



**18 Emsons Close,
Linton, Cambridge**

**DAVID
BURR**



18 Emsons Close, Linton, Cambridge CB21 4NB

Set in the Granta valley between rolling hills. Linton is a pleasant well regarded South Cambridgeshire Village with many listed buildings. Approximately 10 miles south east of Cambridge, the village has well served bus routes and is within easy reach of the M11 at Duxford, Stansted airport is around 25 minutes away. Amenities include several excellent public houses, a Co-op, bakery and other useful shops. It also boasts an excellent Health Centre and Library, Leisure Centre and very good village schools.

A spacious three bedroom detached house situated within a generous corner plot with planning permission granted for a two-storey extension to the side, including the re-erection of a cart lodge. The property enjoys light and spacious living accommodation and is located on a quiet residential cul-de-sac within walking distance of the village amenities.

A spacious three bedroom detached house with planning permission granted for a two-storey extension and cart-lodge and within walking distance of the village amenities.

Entrance into:

ENTRANCE HALL: A spacious and light hallway with staircase leading to the first floor with storage cupboard beneath.

SITTING ROOM: A charming double aspect room with log burning stove, plenty of space for sofas to one end and dining table to the other, with French doors leading out to the terrace.

KITCHEN: Fitted with a modern range of wall and base units under solid worktop with stainless steel sink inset. Integrated appliances include a dishwasher, fridge/freezer and an electric cooker, whilst there is space and plumbing for a washing machine and tumble dryer. Outlook across gardens and door to the side.

First Floor

LANDING: A spacious landing with airing cupboard, access to the roof and rooms off:

MASTER BEDROOM: A spacious double bedroom with outlook to the front aspect with plenty of space to build-in wardrobes.

BEDROOM 2: Another double bedroom with outlook to the rear.

BEDROOM 3: With outlook to the front.

FAMILY BATHROOM: Stylishly fitted with a large walk-in shower cubicle, wash hand basin, WC, heated towel rail and extensively tiled walls and floor.

Outside

The property is approached via a driveway providing off-road parking for several vehicles and permission granted for the erection of a cart lodge. The front gardens are traditionally lawned with a pathway leading to the front door and gates lead through to the extensive rear garden which is predominantly lawned with a range of mature trees, flowers and borders interspersed. An Al Fresco dining terrace, ideal for outside entertaining.

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

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CONSTRUCTION TYPE: Brick and block.

EPC RATING: Band TBC (needs renewal). A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA

COUNCIL TAX BAND: D. £TBC per annum.

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes/No. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

Two storey side extension. Demolish existing garage and construct a car port, internal alterations. Change of existing external tile hanging on the south east elevation to boarding. Ref No: 22/02245/HFUL

