



Wheatsheaf Way, Linton, Cambridge £375,000 **Freehold**



# Key Features



- Four bedroom semi-detached house
- Chain free
- Living room and dining room
- Good size kitchen
- Private, enclosed rear garden

This four-bedroom semi-detached house offers generous living accommodation and excellent potential for a growing family. The ground floor comprises a spacious lounge and separate dining room, along with a well-equipped kitchen and a convenient downstairs cloakroom.

Upstairs, the property features four well-proportioned bedrooms and a family shower room. Externally, there is a private rear garden, ideal for outdoor relaxation, as well as a garage en-bloc providing additional storage or parking.

While the property is in need of modernisation, it presents a fantastic opportunity to create a beautiful, personalised family home in a desirable





setting.

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:

Porch

Hallway

Downstairs Cloakroom

Living Room

4.70m x 3.90m

15'5" x 12'10"

Dining Room

4.70m x 2.74m

15'5" x 9'0"

Kitchen

4.00m x 3.00m

13'1" x 9'10"

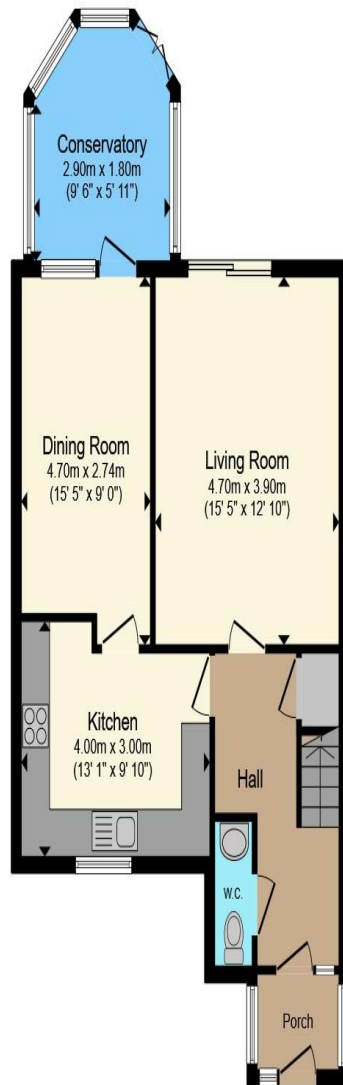
Conservatory

2.90m x 1.80m

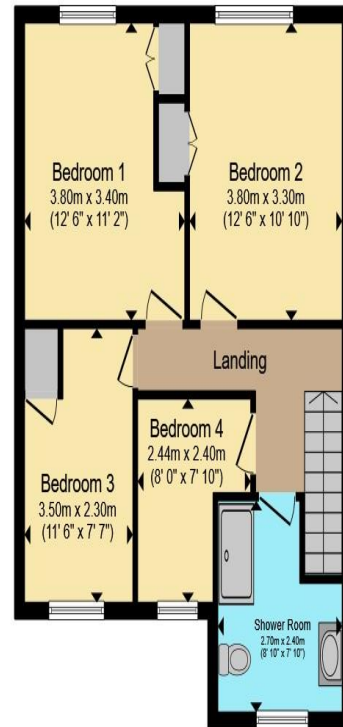
9'6" x 5'11"

Landing





**Ground Floor**



**First Floor**

Total floor area 117.9 sq.m. (1,269 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](http://www.propertybox.io)



Bedroom One  
3.80m x 3.40m  
12'6" x 11'2"  
Built in cupboard.

Bedroom Two  
3.80m x 3.30m  
12'6" x 10'10"  
Built in cupboard.  
Bedroom Three  
3.50m x 2.30m  
11'6" x 7'7"  
Built in cupboard

Bedroom Four  
2.44m max x 2.40m max  
8'0" max x 7'10" max

Shower Room  
Garden  
Private fully enclosed rear garden.

Garage En-Bloc

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

To view this property call Kevin Henry on:  
01799 513632



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