



Wheat Croft, Linton Cambridge £315,000 **Freehold**



# Key Features



- Well presented two bedroom house
- Chain free
- Large living space
- Modern kitchen/Diner
- End-Terrace

Situated on a quiet plot in the highly desirable village of Linton, this well-presented two-bedroom home offers comfortable and practical living accommodation throughout. The property features a spacious living room, a well-appointed kitchen/diner, a family bathroom, and two generously sized bedrooms, both benefiting from excellent storage. Externally, the home enjoys a lovely south-facing rear garden, perfect for relaxing and entertaining, along with the added convenience of driveway parking. Ideally located within this popular village setting, the property is well suited to first-time buyers, downsizers, or investors seeking



a home in a peaceful yet well-connected location. 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.

Entrance Hall

Living Room  
5.20m max x 3.60m max  
17'1" max x 11'10" max

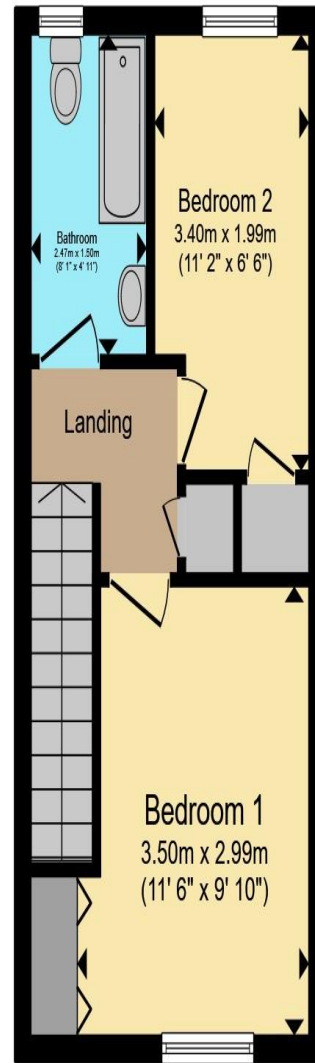
Kitchen/Diner  
3.60m x 2.50m  
11'10" x 8'2"

Landing





**Ground Floor**



**First Floor**

Total floor area 56.2 sq.m. (604 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)



Storage cupboard and access to loft.

**Bedroom One**  
3.50m max x 2.99m max  
11'6" max x 9'10" max  
Built in cupboard space.

**Bedroom Two**  
3.40m max x 1.99m max  
11'2" max x 6'6" max  
Built in cupboard.

**Bathroom**

**Garden**  
South facing rear garden with lawn and patio area.

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

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