



Bush & Co.





## 19 Crossways, Linton, CB21 4NQ

**Guide Price £495,000 Freehold**



Energy Rating Band D

### Location

Linton is a popular and picturesque south Cambridgeshire village located amidst rolling countryside approximately 10 miles southeast of the University City of Cambridge, 12 miles from Newmarket and 13 miles from Saffron Walden. The village has an attractive High Street with several period houses and cottages and offers a Co-op supermarket, three public houses, churches, nursery and primary education, secondary education and other local facilities. The location gives convenient access to the M11 via A11 and A505 and a local main line railway station at Whittlesford, providing a regular service to London's Liverpool Street.

Accommodation in detail. Ground floor with timber front door to the entrance hall and radiator. Cloakroom with WC and a window to the front elevation and radiator. Sitting room with large picture window to the front elevation, stairs to the first floor and radiator, Dining room with double-glazed French doors to the rear garden, part vaulted ceiling and radiator.

Kitchen with well-fitted and modern wall and base units, one and a half sink unit with mixer taps, electric cooker point, extractor hood, plumbing for dishwasher and a double-glazed window overlooking the rear garden. An opening leads to the utility room with sink unit and range of storage cupboards, space for washing machine and tumble dryer, wine rack, towel rail, double-glazed door to the rear garden and door to garage.

First floor landing with storage cupboard. Bedroom 1 with a range of fitted wardrobes and windows overlooking the rear garden, radiator. Bedroom 2 with fitted cupboards and 2 double-glazed windows overlooking the rear garden, radiator. Bedroom 3 with a storage cupboard, double-glazed window overlooking the front garden and radiator. Bedroom 4 with double glazed window to the front elevation and a radiator. Bathroom with a panel bath with a shower over, vanity, hand wash basin and WC, tile surrounds and towel rail.

Outside, a good-sized block paved driveway with shrubs and borders leads to a single garage. Single garage with electric light and power points, gas-fired boiler serving hot water and central heating. Side access from the rear of the garage. The rear garden is a good size, laid to lawn with shrubs and borders, and timber fencing. Water tap.

Tenure: Freehold.

Services: Mains water, drainage, gas and electricity.

Council Tax: E







## Exceptional service in Cambridge and the surrounding villages

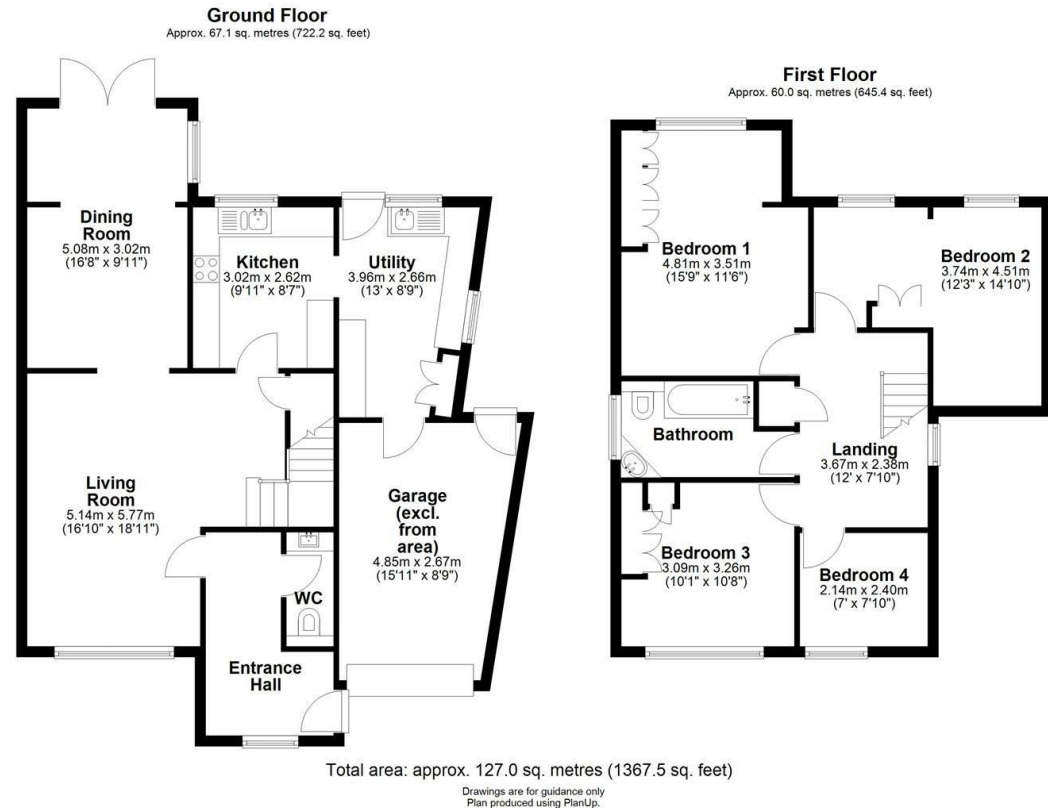
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## Further Information

Tenure - Freehold

Council Tax - Band E

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

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