



Emsons Close, Linton, Cambridge £485,000 **Freehold**



Key Features



- Detached House
- Planning Permission Granted
- Three Bedrooms
- Large Plot
- Lounge/Diner

Positioned on a large plot at the end of a quiet cul-de-sac in the sought after village of Linton you will find this three bedroom detached home. There is planning permission granted for a double storey extension to the side and replacement for existing garage. You enter into a bright and airy hallway with stairs leading to the first floor, door leading into the lounge/diner. This a beautiful dual aspect room, with feature fireplace that houses a wood burning stove and patio doors leading out to the rear garden. The kitchen is located at the rear of the property, there is a range of wall and base units with worktops

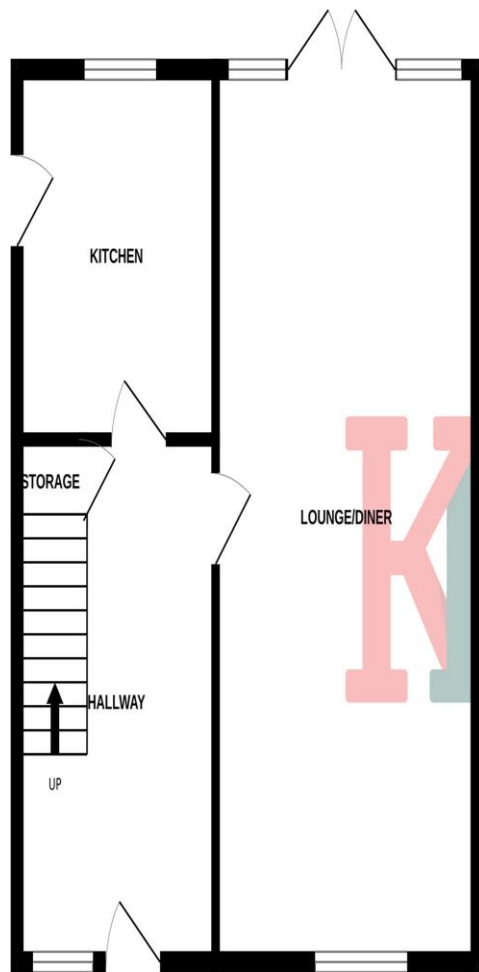


over, inset sink and drainer, built in oven with extractor hood over, integrated fridge/freezer, plumbing for washing machine, door leading to rear garden. Up on the first floor you will find three bedrooms, two of which are doubles. There is a new modern shower room, which comprises double shower cubicle with rainfall shower head, wc, wash hand basin, tiled walls and heated towel rail. Outside there is a large rear garden which is mainly laid to lawn, a patio area offers the perfect spot for some al fresco dining, with a timber built shed and a gate providing side access. To the front there is a lawn area and 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



GROUND FLOOR



1ST FLOOR



Cambridge is to the north-west. The M11 access points and rail links to Liverpool Street are within easy reach.

Hallway

Lounge/Diner 24'5 x 12'0

Kitchen 10'1 x 9'1

First Floor Landing

Bedroom One 15'3 x 12'7max

Bedroom Two 12'7max x 8'9

Bedroom Three 8'8 x 7'9

Shower Room.

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.
Made with Metropix ©2023

To view this property call Kevin Henry on:
01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: SAF102525 - 0006

