



The Grove, Linton Cambridge OIEO £415,000 **Freehold**



Key Features

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- Immaculately Presented
- Four double bedrooms
- Semi-detached
- Garage & Parking
- Excellent living space

The current vendor has improved on this impressive four-bedroom home throughout creating a beautifully presented spacious family home positioned on a pleasant cul-de-sac.

On entering the property, you are greeted by a lovely bright, light open plan lounge/diner looking out onto the private rear garden. There is a fitted, well-equipped modern kitchen and a downstairs cloakroom. On the first floor are four good size bedrooms with excellent storage to bedrooms two, three and four. The bedrooms to the rear of the house provide picturesque views of the garden and there is also a modern, contemporary bathroom and loft access. The garden is of a very good size and



comprises of lawn and patio with side access to front. Driveway parking for several cars plus garage. 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.

Front door to
Porch

Downstairs Cloakroom

Living Room Area
14'6 x 12'4

Dining Area
12'7 x 9'2

Kitchen
12'7 x 11'1 max

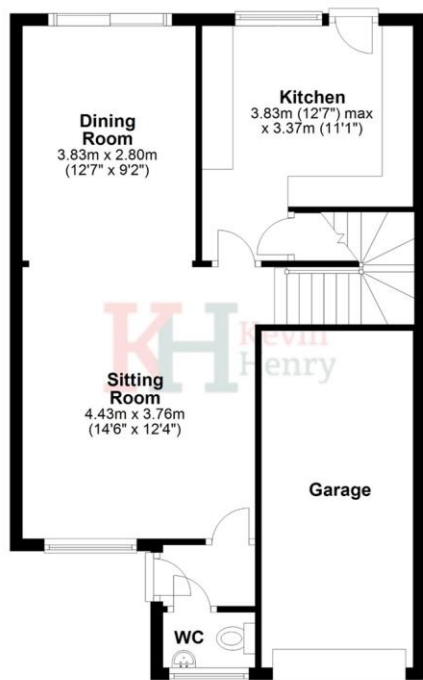
Landing Access to loft.

Bedroom One

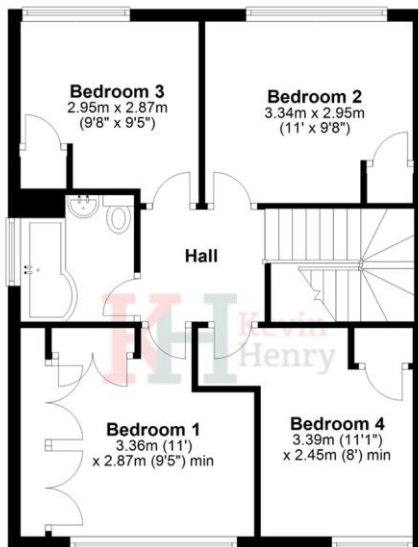




Ground Floor



First Floor



Approx gross internal floor area 100 sqm (1075 sqft) excluding Garage

11'0 x 9'5 Plus built-in wardrobes.

Bedroom Two
11'0 x 9'8 Built-in cupboard.

Bedroom Three
11'1 x 8'0 Built-in cupboard.

Bedroom Four
9'8 x 9'5 Built in cupboard.

Bathroom

Garden
Private fully enclosed rear garden.

Garage & driveway

To view this property call Kevin Henry on:
01799 513632

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