



**Dolphin Close, Linton, Cambridge**

**Price: Freehold £550,000**

- Four Bedroom
- Cul-de -sac Location
- Modernised Throughout
- Garage
- Landscaped Gardens
- Three Reception Rooms

EPC Rating: D



From the entrance hall you will find the lounge which has a feature fireplace housing a log burning stove, double doors lead you not the conservatory which offers the perfect space for enjoying these warmer evening. There is a large kitchen/dining area that is a brilliant size for entertaining. The kitchen has wall and base units with worktops over, inset sink and drainer, inset gas hob with oven under and extractor over, there is plumbing for washing machine and dishwasher. a cloakroom completes the downstairs accommodation.

On the first floor you will find four bedrooms, with bedroom one have the unique feature of a roll top bath in it. The family bathroom has been updated and boasts a walk in shower with rainfall shower head, wc, and wash hand basin.

Outside there is a enclosed rear garden that has been recently landscaped, its mainly laid to lawn with raised borders. A stoned area offers a spot for alfresco dining. To the front of the property there is lawn area and garage with a driveway that provides off road parking for two cars.

Linton is one of the most popular villages in south Cambridgeshire. It has an excellent range of facilities, including primary school, secondary school with outstanding sports facilities, recreation ground, village church, inns / restaurants, village store and numerous shops. It is a very vibrant village. The fine old market town of Saffron Walden is six miles to the south, whilst the university city of Cambridge is to the north-west. The M11 access points and rail links to Liverpool Street are within easy reach.

Hallway

Lounge 15'7 x 13'0

Kitchen/Dining Room 24'5 x 13'6max

Conservatory 11'8 x 9'5

Cloakroom

First Floor Landing

Bedroom One 12'9 x 10'8

Bedroom Two 12'8 x 11'3

Bedroom Three 11'4 x 7'7

Bedroom Four 8'3 x 8'0

Family Bathroom

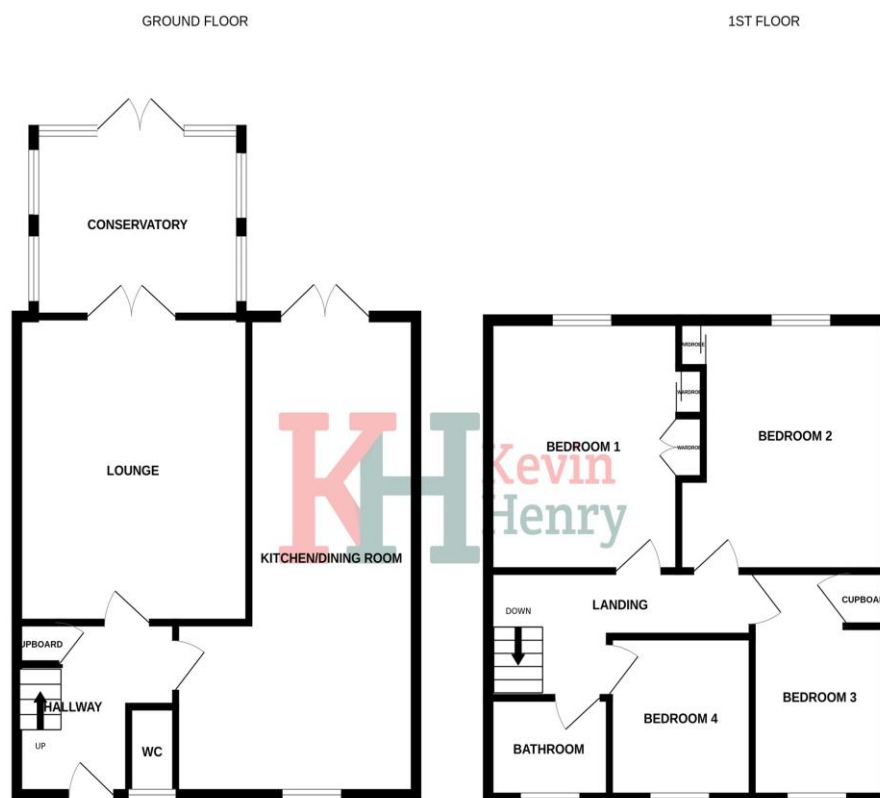
Outside there are front and rear gardens, garage and driveway that provides off road parking.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF102342 - 0004

Kevin Henry Limited is registered in England and Wales under company number 05758694, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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