



Hicks Lane, CB3 0JS

**CHEFFINS**

## Hicks Lane

Girton,  
CB3 0JS

A rare opportunity to acquire a substantial detached residence with accommodation extending to about 2,533 square foot, offering spacious accommodation as well as integral garage, a particular feature of this property is the generous enclosed grounds, extending in all to about 0.25 acre, occupying an attractive position close to the heart of this village, just off Huntingdon Road in Cambridge.

4 2 3

**Guide Price £995,000**





## LOCATION

Girton, located just 2 miles northwest of the city, is a highly sought-after residential area boasting easy access via the Huntingdon Road. Within close proximity, residents have access to a range of amenities, including the renowned Girton Glebe village school. Additionally, Impington Village College is conveniently reachable. The area benefits from excellent transport links, with the A14 and M11 nearby. Girton offers its own golf course and tennis club, contributing to its appeal for recreation enthusiasts. Situated on the periphery of open countryside, the village offers delightful walking routes, enhancing its desirability for outdoor enthusiasts.

## COVERED ENTRANCE

with carriage lamp, timber panelled entrance door with leaded and coloured glass pane leading into:

## ENTRANCE HALL

with radiator, double glazed window to the front.

## CLOAKS/SHOWER ROOM

fitted with white three piece suite comprising pedestal wash hand basin with mixer tap and tiling to splashbacks, low level dual flush w.c., tiled shower cubicle, Vaillant wall mounted gas fired boiler providing domestic hot water and central heating system, heated towel rail/radiator, tiled floor, extractor fan.

## INNER HALLWAY

staircase rising to the first floor with galleried landing, painted newel post, spindles and handrail, radiator.

## LIVING ROOM

feature fireplace with logburning stove, brick surround, stone hearth and wooden mantel, radiators, part vaulted ceiling, double glazed windows to the rear and twin double glazed doors leading out to garden.

## FAMILY ROOM

radiators, double glazed window to the rear.

## KITCHEN

fitted with storage cupboards and drawers, oak working surfaces with tiling to splashbacks, fitted Belling cooking range with extractor hood above, plumbing and space for dishwasher, plumbing and space for washing machine, space for tumble dryer, space for fridge/freezer, shelved pantry cupboard, double glazed window to the front. Open through to:

## DINING ROOM

exposed floorboards, radiator, part vaulted ceiling with double glazed Velux rooflight, double glazed window to the front, double glazed sliding doors to the rear, open through to:

## SITTING ROOM

with exposed floorboards, radiator, double glazed window to the side, twin double glazed doors to the rear.

## ON THE FIRST FLOOR

## LANDING

access to loft space, radiator, double airing cupboard with pressurised hot water cylinder and slatted shelving, double glazed and frosted window to the front, double glazed Velux rooflight.

## BEDROOM 1

part vaulted ceiling, double panelled radiator, double glazed windows to side and rear, air conditioning unit.

## ENSUITE SHOWER ROOM

comprising tiled shower cubicle with drencher shower head and hand held rose, a pair of pedestal wash hand basins with mixer taps, low level dual flush w.c., tiled walls, extractor fan, double glazed Velux rooflight.

## BEDROOM 2

range of fitted wardrobe cupboards, radiator, double glazed window to the rear.

## BEDROOM 3

radiator, double glazed dormer window to the rear.

## BEDROOM 4

radiator, double glazed window to the front.

## BATHROOM

fitted with white two piece suite with Whirlpool bath with hand held rose and mixer tap, wash hand basin with storage cupboards below, tiled walls, ceiling with inset downlighters, heated towel rail/radiator, double glazed and frosted window to the front.

## SEPARATE TOILET

with wall mounted wash hand basin, low level dual flush w.c., double glazed and frosted window to the side.

## OUTSIDE

Twin wrought iron gates with pillars leading to front driveway principally block paved, enclosed by hedgerow with shrub borders, gated access leading to rear garden. GARAGE with remote control up and over door, fitted shelving, light, personal door to the rear.

Rear garden enclosed by fencing principally laid to lawn with well stocked flowering and shrub beds, timber decked terrace, paved patio area, timber storage shed.

## AGENTS NOTES

Tenure - Freehold  
Council Tax Band - E  
Property Type - Detached House  
Property Construction - Brick with Tiled Roof  
Number & Types of Room - Please refer to floor plan  
Square Footage - 2533  
Parking - Garage

## UTILITIES/SERVICES

Electric Supply - Mains Supply  
Water Supply - Mains Supply  
Sewerage - Mains Supply  
Heating - Gas Fired Central Heating and Wood Burner  
Broadband - Fibre to the Property  
Mobile Signal/Coverage - Good





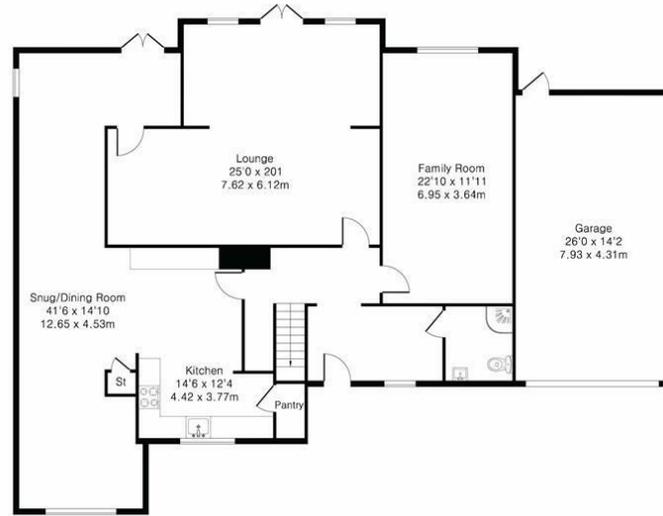
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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 Local Authority - South Cambridgeshire



Approximate Gross Internal Area 2533 sq ft – 236 sq m  
 Ground Floor Area 1611 sq ft – 150 sq m  
 First Floor Area 922 sq ft – 86 sq m  
 Garage Area 368 sq ft – 34 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.