



Wheatsheaf Way, Linton, Cambridge £425,000 **Freehold**



Key Features



- Three bedrooms semi-detached
- Very well presented
- Extended with dining room
- Excellent living space
- Downstairs cloakroom

The owners have improved and extended their home to create a wonderful light, bright spacious house benefiting from excellent living space and three good size bedrooms. Downstairs has been extended so the living room now leads onto a dining room looking out on to the landscaped rear garden plus there is a well-equipped kitchen and cloakroom. On the first floor the landing provides access to the partly boarded loft with pull down ladder and doors to the three bedrooms and family bathroom. The rear garden has been impressively landscaped and comprises of patio area and



stone laid area with side access to the front where this ample driveway parking and the garage. The property is moments from the junior school.

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
Downstairs Cloakroom

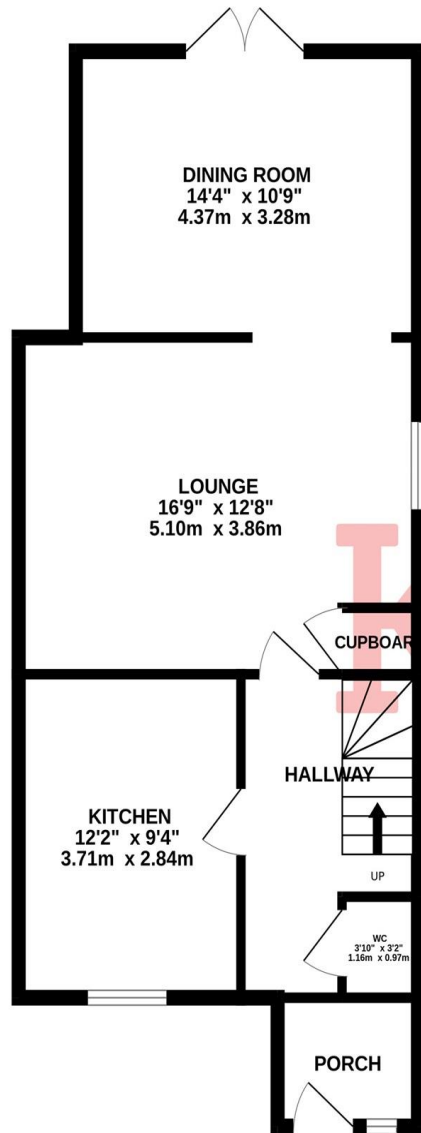
Living Room
16'9 x 12'8

Dining Room
14'4 x 10'9

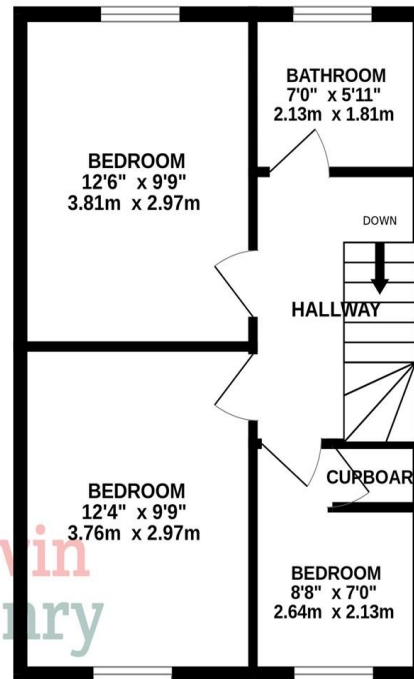
Kitchen/breakfast room
12'2 x 9'4



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 sq.m.) approx.

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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Landing
Bedroom One
With built-in wardrobes.
12'6 x 9'9

Bedroom Two
12'4 x 9'9

Bedroom Three
8'8 x 7'10

Bathroom

Garden
Patio and landscaped rear garden with side access to front.

Garage
Driveway parking for up to 4 cars and access to garage.

To view this property call Kevin Henry on:
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