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

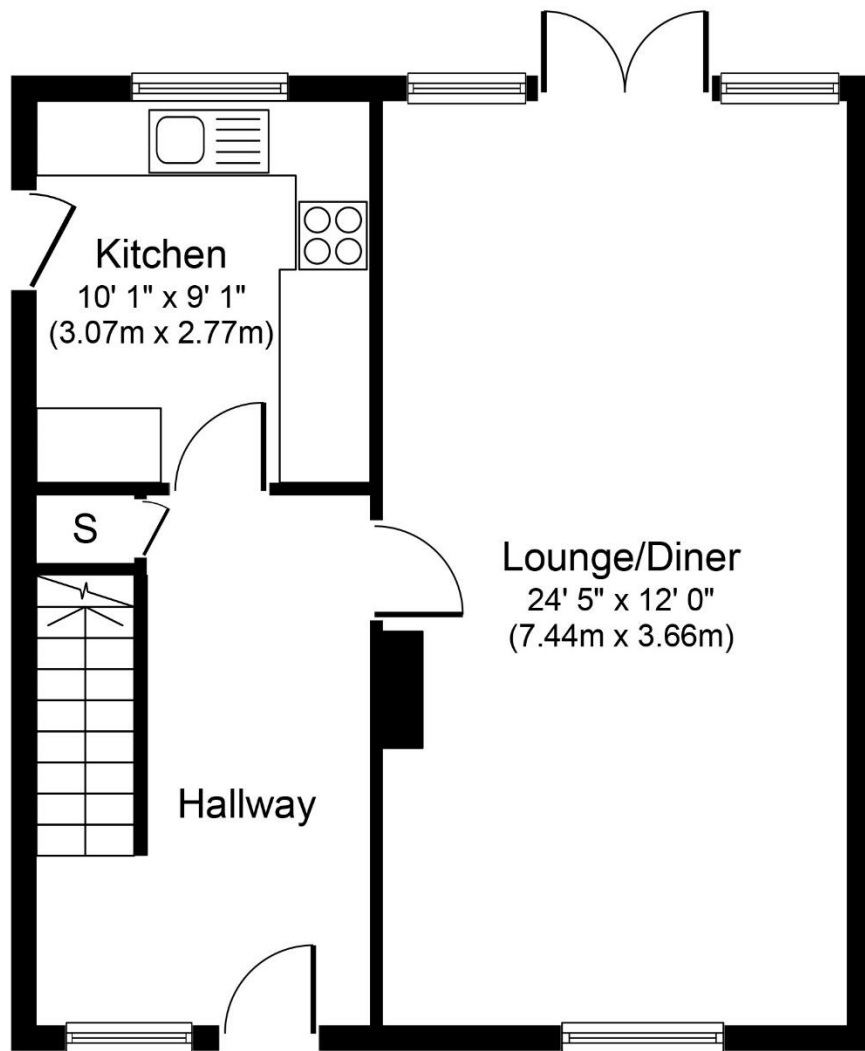
ACCESSABILITY ADAPTIONS: None.

FLOOD RISK: None.

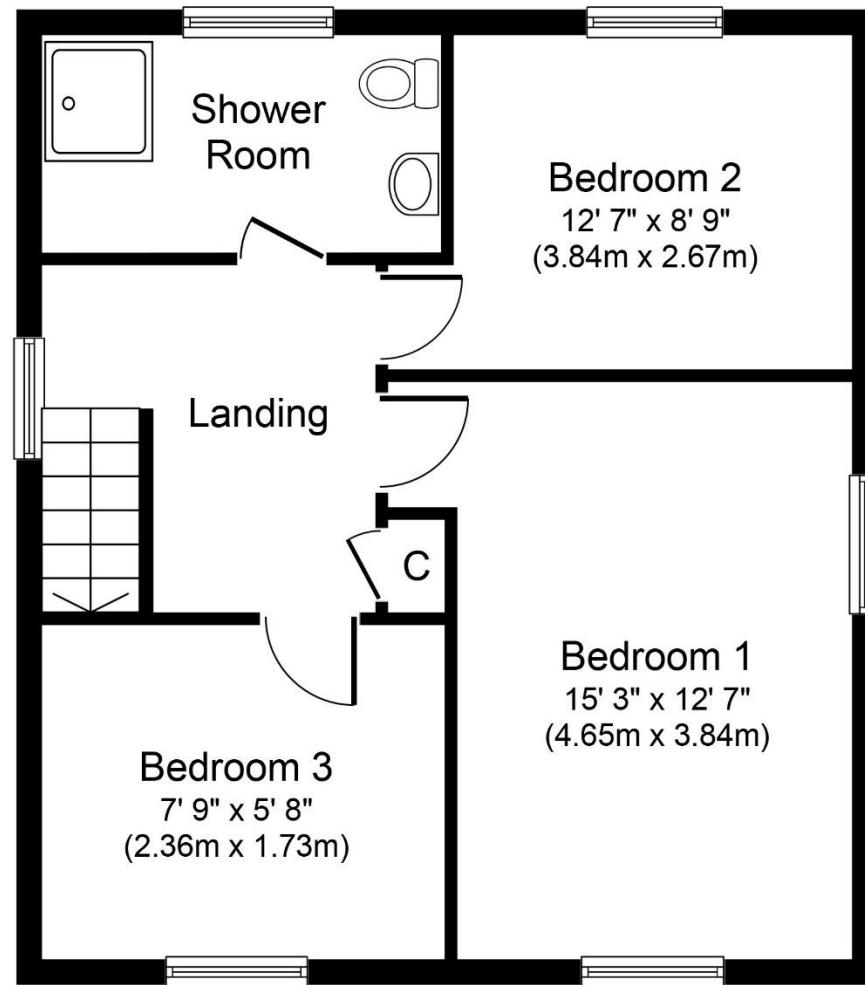
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
 Approximate Floor Area
 523 sq. ft.
 (48.6 sq. m.)

