







\*\*\*\* MODERN FOUR BEDROOM  
DETACHED PROPERTY \*\*\*\* MASTER  
BEDROOM WITH DRESSING AREA  
AND EN SUITE \*\*\*\* Perfect and  
well proportioned home offering a  
hall with guest cloakroom, lounge  
with doors into the garden and a  
fitted dining kitchen. Four good  
size bedrooms, master with fitted  
wardrobes and an en suite shower  
room, family bathroom. Long drive  
and a single garage, enclosed rear  
garden. Located in the popular  
village of Linton offering access to  
a full range of local amenities,  
schooling and close to countryside  
walks. Linton also offers a great  
road network. INTERNAL VIEWING  
IS HIGHLY RECOMMENDED.





## HALL

Entrance door into the hall with stairs to the first floor, radiator, storage cupboard and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with has hob and extractor, integrated fridge freezer, dishwasher and plumbing and space for a washing machine. Radiator, upvc double glazed window to the front and a radiator.

## LOUNGE

Upvc double glazed window to the side and doors onto the garden, radiator.

## FIRST FLOOR LANDING

Upvc double glazed window to side, airing cupboard and doors to -

## BEDROOM

Upvc double glazed window and a radiator.

## BEDROOM

Upvc double glazed window and a radiator.

## BEDROOM

Upvc double glazed window and a radiator.



## BATHROOM

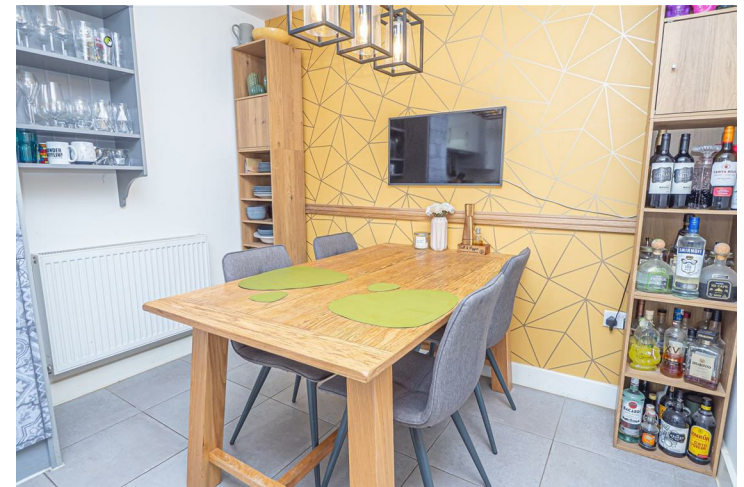
Panele closed bath, wash hand basin, low flush wc, radiator and upvc double glazed window.

## SECOND FLOOR

Door to -

## MASTER BEDROOM

Fitted wardrobes, radiator, upvc double glazed window and door to -









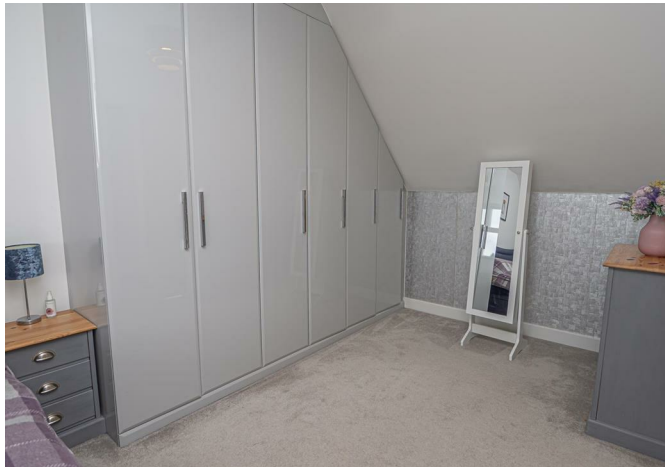


### EN SUITE

Enclosed shower, wash hand basin, low flush wc, radiator and a sky light window.

