



14 Brinkman Road, Linton, Cambridge, CB21 4XF

£340,000

- Beautifully Improved Bungalow
- Spacious Sitting/Dining Room
- Private Rear Garden
- Popular Linton Cul-De-Sac
- Modern Fitted Kitchen
- Log Burning Stove
- Two Double Bedrooms
- Contemporary Bathroom Suite
- Extension Potential STPP

14 Brinkman Road, Cambridge CB21 4XF

BEAUTIFULLY IMPROVED BUNGALOW IN A SOUGHT AFTER LINTON CUL-DE-SAC

Set within a popular and well regarded cul-de-sac in Linton, this beautifully presented two bedroom bungalow has undergone an extensive programme of improvements and offers stylish, comfortable accommodation ready to enjoy from the outset. The property features a spacious sitting/dining room with a characterful log burning stove and direct access to the garden, a modern fitted kitchen, contemporary bathroom and two well proportioned bedrooms. Outside, the generous and particularly private rear garden is enclosed by established conifer hedging and provides excellent space for relaxing and entertaining, with the added potential to extend the existing accommodation or garage (subject to the necessary planning permissions and consents). A superb opportunity to acquire a thoughtfully improved home in a desirable village setting.



Council Tax Band: D



ABOUT LINTON

Nestled in the heart of South Cambridgeshire, Linton is one of the area's most desirable villages, combining a strong sense of community with an excellent range of everyday amenities. Residents benefit from independent shops, cafés, traditional pubs, a supermarket, doctor's surgery, pharmacy and highly regarded primary and secondary schools, all within easy reach. Surrounded by beautiful countryside yet just eight miles from the historic city of Cambridge, Linton offers excellent connectivity via the A1307, with convenient access to the Cambridge Biomedical Campus, Addenbrooke's Hospital and the M11. It's a location that perfectly balances village charm with modern convenience, making it an ideal choice for families, professionals and those looking to enjoy a more relaxed pace of life.

BEAUTIFULLY IMPROVED THROUGHOUT

Since May 2025, the current owners have undertaken an extensive programme of improvements, creating a beautifully presented home that is ready to enjoy from the outset. Works have included the installation of a stylish fitted kitchen and contemporary bathroom suite, a new boiler with wireless thermostat, replacement windows and external doors, extensive replastering including ceilings, electrical upgrades and improvements to the roof. The fireplace has also been reopened and transformed with a bespoke log burning stove, substantial timber mantle and slate hearth, while further enhancements include new carpets to both bedrooms, replacement skirting, external lighting, weatherproof external power points, an outside tap, garden lighting, loft lighting and a newly wired smoke alarm.

Ground Floor

Entrance Hall

A generous and welcoming entrance hall creating an immediate sense of space on arrival. Finished with oak flooring and a triple glazed entrance door, the hall also features a radiator and two large built-in storage cupboards, providing excellent practical storage for coats, shoes and everyday household items. Doors lead off to the sitting/dining room, kitchen, both bedrooms and bathroom.

Sitting/Dining Room

5.89m (19'4") max x 4.01m (13'2")

Flooded with natural light from its dual aspect and glazed double doors opening directly onto the rear garden, this beautifully presented reception room forms the heart of the home. Offering ample space for both comfortable seating and a dining area, it is equally well suited to quiet evenings in or entertaining family and friends. The exposed brick fireplace creates an attractive focal point, featuring a cast iron wood burning stove, substantial timber mantle and slate hearth. Finished with oak flooring and radiator.

Kitchen

2.88m (9'5") x 1.93m (6'4")

Thoughtfully designed to maximise both storage and workspace, this attractive shaker style kitchen combines a contemporary finish with everyday practicality. A range of base and eye level units are complemented by timber work surfaces and a stainless steel sink with mixer tap, while integrated appliances include a fridge, washing machine, electric fan assisted oven and four ring hob with extractor hood over. A rear aspect window brings in plenty of natural light, with recessed ceiling spotlights and patterned tiled flooring completing the room.

