



Spur Road, Linton Cambridge £550,000 **Freehold**



# Key Features

3 1 B E

- Well presented throughout
- Spacious lounge plus further reception room
- Good size kitchen/breakfast room with integrated appliances
- Three double bedrooms
- En-suite to main bedroom plus family bathroom

Nestled within a quiet development in the ever-popular village of Linton, this beautifully presented three-bedroom home offers style, comfort, and peace of mind. Built in 2023, the property comes with the added benefit of 7 years remaining on the NHBC guarantee, ensuring security for years to come. From the moment you arrive, the home impresses with its spacious layout and natural light throughout. The current owners have thoughtfully enhanced the property with a large front porch, adding both practicality and curb appeal. The ground floor boasts two generous reception rooms, perfect for family living and entertaining, alongside a bright and modern kitchen/breakfast room. A convenient downstairs cloakroom completes the lower level. Upstairs, you'll find three well-proportioned double bedrooms, including a stunning main suite with a



stylish en-suite shower room, plus a contemporary family bathroom.

Outside, the private west-facing garden is fully enclosed and features a patio and lawn area - ideal for relaxing or hosting summer gatherings. To the front, a carport and driveway provide off-road parking for up to three vehicles.

This is a fantastic opportunity to own a modern, move-in ready home in a highly sought-after location. Early viewing is highly recommended! 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.

Porch

Downstairs Cloakroom

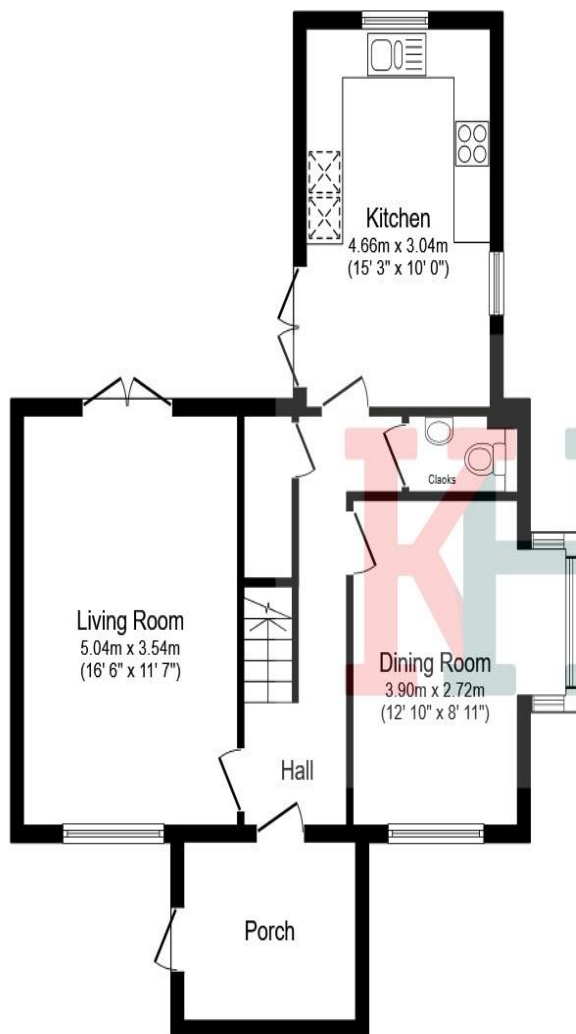
Living Room  
5.04m x 3.54m  
16'6" x 11'7"

Dining Room/Play Room  
3.90m x 2.72m  
12'10" x 8'11"

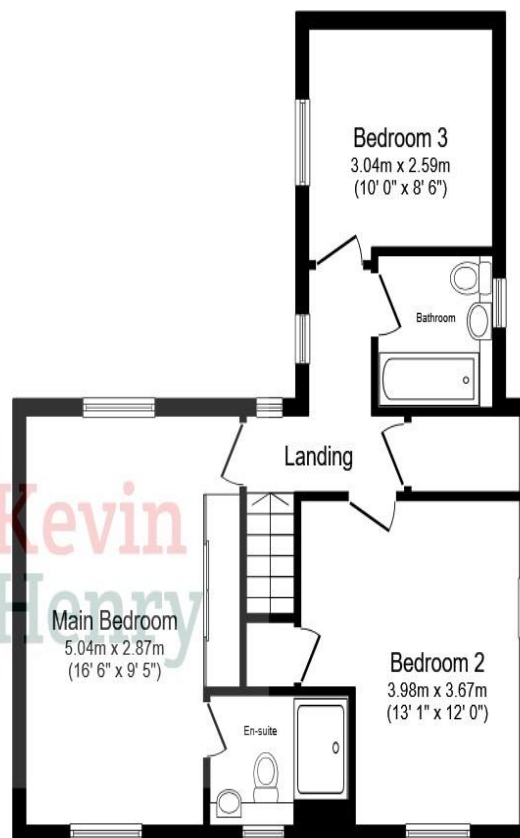
Kitchen/Breakfast Room  
4.66m x 3.04m  
15'3" x 10'0"

Landing  
Airing Cupboard.





**Ground Floor**



**First Floor**

Bedroom One  
5.04m x 2.87m  
16'6" x 9'5"  
Built-in wardrobes.

En-Suite  
Bedroom Two  
3.98m x 3.67m  
13'1" x 12'0"

Bedroom Three  
3.09m x 2.59m  
10'0" x 8'6"

Bathroom  
Garden  
West facing garden with lawn and patio area plus shed.

Front  
Car port and driveway parking for three cars.

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](http://www.focalagent.com)

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