



8 Kinsey Place, Linton,
Cambridge, CB21 4AH

Guide price £400,000



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- Modern 3 bedroom townhouse
- Small high quality development
- Parking for two cars
- EPC rating B

A modern 3-bedroom townhouse, in a quiet and desirable courtyard development, with parking and a garden, located in this sought-after and attractive village.

The accommodation extends to about 1141 sq. ft. It includes, on the ground floor, a large open plan living space including a well-appointed kitchen, with stone worktops, and various integrated appliances, which leads to the living area, which is a really good size and has doors opening to the garden. There is also a useful utility/cloakroom. On the first floor are two double bedrooms, one with an en-suite shower room, and a family bathroom. The en-suite and family bathroom are both extremely well-appointed with Roca sanitaryware and Porcelanosa tiling. On the second floor, there is a small landing/storage area and a good-sized third double bedroom, with lots of eaves storage.

The house was constructed in 2016, by Enterprise Property Group. It is well-appointed throughout and





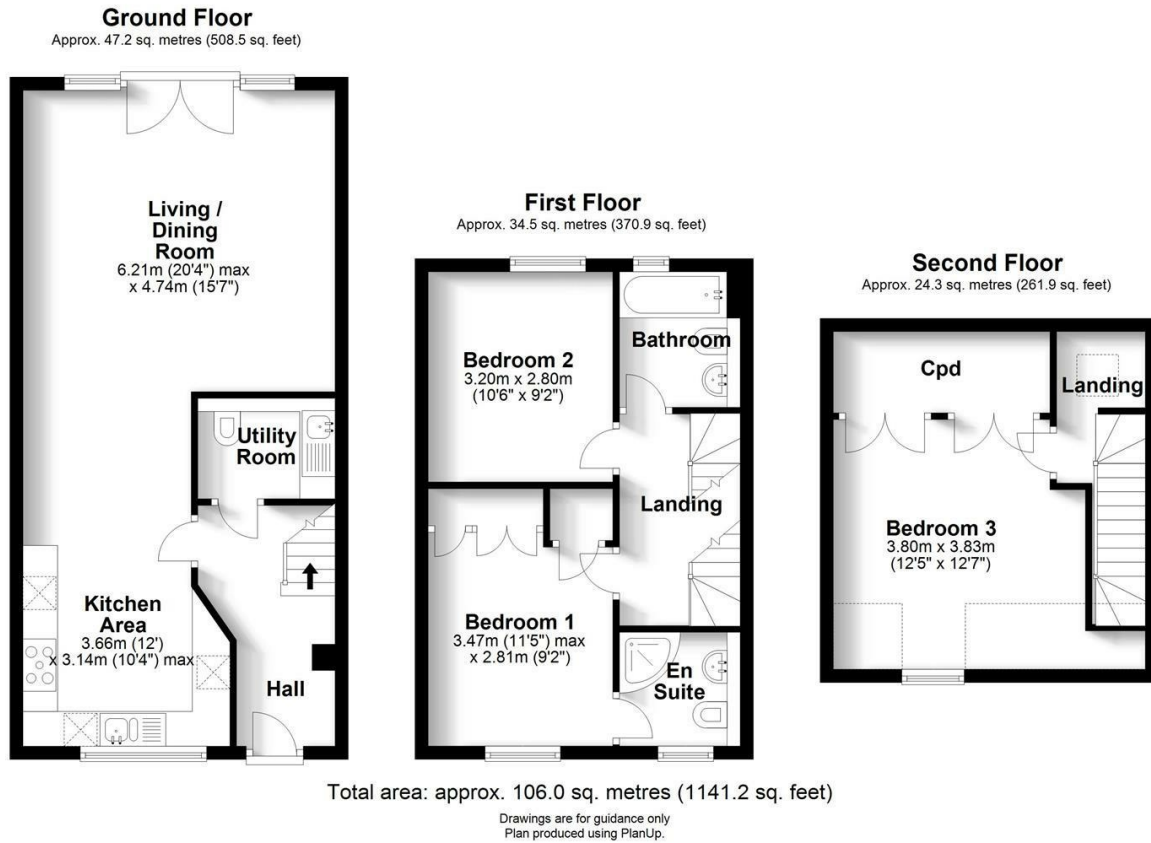
has high-quality fittings and finishes one would expect from high-end developers. It also has double glazing, gas central heating and a burglar alarm.

The house is part of a courtyard development and has a nice open feel at the front, where there are two allocated parking spaces. The rear garden is on two levels and has a patio area and raised lawn. There is a shed, flower and shrub beds and a rear pedestrian access.

Linton is a charming village with a lovely old High Street which makes it very popular, but it is the excellent facilities and schooling for all ages that make it a popular choice for families. Cambridge, Saffron Walden, and the A11/M11 are all within a few miles making this a good choice for commuters. There are lots of open green areas in the village and the surrounding countryside provides lots of lovely walks.



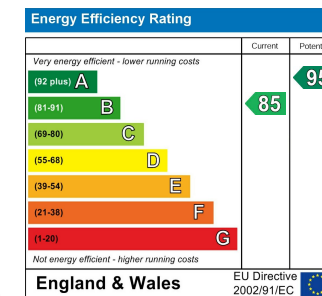
Floor Plan



Area Map



Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold

Council tax band: D

Agents note: The development has a private road and communal grounds for which there is an annual estate charge of approx. £390 per annum.

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