



The Grip

Linton, CB21 4NR

- Detached Property
- 0.59 of an acre plot
- · Open kitchen/diner
- Five bedrooms
- Bathroom and two en suites
- Driveway and double garage

A substantial detached property which sits comfortably within a 0.59 of an acre plot. The property has been recently refurbished and offers bright and well proportioned accommodation, together with a double garage and a secluded rear garden.



Guide Price £900,000



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LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as a good range of local amenities including shops, public houses, post office, primary school and village college with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately 8 miles distant and the University City of Cambridge is around 11 miles away. Audley End mainline station offering a commuter service to London's Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (junction 10).

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VAULTED ENTRANCE HALL

Entrance door and glazed windows to the front aspect and Velux windows providing as good degree of natural light. Doors to adjoining rooms.

KITCHEN/DINER

Windows to the front and side aspects. Fitted with a range of base and eye level units with quartz worktop space over, five ring Neff induction hob with extractor over, electric double oven, integrated dishwasher, sink unit and space for American style fridge freezer. Door to:

UTILITY ROOM

Fitted with base units with space and plumbing for washing machine and tumble dryer. Glazed French doors opening to the rear garden, window to the front aspect and access to the loft space.

SITTING ROOM

Glazed sliding doors to the rear aspect and bi-folding doors to the side aspect.

STUDY

Window to the front aspect.

BEDROOM 1

A vaulted master bedroom suite with windows to the rear and side aspects and Velux windows providing a good degree of natural light. Fitted wardrobes and door to:

EN SUITE

Comprising twin wash basins with vanity unit beneath, low level WC,

shower enclosure with dual shower **DOUBLE GARAGE** heads and obscure alazed window to Electric roller-shutter doors, power and the side aspect.

BEDROOM 2

Window to the rear aspect and door By appointment through the Agents.

EN SUITE

Comprising shower enclosure, ceramic · Council Tax Band - G wash basin with vanity unit beneath, low level WC and obscure glazed • Property Construction - Standard window to the rear aspect.

BEDROOM 3

Window to the front aspect and fitted wardrobes

BEDROOM 4

Window to the side aspect.

BEDROOM 5

Window to the rear aspect and fitted wardrobes.

BATHROOM

Comprising ceramic wash basin with radiators. vanity unit beneath, low level WC, · Broadband - FTTP panelled bath with shower over and · Mobile Signal/Coverage - Good obscure glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a driveway providing off-street parking for several vehicles and access to the detached double garage. The property sits comfortably within a plot of approximately 0.59 of an acre, predominantly laid to lawn with a raised decked terrace for al fresco entertaining and mature trees and shrubs bordering.

lighting connected.

VIEWINGS

AGENT'S NOTES

- Tenure Freehold
- Property Type Detached Property
- · Number & Types of Room Please refer to the floorplan
- · Square Footage 2,150
- Parking Garage and driveway
- · Rights of Way, Easements, Covenants - Right of access over driveway and path access to village.

UTILITIES/SERVICES

- Electric Supply Mains
- · Water Supply Mains
- · Sewerage Mains
- · Heating Oil fired boiler and















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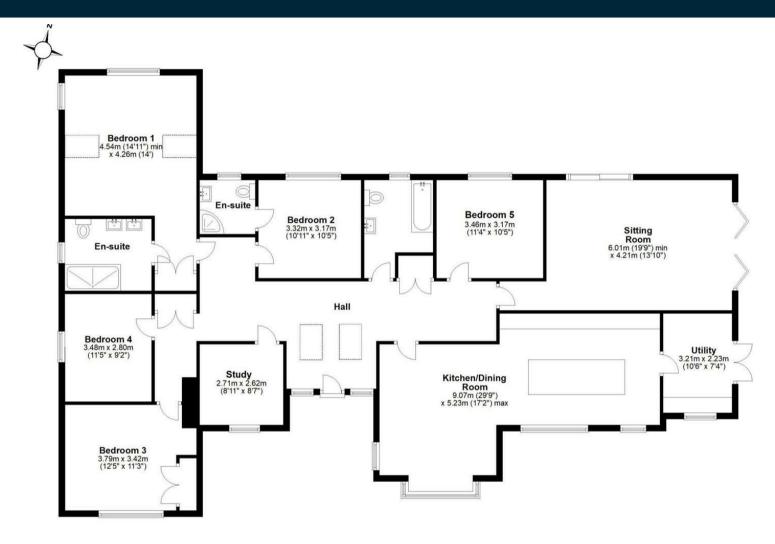


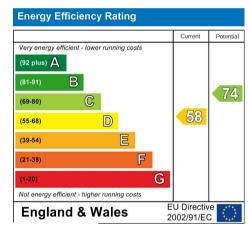
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Guide Price £900,000 Tenure - Freehold Council Tax Band - G Local Authority - South Cambridgeshire

Approx gross internal floor area 200 sqm (2150 sqft)

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