



KINGFISHER WALK, LINTON



Guide Price: £550,000

This is a beautifully presented extended 4-bedroom property in the popular village of Linton. This property must be viewed to appreciate the extent of the living accommodation it has to offer.



Features

- ✓ Chain Free
- ✓ Private Garden
- ✓ Beautifully Extended
- ✓ Garage
- ✓ Large Kitchen
- ✓ Decorative Veranda

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Ground Floor

From the entrance hall, the ground floor cloakroom on the right, with the first of the reception rooms to the left.

Cloakroom: comprising WC, wash basin, radiator window to front aspect.

Reception Room/Dining Room: 16'3 x 16'8 large room, which is currently used as a dining room, feature fireplace, window to front aspect, radiator, door leading to kitchen.

Kitchen/Breakfast room: 16'3 x 12'4 Fabulous kitchen with a range of wall and base units, feature island unit, window and French doors to rear aspect, understairs storage cupboard, door leading to 2nd reception room.

Reception Room/Lounge: 32'6 x 11'1 This extended part of the house has great views of the garden and terrace area, along with a separate staircase leading to the first floor. Study area, French doors to the side aspect, windows to front and rear aspect.

First Floor

There are 2 sets of stairs that lead to the first floor, so the extended part could be a self-contained part of the property, offering separate living if you so wish.

Bedroom 1: 20'8 x 11'1 fantastic principal bedroom with dual aspect windows and French doors with Juliet balcony overlooking the spectacular garden and common, door leading to:

Ensuite bathroom: with bathtub, WC and wash basin. Opening to dressing area.

Dressing Room: 8'6 x 8'6 with window to rear aspect.

Bedroom 2: 13'0 x 9'9 Double bedroom with window to front aspect, radiator.

Bedroom 3: 9'9 x 6'8 with window to rear aspect, radiator.

Bedroom 4: 9'6 X 8'1 max with window to front aspect, radiator.

Family Shower Room: with WC, wash basin and shower cubicle.

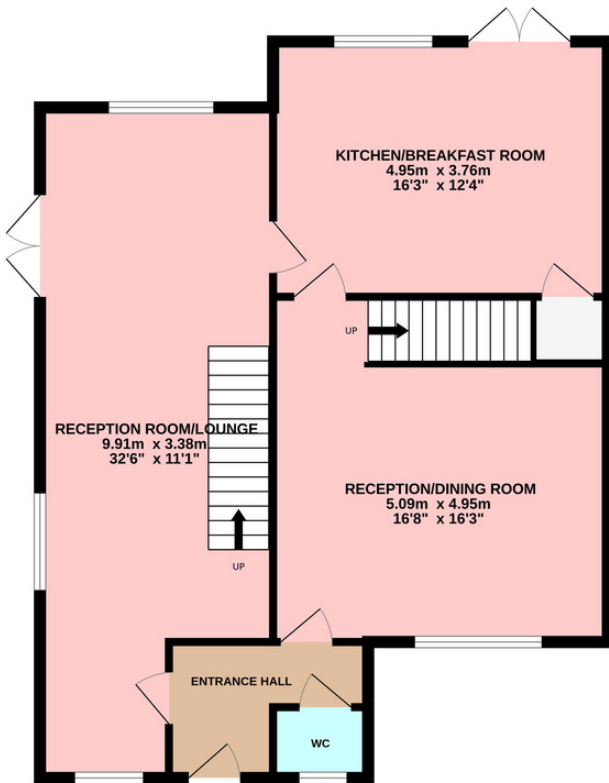
Outside

The front garden is mainly laid to lawn with a gated entrance and some mature hedging. To the left side is an entrance gate that takes you to the delightful private gardens with Victorian style veranda and terraced areas. There is a mixture of mature planting, lawn, flower beds, including a newly installed potting shed.

There is also a garage at the front of the property with parking in front. Immediately on the other side of the boundary is the common which can be seen from the first floor incorporating mature trees and lots of wildlife.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
79.0 sq.m. (850 sq.ft.) approx.

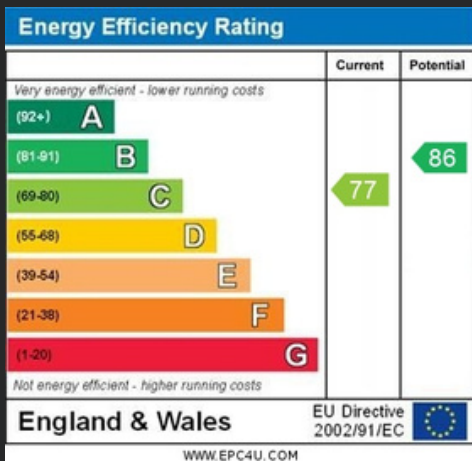


1ST FLOOR
69.7 sq.m. (750 sq.ft.) approx.



TOTAL FLOOR AREA: 148.6 sq.m. (1600 sq.ft.) 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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TENURE: FREEHOLD
EPC BAND: C
COUNCIL TAX BAND: C
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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