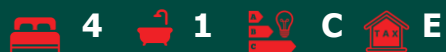




Balsham Road, Linton Cambridge Offers in excess of £450,000 **Freehold**



Key Features



- Four bedroom detached family home
- Two reception rooms
- Conservatory
- Good size kitchen
- Downstairs cloakroom

A bright four-bedroom detached home situated in a quiet position within the highly sought-after village of Linton.

The house offers flexible, light-filled living space designed around everyday family life, including a generous conservatory opening onto the rear garden and patio - a space with a long history of entertaining and al fresco dining.

Mature planting, open countryside views and nearby footpaths create a calm semi-rural atmosphere, while village amenities, highly regarded primary and secondary schools, and regular road and bus links into Cambridge remain close at hand.



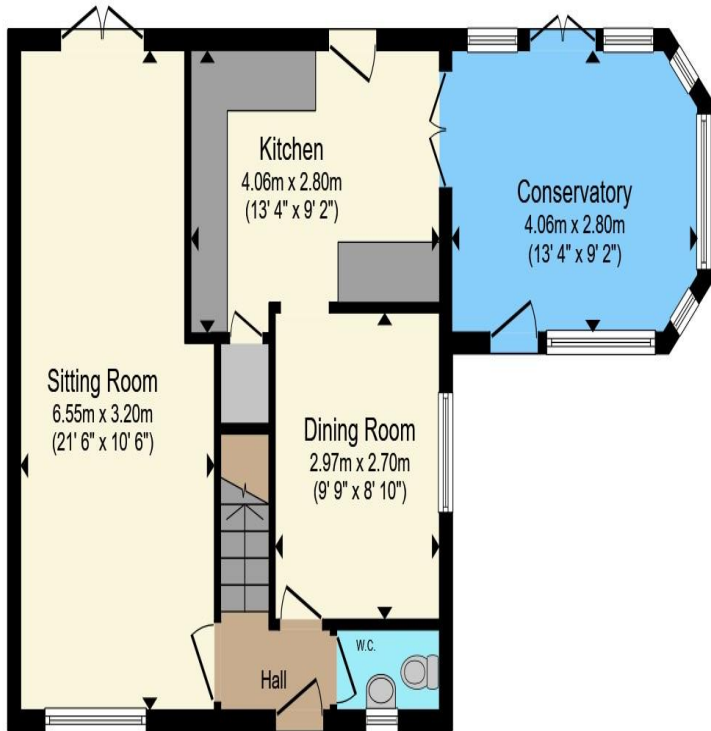
Further benefits include a double garage, ample off-street parking and no onward chain.

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.

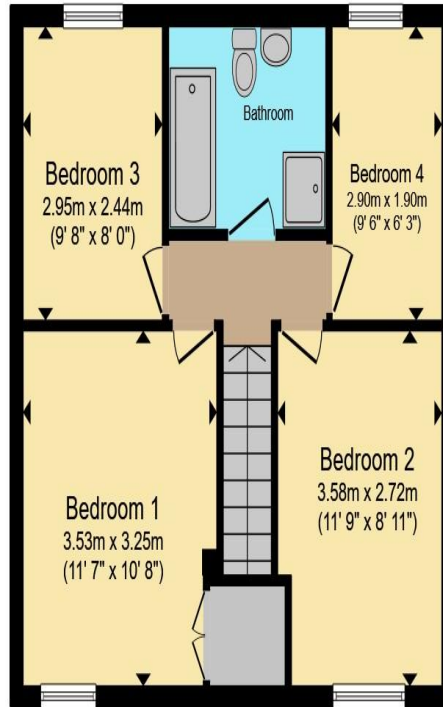
Front door to
Hallway
Downstairs Cloakroom
Living Room
6.55m max x 3.20m max
21'6" max x 10'6" max

Dining Room
2.97m x 2.70m
9'9" x 8'10"





Ground Floor



First Floor

Total floor area 102.1 sq.m. (1,099 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



Kitchen
4.06m x 2.80m
13'4" x 9'2"

Conservatory
4.06m x 2.80m
13'4" x 9'2"

Landing
Access to partly boarded loft via pull down ladder.

Bedroom One
3.53m x 3.25m
11'7" x 10'8"
Built in cupboard.

Bedroom Two
3.58m max x 2.72m max
11'9" max x 8'11" max
Bedroom Three
2.95m x 2.44m
9'8" x 8'0"

Bedroom Four
2.90m x 1.90m
9'6" x 6'3"

Bathroom

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