



Lees Way, Girton, CB3 0JR

**CHEFFINS**

# Lees Way

Girton,  
CB3 0JR

- Detached Single Storey Residence
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Utility Room
- Sitting & Living Room
- Private Rear Garden
- Detached Garage
- Quiet Traffic-Free Location

A most well presented and highly versatile single storey residence, offering contemporary and high specification finishings throughout, occupying a most prominent position at the end of this select close, enjoying an extremely private rear garden and extensive frontage, all situated extremely conveniently to access the wealth of local amenities Girton has to offer as well as an immediate access to the city centre.



**Guide Price £850,000**





## LOCATION

Lees Way in Girton is a quiet and well-connected residential area that offers the perfect blend of village charm and easy access to Cambridge city centre. Located just a few minutes' drive from the A14, it provides excellent road links to both Cambridge and the surrounding areas. The guided busway and nearby Cambridge North railway station offer convenient public transport options, making it easy to reach London and other major destinations. Girton itself boasts a range of local amenities, including a Co-op supermarket, a post office, and several well-regarded pubs and eateries like The George Inn. The village also has a primary school, Girton Glebe, and is within easy reach of the University of Cambridge's Girton College. For outdoor enthusiasts, the area is surrounded by green spaces, with Girton Recreation Ground offering playgrounds, sports facilities, and walking paths. The nearby Eddington development provides additional amenities, including a Sainsbury's supermarket, a bakery, and a variety of retail outlets. Healthcare facilities such as the Huntingdon Road Surgery are also within easy reach, ensuring all essentials are close by.

**STORM PORCH**

covering the timber entrance door with side double glazing panels leading into:

**ENTRANCE HALLWAY**

with coved ceiling, loft access, radiator, wall mounted lighting, panelled timber door providing access into respective rooms.

**CLOAKROOM**

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps with tiled splashback, radiator, coved ceiling, extractor fan.

**LIVING ROOM**

with coved ceiling, open fireplace with stone surround, mantel and hearth, radiator, wall mounted lighting, double glazed windows to front aspect.

**OPEN PLAN KITCHEN/DINING ROOM**

comprising a collection of both wall and base mounted storage cupboards and drawers with a granite work surface with inset stainless steel sink with hot and cold mixer tap and drainer to side, integrated 4 ring Bosch electric hob with Neff extractor hood above, adjacent to this is a Neff fitted oven, microwave and warming drawer, integrated and concealed dishwasher and fridge/freezer, further storage units include display cabinets as well as pantry store, porcelain flooring, coved ceiling, inset LED downlighters, double glazed window overlooking garden through to DINING ROOM with continuation of the porcelain flooring, coved ceiling, inset LED downlighters, radiator, wall mounted lighting, double glazed French doors leading out onto garden, timber panelled door leading through into:

**UTILITY ROOM**

comprising a collection of wall and base mounted storage cupboards with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap and drainer to side, space and plumbing for washing machine, porcelain flooring, radiator, panelled door to airing cupboard fitted with timber shelving, double glazed window overlooking garden and panelled glazed door fitted with privacy glass out onto side aspect.

**SITTING ROOM**

with coved ceiling, radiator, double glazed window to front aspect.

**PRINCIPAL BEDROOM SUITE**

with coved ceiling, radiator, double glazed window overlooking garden, opening through into:

**ENSUITE SHOWER ROOM**

comprising of a three piece suite with large walk-in shower cubicle with wall mounted shower head and glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, radiator, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

**BEDROOM 2**

with coved ceiling, radiator, double glazed window to front aspect.

**BEDROOM 3**

with coved ceiling, radiator, double glazed window to side aspect.

**FAMILY BATHROOM**

comprising of a three piece suite with panelled bath with hot and cold mixer tap, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, porcelain flooring, radiator, coved ceiling, inset LED downlighters, double glazed window fitted with privacy glass out onto rear aspect.

**OUTSIDE**

To the front the property is approached off Lees Way via a dropped kerb leading onto an extensive block paved driveway with enough parking for multiple vehicles and access to the GARAGE via an electric up and over door and side door, fitted with power and lighting.

To the rear of the property is a private garden principally laid to lawn with a block paved pathway and patio area led directly off the rear part of the property. The main lawned area is then bordered by some well stocked bedding full of mature shrubs and trees. To the right hand side of the boundary is some high mature hedging enhancing the sense of privacy, outside tap on the rear wall of the property. On the left hand side of the boundary is a continuation of the block paved pathway leading to a iron access gate.

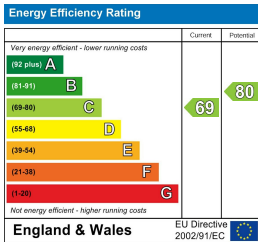
**AGENTS NOTE**

The seller is an employee of Cheffins.





Approximate Gross Internal Area 1358 sq ft – 126 sq m  
 Ground Floor Area 327 sq ft – 30 sq m



Guide Price £850,000

Tenure – Freehold

Council Tax Band – D

Local Authority – South Cambridgeshire



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.