



1 Linden Grove
Huntingdon, PE28 0RG



Christie Taylor
Partnered With
Simpsons
Property Experts

Tucked away at the end of an exclusive grove and surrounded by rolling countryside, this impressive four double bedroom detached home offers immaculate interiors, generous living space and a wonderfully peaceful setting. As you enter the home, a welcoming entrance hall sets the tone with its oak flooring and vaulted ceiling, drawing you through to the heart of the home: a spacious open-plan kitchen/dining room perfect for family life and entertaining, complemented by a separate utility room and cosy snug.

The ground floor also provides a formal dining room, a versatile additional reception room ideal for home working or leisure, and a beautifully proportioned living room where a multi-fuel stove sits within an inglenook fireplace, and patio doors open directly onto the garden.

Upstairs, four generous double bedrooms await, including two with their own en suite bathrooms, alongside a stylish family bathroom. Outside, the property enjoys a generous plot with a block-paved driveway leading to a double garage, while the rear garden offers a private, lawned space framed by mature trees—an ideal backdrop for outdoor relaxation.

Viewing is highly recommended.



Asking price £825,000



GROUND FLOOR
1608 sq.ft. (149.4 sq.m.) approx.



1ST FLOOR
1366 sq.ft. (126.9 sq.m.) approx.



TOTAL FLOOR AREA: 2974 sq.ft. (276.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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Tel: 01480 589584

Email: kimbolton@simpsonspropertyexperts.co.uk

Web: simpsonspropertyexperts.co.uk/our-locations/kimbolton

