



Chalklands, Linton Cambridge £345,000 **Freehold**



Key Features



- Immaculately presented
- Three bedroom family home
- Chain Free
- Spacious lounge and kitchen/diner
- Driveway parking plus garage to rear with further parking

This very well-presented three-bedroom family home offers bright and spacious accommodation throughout, making it ideal for modern family living.

The ground floor benefits from a generous living room filled with natural light, providing a comfortable and welcoming space to relax. To the rear, a large kitchen/diner offers ample room for cooking, dining, and entertaining, with plenty of storage and workspace.

Upstairs, the property features three well-proportioned bedrooms, each offering comfortable living space, along with a modern family bathroom finished to a high standard. Externally, the private rear garden is mainly laid to lawn with a patio area perfect for outdoor dining and entertaining. The garden also benefits from convenient rear access leading to the garage.



This charming home is perfect for families, first-time buyers, or investors alike. 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
Hallway
Living Room
5.50m x 3.20m
18'1" x 10'6"

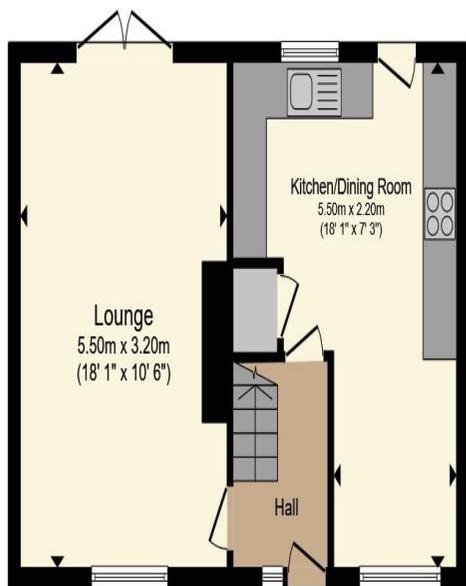
Kitchen/Diner
5.50m x 2.20m
18'1" x 7'3"

Landing
Access to loft which is partly boarded.

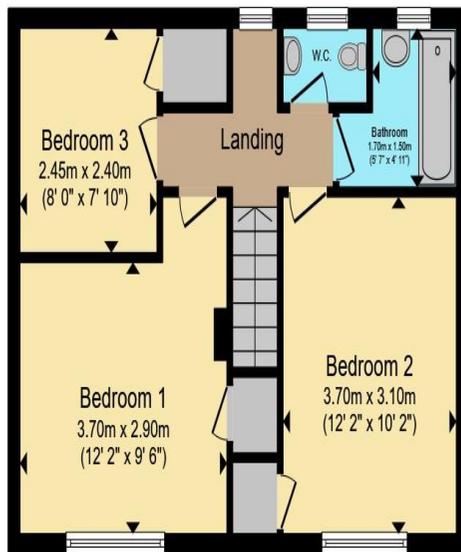
Bedroom One
3.70m x 2.90m
12'2" x 9'6"
Plus built in cupboard.

Bedroom Two
3.70m x 3.10m
12'2" x 10'2"
Plus built in cupboard.

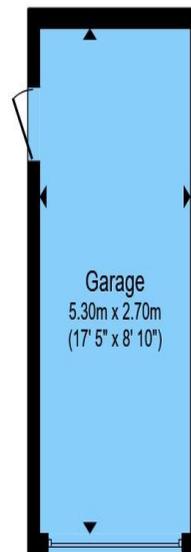




Ground Floor



First Floor



Garage

Total floor area 98.8 sq.m. (1,064 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.propertybox.io



Bedroom Three
2.45m x 2.40m
8'0" x 7'10"
Plus built in cupboard.
Bathroom
WC
Garden

Private fully enclosed rear garden with lawn and patio area and rear access.

Front
Driveway parking for two cars.

Garage to rear

To view this property call Kevin Henry on:
01799 513632

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