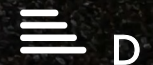




73 Church Lane, Girton,
Cambridge, CB3 0JW

Guide price £800,000



73 Church Lane

Girton, CB3 0JW

- Large family home
- 0.23 acre plot
- Versatile living space
- Additional ground floor bedroom and shower room

A surprisingly spacious 4-bedroom family home of almost 2,000 sq. ft, beautifully finished and standing detached in a popular lane with grounds of about 0.23 of an acre.

This attractive 1930s property has had a significant extension and full refurbishment to create a versatile and modern family home.

There is a lovely living room with a bay window and a fireplace with a wood burner. At the front of the house, there is a study/playroom which has a door to the outside. The large hallway creates a welcoming feel but also provides significant space for storage, and there are stairs to the first floor. The main family space is at the rear of the house and overlooks the garden. It has a dual aspect and includes bifold doors to the rear garden. It comprises a large living/dining space and the kitchen area, which is well-appointed with plenty of storage and has a large island that incorporates a breakfast bar. There are two ovens, an induction hob and extractor, as well as space for other appliances. There is also the benefit of a good size bedroom (4) and a well-appointed shower room on the ground floor, perfect for guests or a teenager, or even a dependent relative needing





ground-floor living.

Upstairs, there is a lovely, large landing with plenty of space to create a seating or study area, and there are eaves storage cupboards and a roof lantern, too. The main bedroom suite includes a Juliette balcony overlooking the rear garden, a walk-in dressing room, and a well-appointed en-suite shower room. There are two more bedrooms, both of a good size, and a family bathroom.

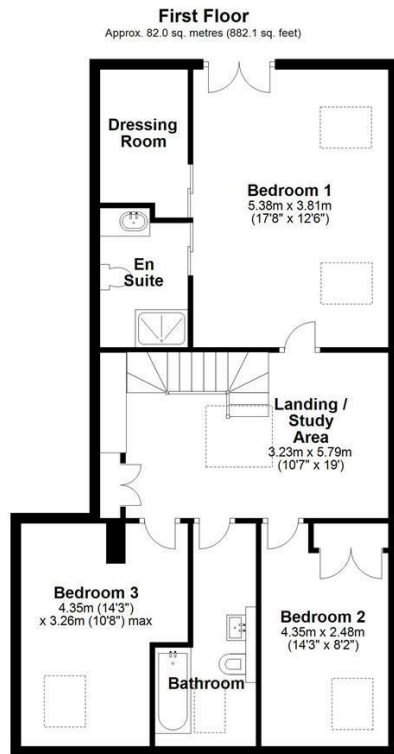
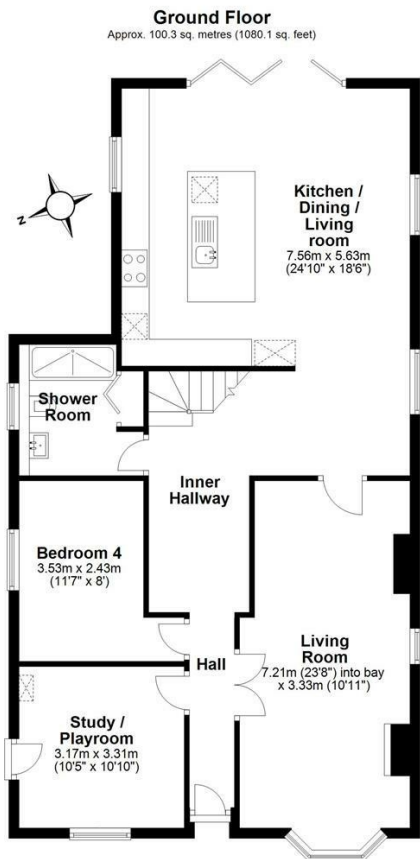
The bathrooms are well-appointed with attractive stone and ceramic wall and floor tiling and towel rails. The central heating is gas, the windows are double-glazed, and there is a burglar alarm. There is good-quality natural wood flooring on the ground floor.

At the front, there is a graveled parking area which comfortably fits two cars. Wide side access leads to the rear garden, which is fantastic, mainly lawn, fenced on all sides and with a range of sheds/storage. The site in total extends to about 0.23 acres.

Church Lane is in an excellent location, perfect for those wanting access to the City but also the excellent village amenities, which include a recreation ground, golf club and school. Girton has a thriving community and excellent sports facilities, there are 2 pubs/restaurants and local shopping. There is a Primary school in the village, and secondary education is available at Impington. Also, Eddington is nearby, where there is a supermarket and a highly regarded school.

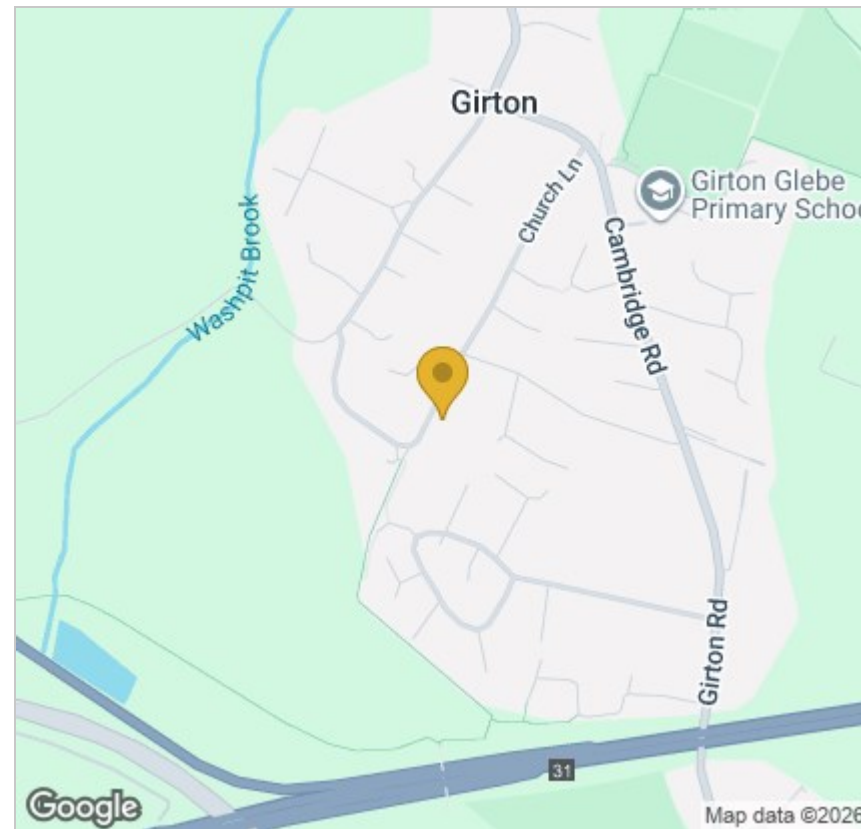
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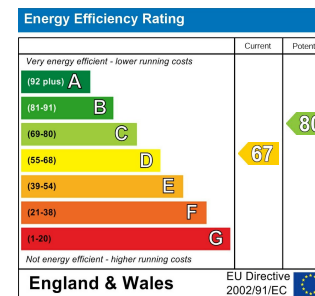


Total area: approx. 182.3 sq. metres (1962.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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