Bedroom 1

3.52m (11'6") x 2.90m (9'6")

A peaceful and well proportioned principal bedroom offering plenty of space for a double bed and additional freestanding furniture. A side aspect window provides natural light and a pleasant outlook, helping to create a calm and comfortable room to retreat to at the end of the day. Radiator.

Bedroom 2

2.89m (9'6") x 2.34m (7'8")

A comfortable second double bedroom with a side aspect window providing plenty of natural light. The room offers useful flexibility, working equally well as a guest bedroom, home office or additional reception space if required. Radiator.

Bathroom

Beautifully finished in a contemporary style, the bathroom provides a bright and relaxing space. The three piece suite comprises a panelled bath with shower over and glazed screen, vanity unit incorporating a wash hand basin with mixer tap and concealed storage, together with a low level WC. Stylish wall panelling, patterned tiled flooring, recessed ceiling spotlights, heated towel rail and an obscured rear aspect window complete the room.

Outside

Stepping outside, the property enjoys a generous and particularly private rear garden, well enclosed by established conifer hedging to create a wonderfully secluded setting. A paved patio immediately adjoins the bungalow, providing the perfect spot for outdoor dining, while a further shingled seating area to the side enjoys the afternoon and evening sun and (subject to the necessary planning permissions and consents) could also lend itself to extending the existing accommodation, constructing a garage or creating an outbuilding should a purchaser wish to enhance the property further. The remainder of the garden is predominantly laid to lawn with well-stocked flower and shrub borders, together with

established ornamental trees that provide colour and seasonal interest throughout the year. A gated side access leads to the front of the property, while weatherproof external power points, garden lighting and an outside tap add further practicality to this attractive outdoor space.

Viewings

By appointment with the agents.

Special Notes

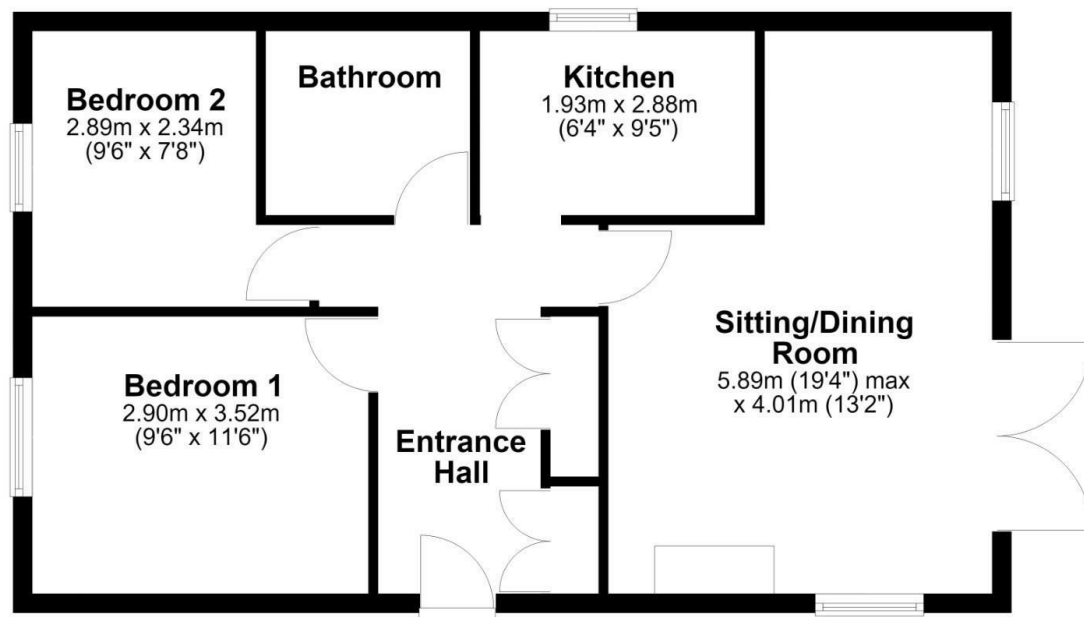
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Ground Floor

Approx. 59.1 sq. metres (636.1 sq. feet)



Total area: approx. 59.1 sq. metres (636.1 sq. feet)

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

