



The Grove, Linton Cambridge £400,000 **Freehold**



Key Features

🛏️ 4 🚿 1 💡 D 🏠 D

- Immaculately Presented
- Four double bedrooms
- Semi-detached
- Garage & Parking
- Excellent living space

The current vendor has improved on this impressive four-bedroom home throughout creating a beautifully presented spacious family home positioned on a pleasant cul-de-sac.

On entering the property, you are greeted by a lovely bright, light open plan lounge/diner looking out onto the private rear garden. There is a fitted, well-equipped modern kitchen and a downstairs cloakroom. On the first floor are four good size bedrooms with excellent storage to bedrooms two, three and four. The bedrooms to the rear of the house provide picturesque views of the garden and there is also a modern, contemporary bathroom and loft access. The garden is of a very good size and



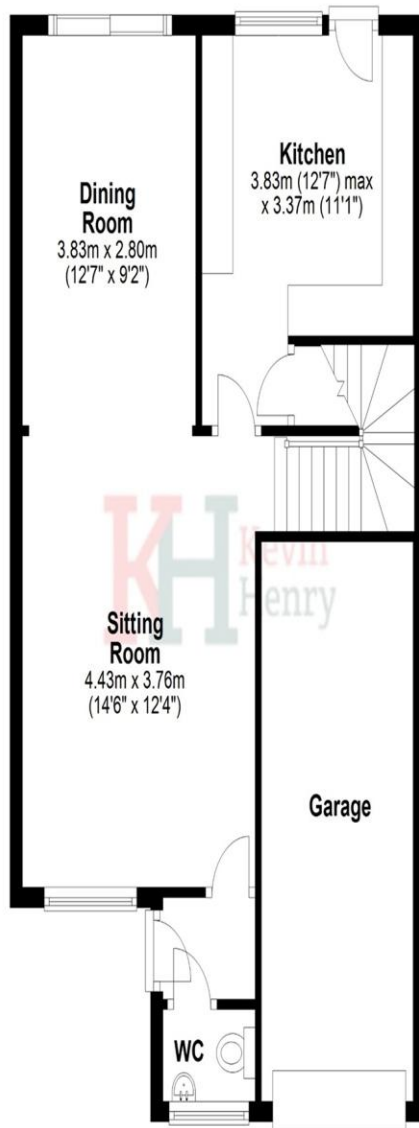
comprises of lawn and patio with side access to front. Driveway parking for several cars plus garage. Linton is one of the most popular villages in south Cambridgeshire. It has an excellent range of facilities, including primary school, secondary school with outstanding sports facilities, recreation ground, village church, inns / restaurants, village store and numerous shops. It is a very vibrant village. The fine old market town of Saffron Walden is six miles to the south, whilst the university city of Cambridge is to the north-west. The M11 access points and rail links to Liverpool Street are within easy reach.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

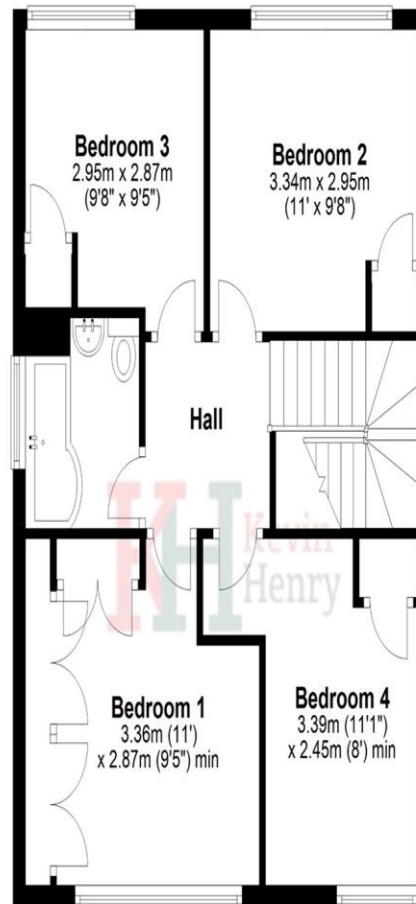




Ground Floor



First Floor



Approx gross internal floor area 100 sqm (1075 sqft) excluding Garage

To view this property call Kevin Henry on:
01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF102864 - 0011

