



Trout Beck, Linton Cambridge £450,000 **Freehold**

Key Features

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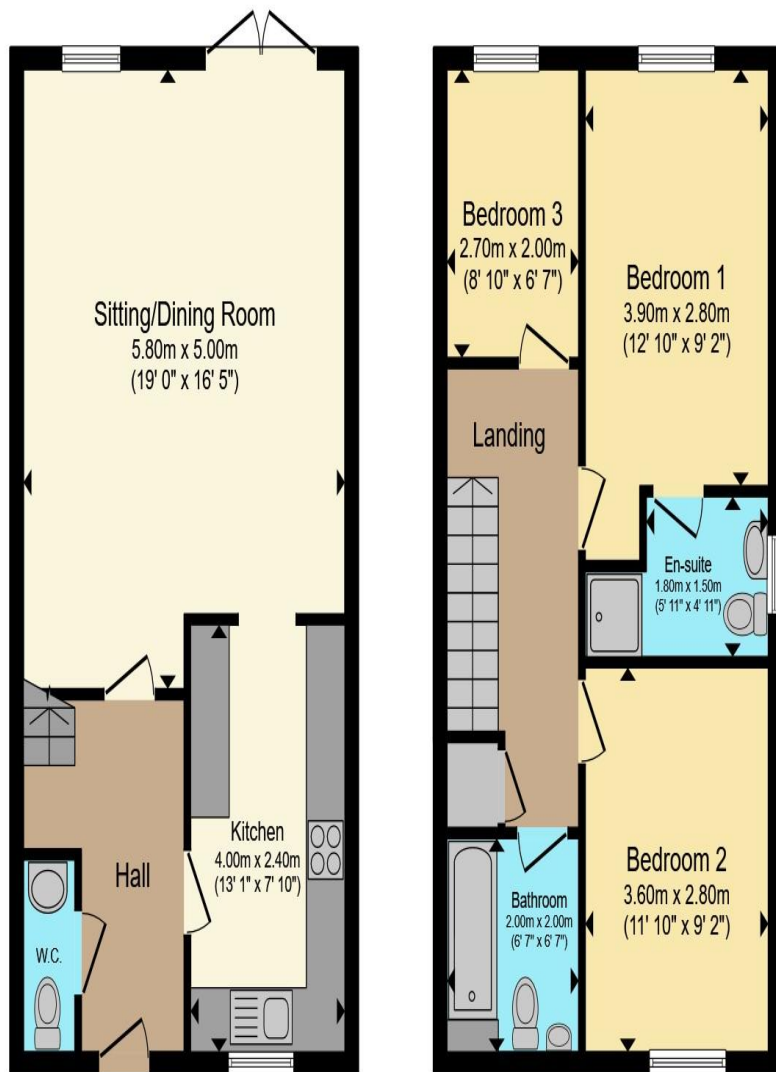
- Three bedroom detached house
- Immaculately presented throughout
- Spacious lounge/diner
- Modern well-equipped kitchen
- En-suite to main bedroom plus family bathroom

Situated on a quiet and sought-after development in the popular village of Linton, this stunning three-bedroom detached family home offers modern living in a fantastic location. Built just three years ago, the property benefits from the remainder of a 10-year NHBC warranty, with approximately seven years remaining. From the moment you step inside, the home impresses with its light-filled and spacious feel. The heart of the property is the generous lounge/dining room, providing an ideal space for both everyday family life and entertaining, with doors opening directly onto the rear garden. The contemporary kitchen is fitted with a range of integrated appliances and flows seamlessly into the living space,



creating a sociable and practical layout. A convenient downstairs cloakroom completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. A stylish family bathroom serves the remaining bedrooms, while the landing provides access to a partially boarded loft, offering useful additional storage. Outside, the attractive west-facing rear garden enjoys wonderful afternoon and evening sunshine, making it the perfect place to relax, entertain guests, or enjoy family time outdoors. To the front, a car port provides off-road driveway parking. Ideally located within the highly desirable village of Linton, the property is close to a range of local amenities and offers an excellent opportunity for families and professionals alike. Early viewing is highly recommended. 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,





Ground Floor

First Floor

Total floor area 92.0 sq.m. (990 sq.ft.) approx

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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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

Downstairs Cloakroom

Lounge/Diner
5.80m max x 5.00m max
19'0" max x 16'5" max

Kitchen
4.00m x 2.40m
13'1" x 7'10"

Landing
Storage cupboard and access to partly

To view this property call Kevin Henry on:
01799 513632

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