



Magnolia House Linton Road, Horseheath **Freehold £500,000**





# Key Features



- Detached family house with three double bedrooms
- Three reception rooms
- Double garage and driveway parking
- En-Suite to main bedroom
- Utility room and downstairs cloakroom

Located in the popular South Cambridgeshire village of Horseheath this three bedroom-house could be your ideal family home. There is a great feeling of space from the moment you enter the large welcoming hallway with doors leading to the large living room, separate dining room and conservatory. The kitchen is well equipped and has doors to the utility room and then access to the downstairs cloakroom. All three bedrooms are double sized with the main bedroom benefitting from en-suite shower room, plus, there is a modern family bathroom. Access to the loft is from the landing and is mainly boarded and fully insulated. The private south facing rear garden is not





overlooked and is perfect for al-fresco entertaining or pure relaxation. To the front is the driveway leading to the double garage.

Horseheath is an ancient Cambridgeshire village known by the Romans and steeped in history. The village benefits from a public house and parish church whilst the large village of Linton is 3 miles away and market town of Haverhill also just 3 miles. Bus stop only 50 metres away with route to both Cambridge and Haverhill. Cambridge is 12 miles away and there are easy links to M11 for London. Whittlesford station for London Liverpool St is just 9 miles away and Stansted Airport 25 miles away.

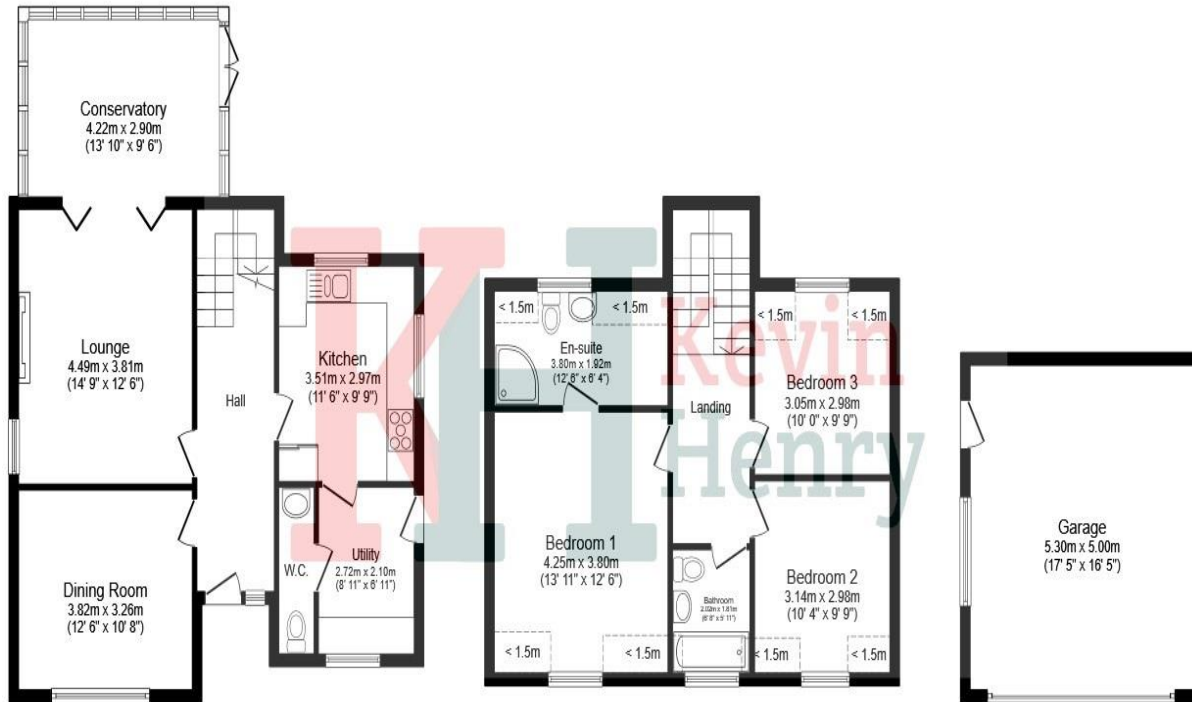
Front  
Double garage and driveway parking for two cars

Hallway  
Doors to:

Living Room  
14'9 x 12'7

Dining Room





**Ground Floor**

**First Floor**

**Garage**

Total floor area 156.1 sq.m. (1,680 sq.ft.) approx

Net : 150.0 sq.m. (1,614 sq.ft.)

Reduced headroom 6.1 sq.m. (65 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

12'6 x 11'1

Conservatory  
14'1 x 9'8

Kitchen Area  
11'6 x 9'3

Utility Room  
9'3 x 7'0

Downstairs Cloakroom

Landing  
Access to loft which is mainly boarded.

Bedroom One  
14'2 x 12'5

En-Suite Shower Room

Bedroom Two  
10'2 x 9'9

Bedroom Three  
10'2 x 9'8

Bathroom

Garden

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](mailto:sales@kevinhenry.co.uk)

 [www.Kevinhenry.co.uk](http://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: SAF102963 - 0006

