



The Grip, Linton, CB21 4NR



The Grip

Linton,
CB21 4NR

- A wealth of period features
- Open sitting/dining room with woodburning stove
- Well served village
- Four bedrooms
- Bathroom and ensuite to master
- Walled garden with a large patio

A characterful four bedroom home situated in a prominent position within the village. The property offers bright and well proportioned accommodation, together with a walled rear garden, driveway and garage.

4 2 3

Guide Price £475,000





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**ENTRANCE**

Door leading to:

SITTING ROOM

Secondary glazed window to the front aspect, feature fireplace with wood burning stove, fitted storage cupboards to either side of the chimneybreast and staircase rising to the first floor. Step up to:

DINING ROOM

Secondary glazed windows to the front and rear aspects. Trap door leading down to the cellar. Doorway to:

BREAKFAST ROOM

Glazed French doors to the side aspect opening to the garden, bespoke fitted cabinets and steps to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, ceramic sink unit, electric hob with extractor hood over, integrated dishwasher and space for free-standing fridge freezer. Windows to the side and rear aspects and door to:

REAR HALLWAY

Window to the rear aspect, door to the side aspect providing access to the outdoor space and door to:

CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the rear aspect.

FIRST FLOOR**LANDING**

Doors to adjoining rooms and built-in airing cupboard.

BEDROOM 1

Fitted wardrobes, windows to the side and rear aspects and door to:

EN SUITE

Comprising corner shower enclosure, low level WC, ceramic wash basin with vanity unit beneath, heated towel rail and obscure glazed window to the side aspect.

BEDROOM 2

Window to the side aspect and fitted wardrobe.

BEDROOM 3

Window to the side aspect.

BEDROOM 4

Window to the front aspect.

SHOWER ROOM

Comprising pedestal wash basin, shower enclosure with dual shower

heads, low level WC and secondary glazed window to the front aspect.

OUTSIDE

Adjoining the rear of the property is a large paved terrace for al fresco entertaining. Steps lead up to the rest of the garden which is predominantly laid to lawn with a rendered wall border providing a good degree of privacy. To the rear of the property is a driveway providing an off-street parking space and access to the garage.

GARAGE

Up and over door, power and lighting connected and personal door to the side aspect.

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.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E	42		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £475,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - South Cambridgeshire



Approximate Gross Internal Area 1594 sq ft – 148 sq m
 Cellar Area 139 sq ft – 13 sq m
 Ground Floor Area 733 sq ft – 68 sq m
 First Floor Area 722 sq ft – 67 sq m
 Garage Area 179 sq ft – 17 sq m



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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.