

## Summary

**NO ONWARD CHAIN.** This spacious & extended **FOUR BEDROOM** home is in a quiet cul-de-sac in the popular village of Linton. With a huge range of amenities close by, this is a fantastic location for families, as well as being located only 12 miles from Cambridge, with an excellent bus service to the city.

## Description

### Approximate Room Sizes

**THE PROPERTY** Welcome to this spacious and extensively extended home, ideally situated in a highly sought-after village location. As you enter through the inviting porch, you are greeted by a staircase leading to the first floor and a doorway opening into the dining room. The dining room boasts a charming bay window to the front, creating a bright and welcoming atmosphere. This space seamlessly flows into the open-plan kitchen, enhancing the overall sense of space and connectivity.

Connected to the kitchen is a practical and sizeable larder cupboard/utility area, providing ample storage solutions, along with a convenient WC. Continuing through the kitchen, a door leads to the thoughtfully designed extension. Here, you'll discover a lounge area with expansive views overlooking the well-maintained garden. Additionally, the extension encompasses a dedicated laundry/utility room and another WC, offering both functionality and versatility to the living space.

Ascending to the first floor, you'll find four generously sized bedrooms, each providing a comfortable retreat. The family bathroom is a highlight, featuring both a bath and a separate shower enclosure, catering to the diverse needs of the household.

Externally, the property is complemented by a substantial gravel driveway, offering abundant off-road parking. Further enhancing the parking options is a timber-framed carport, providing covered space for additional vehicles. The rear garden is a delightful feature, boasting an expansive size and a well-designed layout. Highlights include raised decking, a patio area for outdoor entertaining, a practical timber shed for storage, and a lawn, providing an ideal space for relaxation & recreation.

**LOCATION** Nestled in the picturesque landscape of Cambridgeshire, Linton stands as a highly sought-after village with a rich history that spans an impressive 5000 years, dating back to Neolithic times. The heart of Linton is designated as a conservation area, preserving its historical

charm while offering a diverse range of business and employment opportunities.

Linton boasts a vibrant community with an array of amenities that cater to residents' varied needs. This unique village holds the distinction of being the only one in England with both a Zoo and a Vineyard, adding a distinctive character to its identity. Educational options are well-covered with several schools, including the esteemed Linton Village College.

The village is adorned with two churches, contributing to its cultural and architectural heritage. A thriving High Street adds to the local charm, providing residents with convenient access to essential services and a delightful shopping experience.

For those seeking a change of scenery or exploring beyond the village borders, the historic and bustling city of Cambridge is a mere 12 miles away. This proximity opens up a world of cultural, educational, and recreational opportunities for residents, making Linton an ideal location that seamlessly blends the tranquility of village life with the dynamic offerings of a nearby city.

In summary, Linton stands as a captivating village that harmoniously marries its ancient roots with modern amenities. With its unique features, excellent educational options, and close proximity to Cambridge, Linton truly emerges as a great place to live, inviting residents to savor the best of both worlds.

DINING ROOM 13' 9" x 11' 11" (4.2m x 3.65m)

KITCHEN 12' 6" x 8' 7" (3.82m x 2.63m)

LOUNGE 11' 9" x 11' 9" (3.6m x 3.6m)

BEDROOM ONE 11' 9" x 11' 9" (3.6m x 3.6m)

BEDROOM TWO 13' 9" x 8' 8" (4.2m x 2.65m)

BEDROOM THREE 11' 3" x 8' 2" (3.45m x 2.5m)

BEDROOM FOUR 8' 8" x 7' 11" (2.65m x 2.43m)

## Additional Information

Local Authority – Cambridgeshire County Council

Council Tax Band – D

Tenure – Freehold

Services – All Mains Services

Post Code – CB21 4JE

Viewings by appointment

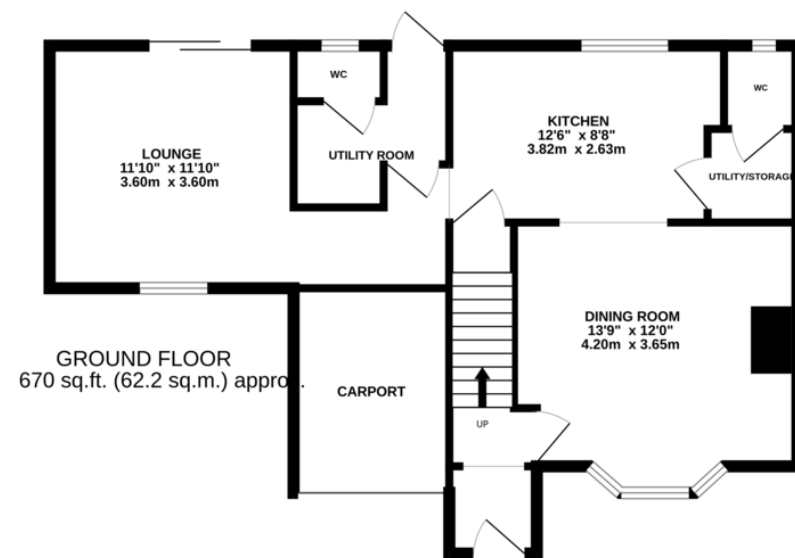
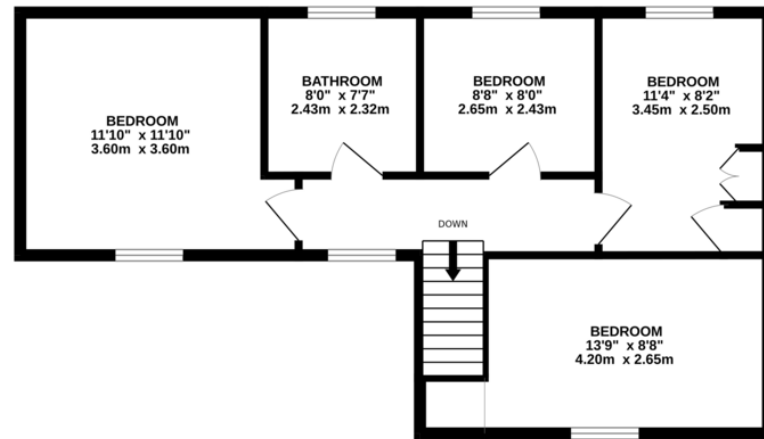
Bychoice Estate Agents

Tel: 01440 768919





FIRST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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If you would like to speak to one of our mortgage advisors call now – 01440 768919



Your home may be repossessed if you do not keep up repayments on your mortgage.  
EPC TO FOLLOW

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Hillway | Linton | CB21 4JE

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£465,000

- EXTENDED FOUR BEDROOM SEMI-DETACHED HOME
- LARGE GARDEN
- CARPORT & PLENTY OF OFF ROAD PARKING
- BEAUTIFUL VILLAGE OF LINTON
- WIDE RANGE OF LOCAL AMENITIES
- EASY ACCESS TO CAMBRIDGE
- CUL-DE-SAC LOCATION