



A stylish, contemporary detached 3 bedroom family home, situated in this popular south east village, close to a range of local amenities and highly regarded schools.

In brief

Cambridge 10 miles, Whittlesford Railway Station 6.5 miles (Liverpool Street 60 minutes), Saffron Walden 6 miles, A11 3 miles, (distances and time are approximate).

In all the property comprises: 1,226 sq ft (114 sq m).

1 KINSEY PLACE, LINTON
£400,000 (OFFERS IN EXCESS)

Property Summary

- Ground Floor: Kitchen/ Dining Room, Cloakroom/ Utility Room, Sitting Room
- First Floor: 3 Bedrooms, 2 Bath/Shower Rooms (1 En Suite)
- Outside: Integral Garage, Enclosed Garden

Description

1 Kinsey Place was built in 2016 by local developer Enterprise and is constructed with brick and oak clad elevations under tiled roofs. The property, built to a high specification, offers generous and stylish accommodation arranged over 2 floors and has been beautifully maintained by the present owners.

Situation

Kinsey Place is an exclusive, small development in a private cul de sac in this most attractive village situated just 10 miles south east of Cambridge. The village provides a good range of local facilities including a variety of shops, public houses, library, health centre, sports centre, primary school, junior school and a highly regarded college, which is now an Academy School. Linton is also well placed for Addenbrooke's/Biomedical Campus, the Babraham Institute and Granta Park.

For the commuter, the nearby A11 connects with the M11 providing good access to Stansted Airport and the M25. There is also a mainline railway station at Whittlesford which provides regular services to London's Liverpool Street in about 60 minutes.

Outside

The driveway, to the rear of the property, provides parking for one vehicle and leads to a **Garage 20'1 x 10' (6.11m x 3.05m)** with up and over door, power and light.

Gated pedestrian side access leads to a delightful south easterly courtyard style garden, which is predominately paved, bordered and screened with mature shrubs and trees.



Property Highlights

- Contemporary Kitchen with range of mat white handleless cabinets, integral Smeg appliances comprising 5 ring gas hob, single oven, dishwasher and fridge/freezer.
- Superb open plan ground floor accommodation providing a spacious and versatile room.
- Useful Utility/Cloakroom with integral washer dryer and airing cupboard housing hot water cylinder.
- 3 double Bedrooms and 2 Bath/Shower Rooms (1 En Suite).
- 10 year NHBC Warranty with 7 years remaining.

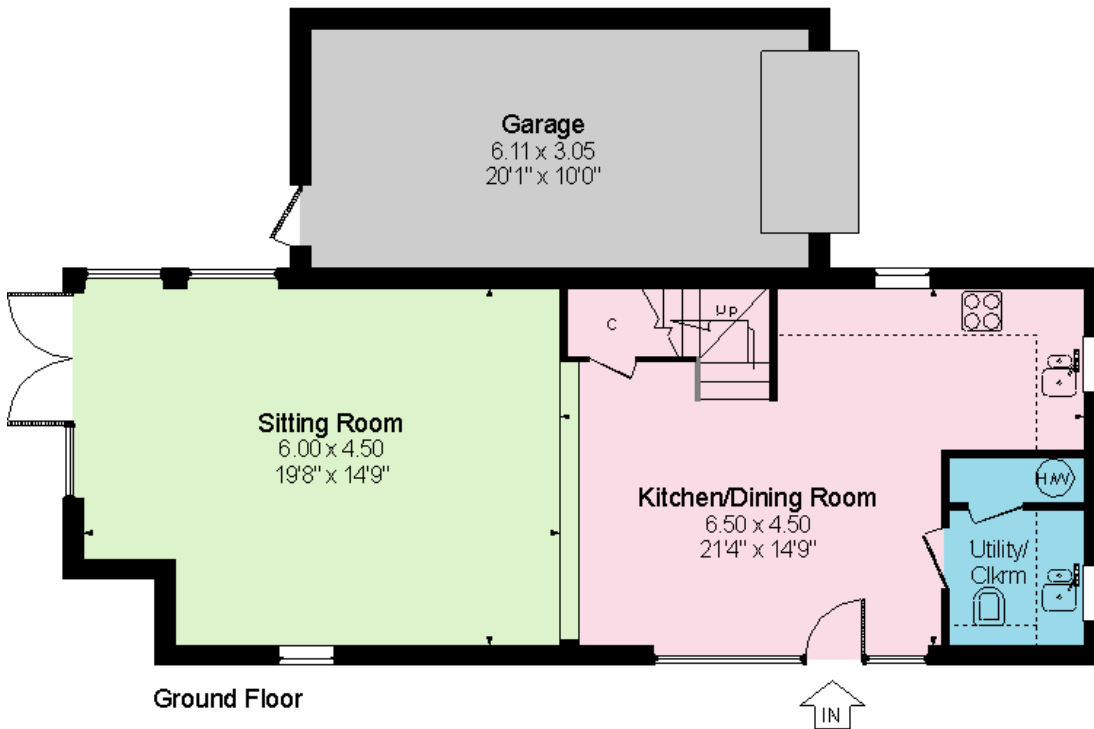
**1 KINSEY PLACE,
LINTON,
CAMBRIDGESHIRE CB21 4AH**

Gross Internal Area 114 m² (1226 ft²)
 excluding Garage

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation
- Garage



First Floor



Ground Floor

NOT TO SCALE: For guidance purposes only

© 2019: Premier Floor Plans 07967 196672

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Viewing

By prior telephone appointment with Bidwells
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Additional Information

Services

All mains services are connected to the property.

Local Authorities

South Cambridgeshire District Council
0345 045 0500

Outgoings

Tax Band: D
Tax Payable 2019/2020: £1,852.25

Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

Tenure & Possession

The property is for sale freehold with vacant possession on completion

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Energy Rating B

