



The Grove, Linton, CB21 4UQ

**CHEFFINS**

## The Grove

Linton,  
CB21 4UQ

- Semi-detached home
- Approx. 1200 sqft
- Private rear garden
- Garage and off-street parking
- Ideally located for access to Cambridge
- No upward chain

An extended four bedroom semi-detached property set in a sought after and well served village with excellent facilities and amenities. OFFERED CHAIN FREE.

4 1 2

**Guide Price £400,000**





## 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).

**GROUND FLOOR****HALLWAY**

Double glazed entrance door, further door leading to Reception Room.

**CLOAKROOM**

Comprising of a low level w.c., wash hand basin and obscure double glazed window.

**RECEPTION ROOM**

A well-proportioned and spacious reception room with a large double glazed window to the front aspect providing a good degree of natural light, fireplace with inset gas fire and open tread staircase rising to the first floor.

**KITCHEN**

Fitted with a range of base and eye level units with worktop space over, sink unit, eye level double oven and gas hob, space for dishwasher and washing machine, double glazed window overlooking garden, open plan to:

**DINING ROOM**

Double glazed sliding patio doors providing access and views onto the terrace and garden with further door returning to the reception room.

**FIRST FLOOR****LANDING**

Access to attic space, doors to adjoining rooms.

**BEDROOM 1**

Wide double glazed window to the front aspect.

**BEDROOM 2**

Double glazed window to rear aspect overlooking garden.

**BEDROOM 3**

Double glazed window to rear aspect overlooking garden.

**BEDROOM 4**

Double glazed window to front aspect, built-in cupboard.

**FAMILY BATHROOM**

Suite comprising panelled bath with shower over, wash hand basin and w.c., tiled walls, obscure double glazed window.

**OUTSIDE**

To the side of the property is a path providing pedestrian access front to back, the garden is mainly laid to lawn. The property has an en bloc GARAGE with parking space in front. The garage has an up and over door providing vehicular access and a further up and over door with direct access to the rear garden.

**AGENT'S NOTES**

For more information on this property, please refer to the Material Information brochure that can be found on our website.

**VIEWINGS**

By appointment through the Agents.





Approximate Gross Internal Area  
 112.27 sq m / 1208.46 sq ft  
 (Excludes Garage)  
 Garage Area 12.30 sq m / 132.39 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>100</b>
(81-91) <b>B</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 £400,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.