



Kinsey Place, Linton, CB21 4AH



# Kinsey Place

Linton,  
CB21 4AH

3 2 2

Guide Price £535,000

- Well-Proportioned House of 1441 sqft / 133 sqm
- Beautifully Presented & Versatile Accommodation
- EPC rating B
- Stunning Open Plan Living/Dining/Kitchen
- 3 Bedrooms
- En-Suite and Family Bathroom
- Low Maintenance Garden With Hot Tub
- Large Studio Ideal For WFH
- Elevated And Prominent Position

A contemporary, three bedroom detached home, set in an established and well-regarded small courtyard development, constructed approximately 9 years ago by Enterprise Property Group. The property offers highly versatile and well-proportioned accommodation, together with a private terraced rear garden and part converted garage which is now an extremely useful WFH studio.





## LOCATION

The property occupies an outstanding position within a highly regarded and established residential development, located towards the edge of the village, and so well placed within easy reach of a vast range of local amenities including schools and shops. The thriving South Cambridgeshire village of Linton is located about 7 miles from the market town of Saffron Walden and about 10 miles from the university City of Cambridge. For the commuter the nearest M11 motorway access points are situated at Stumps Cross (Junction 9) and Duxford (Junction 10). There are also mail line stations close by at Whittlesford and Audley End.

**PANELLED GLAZED ENTRANCE DOOR**

with double glazed windows either side leading through into the entire ground floor accommodation, comprising open plan multi-level space incorporating:

**LIVING/KITCHEN/DINING SPACE**

Kitchen/Dining Area with tiled flooring, stairs rising to first floor accommodation with understairs storage cupboard, radiator, L-shaped kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with a soft-closing feature, stone work surface with an inset one and a quarter bowl stainless steel sink with hot and cold mixer tap and drainer to side, integrated 5 ring Smeg gas hob with concealed Smeg extractor hood above, further stone splashback, adjacent to this is integrated Smeg double oven, integrated and concealed fridge/freezer, integrated and concealed dishwasher, inset LED downlighters in ceiling as well as under the wall mounted cabinets, double glazed windows to both side and front aspect, panelled timber door provides access to:

**UTILITY/CLOAKROOM**

with a collection of base mounted storage cupboards with stone effect work surface, inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated and concealed washer/dryer, low level w.c. with concealed dual hand flush, radiator, tiled flooring, inset LED downlighters, extractor fan, panelled door providing access to airing cupboard housing hot water cylinder and further storage available, double glazed window fitted with privacy glass out onto front aspect.

**STEPS DOWN FROM OPEN PLAN KITCHEN/DINING SPACE**

provides an opening to:

**LIGHT & AIRY LIVING ROOM**

with inset LED downlighters, radiators, particularly impressive corner window feature with multiple double glazed full height windows, set of double doors providing access out onto the garden as well as providing a large entry point of light into this wonderful entertaining space.

**ON THE FIRST FLOOR****LANDING**

with loft access, radiator, double panelled doors providing access into the respective rooms.

**PRINCIPAL BEDROOM**

with fitted wardrobes, double glazed window to both rear and side aspect, set of Velux skylights with fitted blinds out onto the other side aspect, panelled door provides access to:

**ENSUITE SHOWER ROOM**

comprising of a three piece suite with corner shower cubicle with dual wall mounted shower head and accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, shaver point, inset LED downlighters, heated towel rail, extractor fan, double glazed skylight fitted with privacy glass out onto side aspect.

**BEDROOM 2**

with radiator, double glazed windows to side aspect, double glazed Velux skylights with fitted blinds overlooking the central green.

**BEDROOM 3**

with LED downlighters, Velux skylights with fitted blinds onto both front and rear aspect.

**FAMILY BATHROOM**

comprising of a three piece suite with combined shower/bath with wall mounted dual shower head, hot and cold mixer bath tap, glazed folding shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, shaver point, tiled upstand, inset LED downlighters, tiled flooring, extractor fan, double glazed Velux skylight fitted with privacy glass out onto side aspect.

**OUTSIDE**

To the front the property is approached off Kinsey Place via a tarmac drive which has been led off Kingsfield a

continuation of this drive to a block paved leads to the rest of Kinsey Place where there is access to one parking space and the up and over garage door. The front of the property also enjoys use of an outside tap. To access the front entrance door follow a paved pathway with metal railings.

To the rear of the property is a private and low maintenance garden principally paved providing a wonderful space to both relax and entertain and is bordered by a number of mature shrubbery and hedging including bay hedging and the main patio area is bordered by bedding laid on gravel. The centre piece of this garden is the hot tub which is set upon a large timber decking area and will be left by the current owners. In the other corner of the garden is a large timber storage shed with a timber pergola in front, multiple outside power points and a secure timber gate providing access to the front of the property. A panelled door provides access to the part converted GARAGE which has been converted into a wonderful office ideal for working from home. The office itself has wood effect flooring, inset LED downlighters, radiators, multiple power points.

**MATERIAL INFORMATION**

Utilities: Mains connected.

Parking: Driveway parking - off-road.

Estate Charge: £389 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

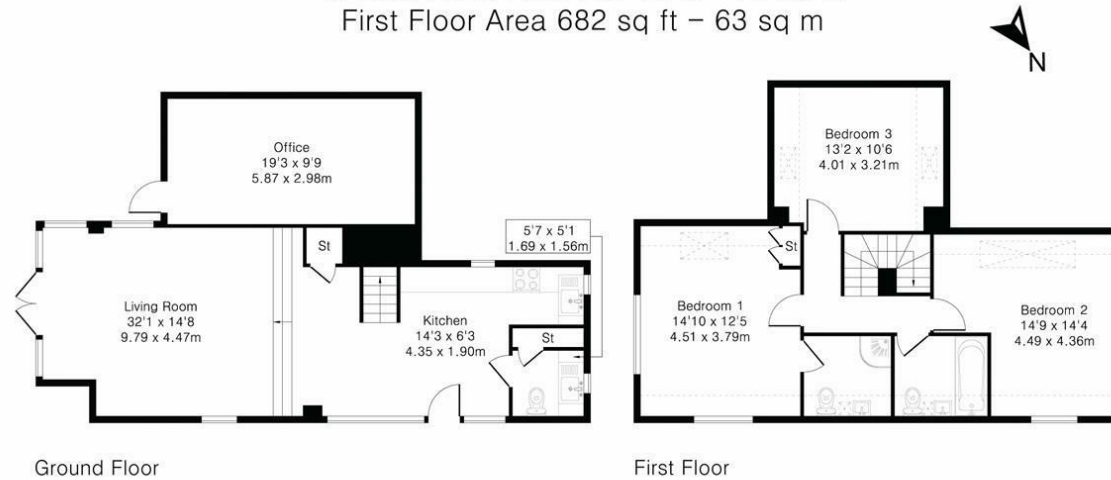


Guide Price £535,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - South Cambridgeshire





Approximate Gross Internal Area 1441 sq ft – 133 sq m  
 Ground Floor Area 759 sq ft – 70 sq m  
 First Floor Area 682 sq ft – 63 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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