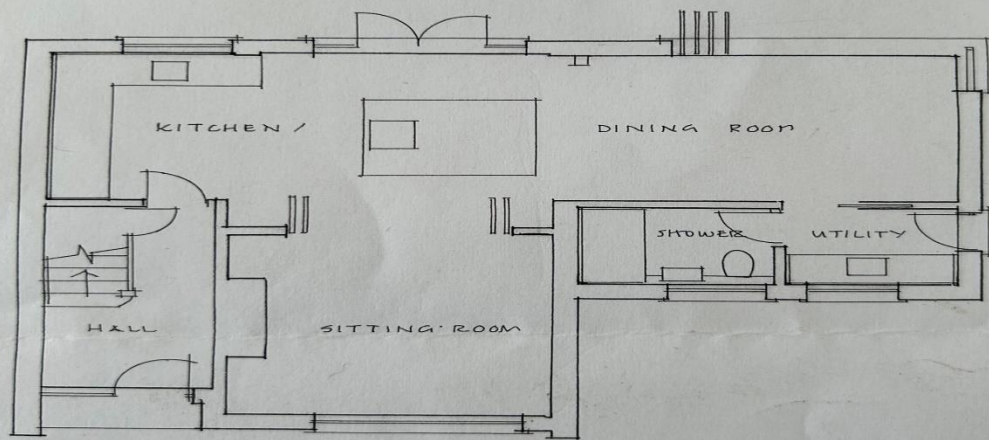


First Floor
 Approximate Floor Area
 523 sq. ft.
 (48.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

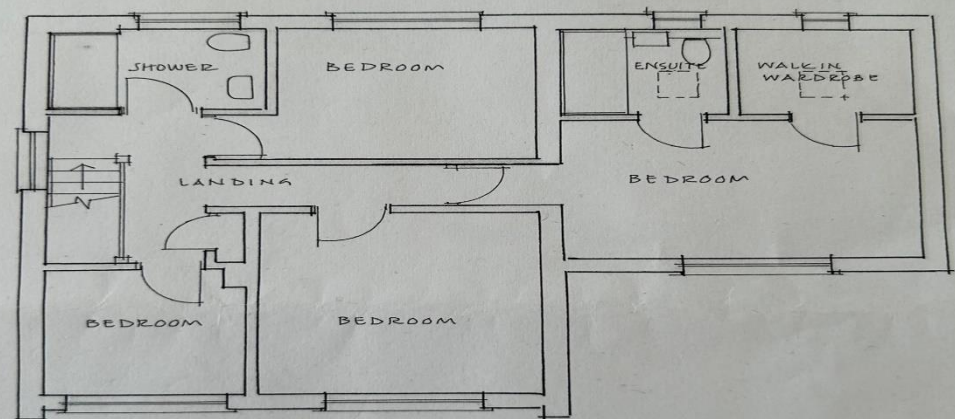


GROUND FLOOR PLAN



PROPOSAL

FIRST FLOOR PLAN



PROPOSAL