



The Grip, Linton, CB21 4NR

**CHEFFINS**

# The Grip

Linton,  
CB21 4NR

- Detached Property
- 0.59 of an acre plot
- Open kitchen/diner
- Five bedrooms
- Bathroom and two en suites
- Driveway and double garage

A substantial detached property which sits comfortably within a 0.59 of an acre plot. The property has been recently refurbished and offers bright and well proportioned accommodation, together with a double garage and a secluded rear garden.

5 3 2

**Guide Price £900,000**





## LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as a good range of local amenities including shops, public houses, post office, primary school and village college with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately 8 miles distant and the University City of Cambridge is around 11 miles away. Audley End mainline station offering a commuter service to London's Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (junction 10).

**VAULTED ENTRANCE HALL**

Entrance door and glazed windows to the front aspect and Velux windows providing as good degree of natural light. Doors to adjoining rooms.

**KITCHEN/DINER**

Windows to the front and side aspects. Fitted with a range of base and eye level units with quartz worktop space over, five ring Neff induction hob with extractor over, electric double oven, integrated dishwasher, sink unit and space for American style fridge freezer. Door to:

**UTILITY ROOM**

Fitted with base units with space and plumbing for washing machine and tumble dryer. Glazed French doors opening to the rear garden, window to the front aspect and access to the loft space.

**SITTING ROOM**

Glazed sliding doors to the rear aspect and bi-folding doors to the side aspect.

**STUDY**

Window to the front aspect.

**BEDROOM 1**

A vaulted master bedroom suite with windows to the rear and side aspects and Velux windows providing a good degree of natural light. Fitted wardrobes and door to:

**EN SUITE**

Comprising twin wash basins with vanity unit beneath, low level WC, shower enclosure with dual shower heads and obscure glazed window to the side aspect.

**BEDROOM 2**

Window to the rear aspect and door to:

**EN SUITE**

Comprising shower enclosure, ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the rear aspect.

**BEDROOM 3**

Window to the front aspect and fitted wardrobes.

**BEDROOM 4**

Window to the side aspect.

**BEDROOM 5**

Window to the rear aspect and fitted wardrobes.

**BATHROOM**

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower over and obscure glazed window to the rear aspect.

**OUTSIDE**

To the front of the property there is a driveway providing off-street parking

for several vehicles and access to the detached double garage. The property sits comfortably within a plot of approximately 0.59 of an acre, predominantly laid to lawn with a raised decked terrace for al fresco entertaining and mature trees and shrubs bordering.

**DOUBLE GARAGE**

Electric roller-shutter doors, power and lighting connected.

**VIEWINGS**

By appointment through the Agents.

**AGENT'S NOTES**

- Tenure - Freehold
- Council Tax Band - G
- Property Type - Detached Property
- Property Construction - Standard
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 2,150
- Parking - Garage and driveway
- Rights of Way, Easements, Covenants - Right of access over driveway and path access to village.

**UTILITIES/SERVICES**

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Oil fired boiler and radiators.
- Broadband - FTTP
- Mobile Signal/Coverage - Good











### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>74</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £900,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire

Approx gross internal floor area 200 sqm (2150 sqft)

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