parkway railway station is close by, offering regular services to London Liverpool Street, with Cambridge station providing fast connections to London King's Cross. The surrounding countryside and nearby parkland offer excellent opportunities for walking and outdoor recreation, making Meadow Lane a particularly desirable residential location combining peace, greenery, and convenience.

3 1 2

Guide Price £385,000





STORM PORCH

covering the panelled glazed entrance door leading through into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation, engineered wood flooring, radiator, understairs storage cupboard, security alarm, cupboard housing wall mounted gas fired combi boiler, radiators, doors leading into respective rooms.

SITTING ROOM

with centrally positioned open fireplace with brick surround and exposed brick chimney breast and hearth, fitted shelving in recess of chimney breast, wealth of exposed original timber beams, radiators, panelled single glazed windows with secondary glazing out onto front aspect.

KITCHEN

comprises a collection of both wall and base mounted storage cupboards and drawers with a stone effect work surface, inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring Bosch electric hob with splashback, integrated Neff oven, washing machine and dishwasher, fridge/freezer, tiled flooring, lighting, exposed timber beams, extractor fan, Velux skylight, window to rear aspect, service hatch into:

DINING ROOM

with base mounted, solid wood bespoke storage cupboards and display shelving across one side of the room, double panelled radiator, set of panelled glazed door and adjacent windows leading out into:

CONSERVATORY

tiled flooring, radiator, wealth of double glazed windows and French doors leading out and overlooking the garden.

STUDY/BEDROOM 3

with coved ceiling, double panelled radiator, window overlooking conservatory.

SHOWER ROOM

accessed via a sliding door comprising of a three piece suite with large walk-in shower cubicle, wall mounted shower head, high level bidet/w.c., wash hand basin with hot and cold mixer tap, tiled surround, tiled flooring, fitted shelving surrounding the w.c., and wash hand basin, radiator, Velux skylight to rear aspect.

ON THE FIRST FLOOR

SPLIT-LEVEL STAIRCASE

to:

LANDING

with further skylight, under eaves storage cupboard and panelled doors leading into respective rooms.

PRINCIPAL BEDROOM

with a wealth of exposed timber beams, former fireplace now a storage cupboard, recess beside the chimney breast with fitted railing creating a wardrobe, access door to eaves storage, exposed timber flooring, exposed brick chimney breast, double panelled radiator, window with secondary glazing to front aspect, recessed w.c. with low level w.c., dual hand flush, wash hand basin with tiled splashback.

BEDROOM 2

with exposed timber beams, loft access, radiator, window with secondary glazing to front aspect.

OUTSIDE

To the front of the property is approached off Meadow Lane with parking outside for one car, side access which involves passing across the neighbouring garden (legal right of way) with a timber gate.

To the rear of the property is a lengthy garden principally laid to lawn with well stocked beds surrounding the area full of established shrubs and flowering plants, continuing down the lawn area to a block paved pathway in front of fully glazed studio (used as potting shed) with power, some further mature trees including fruit trees and shrubs, opens up to a final terrace with views over the River Granta and provides a wonderful space to both relax and entertain in a quiet position within the village.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £385,000

Tenure - Freehold

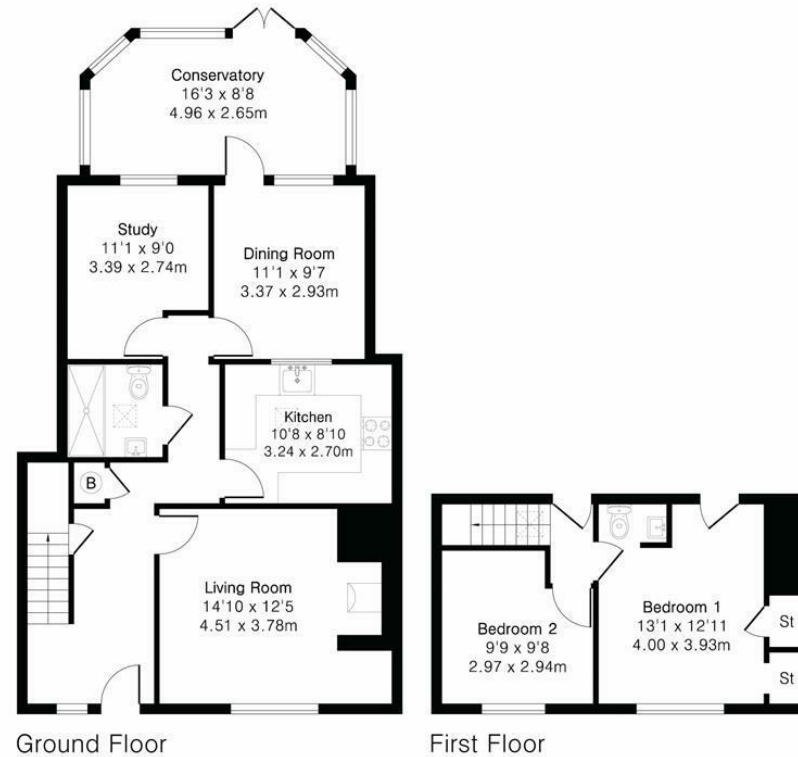
Council Tax Band - D

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1138 sq ft - 106 sq m

Ground Floor Area 845 sq ft - 79 sq m

First Floor Area 293 sq ft - 27 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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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.



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