



Back Road, Linton Cambridge £525,000 **Freehold**





# Key Features



- Beautifully presented
- Three bedrooms
- Downstairs shower room
- Three reception rooms
- Very large rear garden

The current owners have lovingly extended this property that has resulted in a beautifully presented house offering exceptional living space. The double storey extension has created a utility room plus a wet room. This is in addition to the main living room, conservatory, dining room and kitchen/breakfast room.

Upstairs are three double bedrooms and bathroom with one of the bedrooms currently being used as a studio and can be partitioned off to create either one or two bedrooms. The very large rear garden has been looked after and improved upon and is an oasis of peace and tranquillity but also ideal for entertaining.

To the front is parking for at least four cars





and there is also an electric charging point.  
Linton is a thriving village on the south Cambridgeshire/Essex border and has an excellent range of facilities including a well-regarded primary school and secondary school with terrific facilities used by the village, medical centre, pharmacy, inns, restaurants, village store, post office, garage, fine parish church and recreational ground. The university city of Cambridge is to the northwest whilst the fine old market town of Saffron Walden is 6 miles to the south. Mainline railway stations with fast trains to Liverpool Street and the M11 access points are within easy reach.

#### ROOMS:

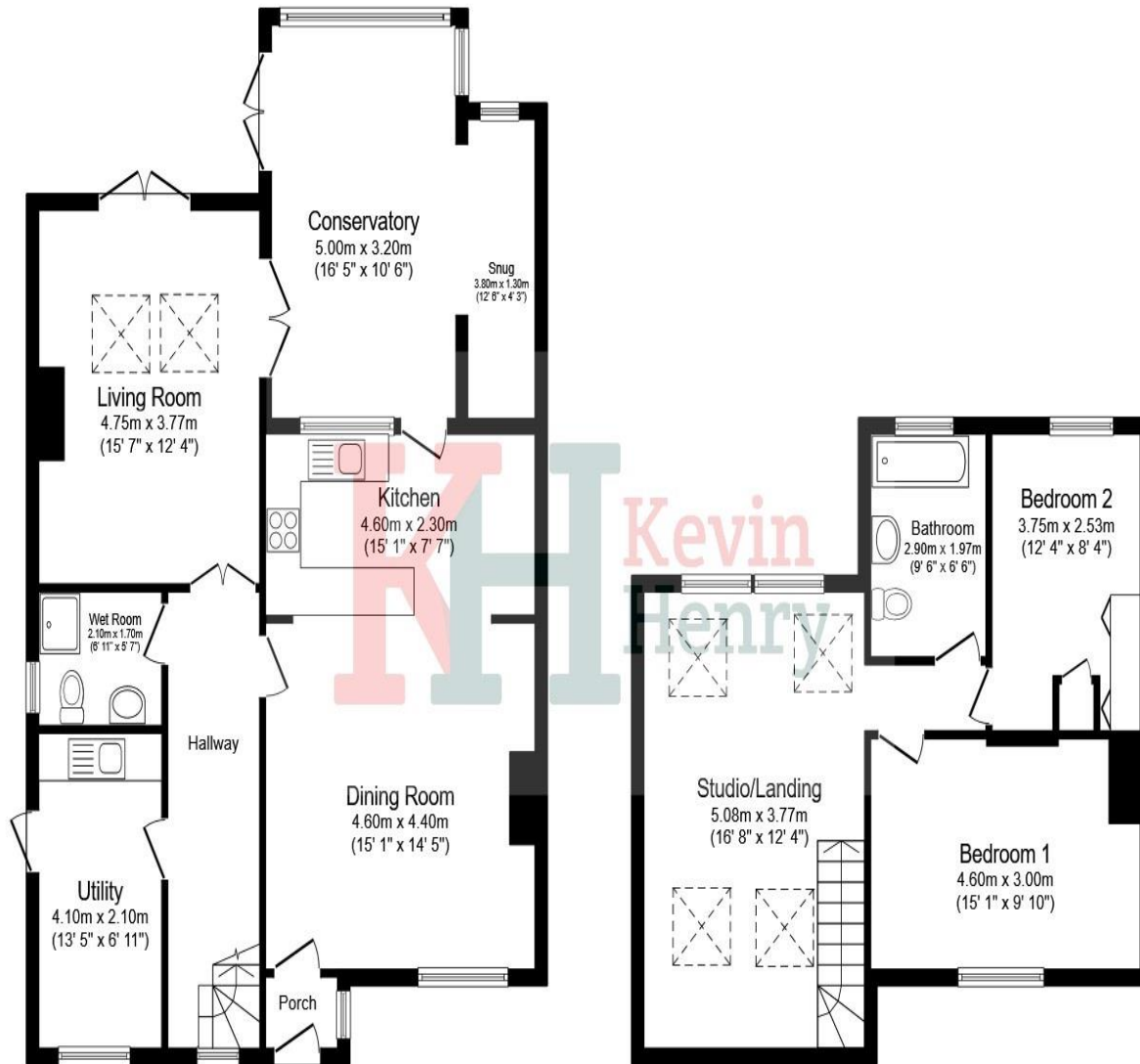
Dining Room  
15'1 x 14'5

Kitchen/Breakfast Room  
15'1 x 7'7

Living Room  
Underfloor heating  
15'7 x 12'4

Conservatory  
Underfloor heating  
16'5 x 10'8





**Ground Floor**

**First Floor**

Total floor area 149.3 m<sup>2</sup> (1,607 sq.ft.) approx

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

Snug Area  
12'6 x 4'3

Utility Room  
13'5 x 6'11

Wet Room

Landing  
Loft access via pull down ladder - with power and lighting

Bedroom One  
15'1 x 9'10

Bedroom Two  
With built-in wardrobes  
12'4 x 8'4

Bedroom Three/Studio  
Currently used as a studio but can be  
portioned into two  
16'8 x 12'4

Bathroom

Garden  
Over 100 foot long with lawn and patio  
areas

Front  
Driveway for four cars

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: SAF103066 - 0002