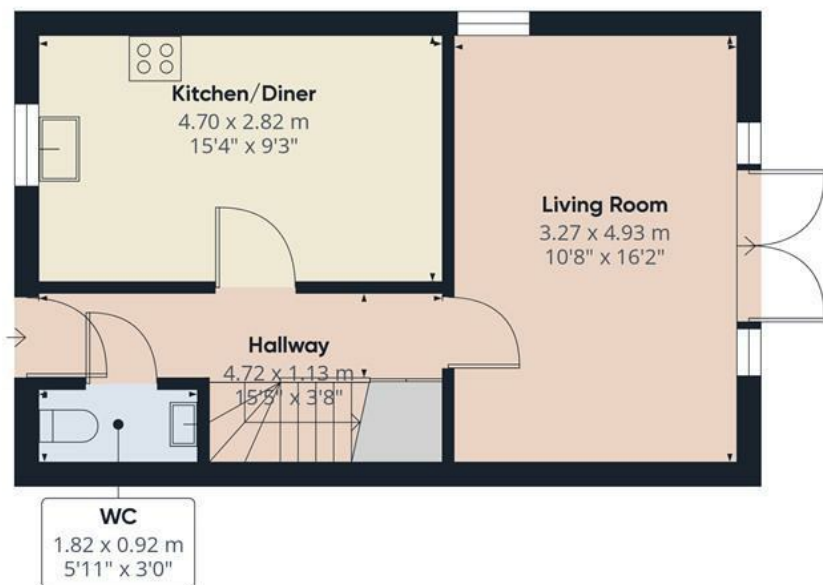
### OUTSIDE

There is a long side drive, wide enough for a caravan and for up to 3 cars. Single garage with up and over door. Gated access to the enclosed rear garden offering a paved seating area, lawn and a based base for greenhouse or shed.









Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

98.79 m<sup>2</sup>

1063.38 ft<sup>2</sup>

**Reduced headroom**

1.47 m<sup>2</sup>

15.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

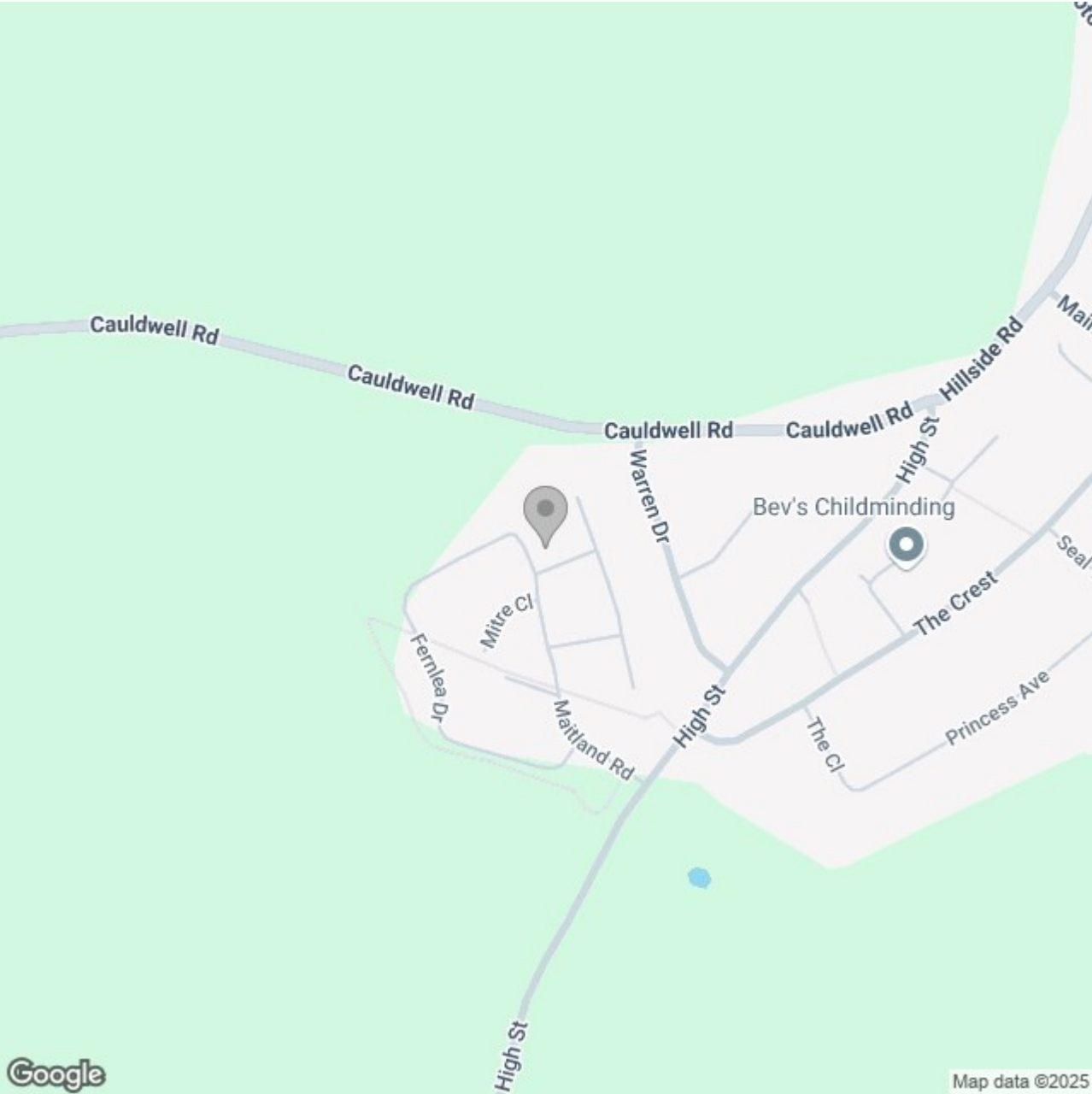
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC