



**1 Harefield Rise  
Linton, Cambridge**

**DAVID  
BURR**

# 1 Harefield Rise, Linton, Cambridge CB21 4LS

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 circa. 2,000 sq.ft detached bungalow situated in quiet and sought after cul-de-sac location within walking distance of the village's amenities and excellent schooling and only a short drive to major trunk roads.

## A spacious circa. 2,000 sq.ft detached bungalow set within in a quiet residential cul-de sac.

Entrance into:

**SPACIOUS HALLWAY** With storage cupboards and rooms off.

**SITTING ROOM** A generous and light double aspect reception room with views across the gardens and French doors leading onto the terrace featuring a gas fire.

**DINING ROOM** Another spacious reception room with views across the gardens.

**KITCHEN** Extensively fitted with a range of wall and base units under solid worktop with solid stainless steel sink inset. Integrated appliances include electric oven and grill. Four ring gas hob and space for a dishwasher, undercounter fridge and freezer with views across the gardens and door to the:

**UTILITY ROOM** With a further range of storage units under worktop with stainless steel sink inset. Boiler cupboard and further space for appliances including freestanding fridge/freezer and space and plumbing for a washing machine and tumble drier. Door leading to the rear.

**STUDY** A purpose built space with access to the conservatory with views across the gardens and doors leading out.

**BEDROOM 1** A spacious double bedroom with two built-in double wardrobes and a recently refurbished **En-Suite** comprising walk-in tiled shower cubicle,

vanity sink unit, WC, wash hand basin, heated towel rail and extensively tiled walls and floor.

**BEDROOM 2** A spacious double bedroom with built-in double wardrobe.

**BEDROOM 3** A further spacious double bedroom with built-in double wardrobe.

**BEDROOM 4** A further spacious double bedroom with built-in double wardrobe.

**BATHROOM** A spacious bathroom comprising panelled bath with separate tiled shower cubicle, WC, pedestal sink unit, bidet, heated towel rail and extensively tiled walls and floor.

**CLOAKROOM** With WC and wash hand basin.

### Outside

The property is approached via a brick driveway providing parking and turning for multiple vehicles, in turn leading to the **DOUBLE GARAGE** with light and power connected. The front gardens enjoy several areas of grass and light planting. Gates lead to the rear gardens which feature large areas of traditional lawn, expanding to multiple sides of the bungalow with a range of mature beds, planting and extensively paved dining terrace. Further featuring a greenhouse and personal door to the garage.

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**TENURE:** Freehold.

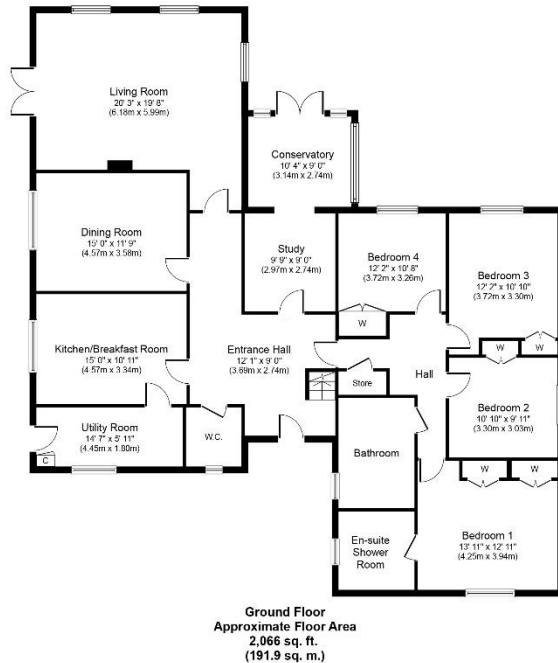
**SERVICES:** Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

**EPC RATING:** D.

**LOCAL AUTHORITY:** South Cambridgeshire District Council. Council Tax Band: G. £3,626.75 per annum.

**VIEWING:** Strictly by prior appointment through DAVID BURR.

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