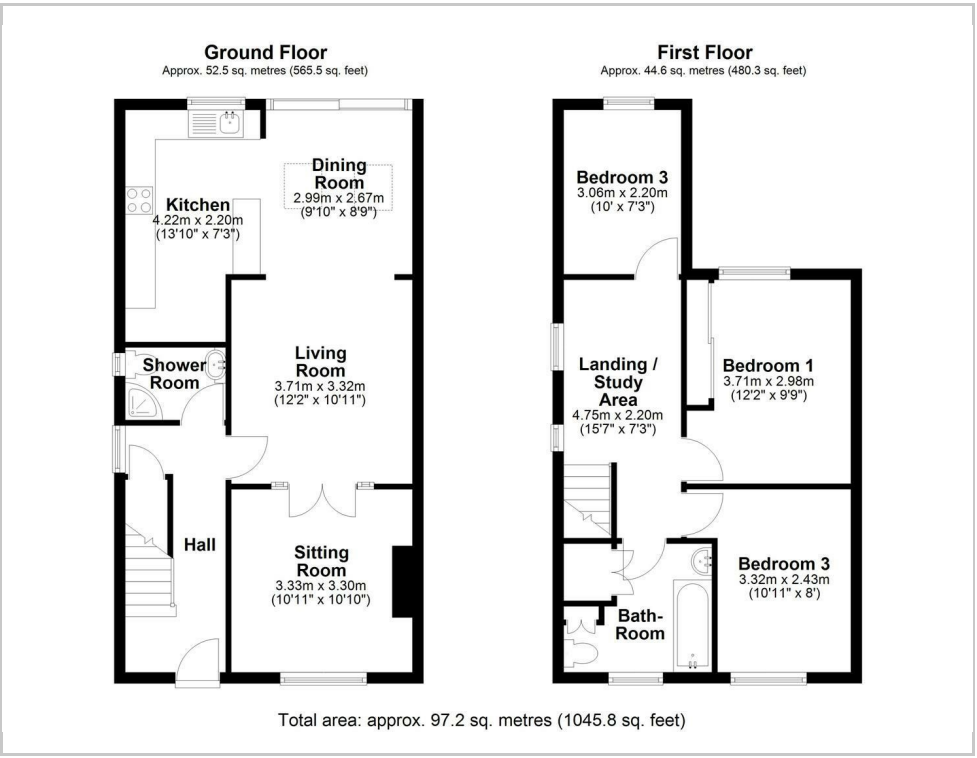
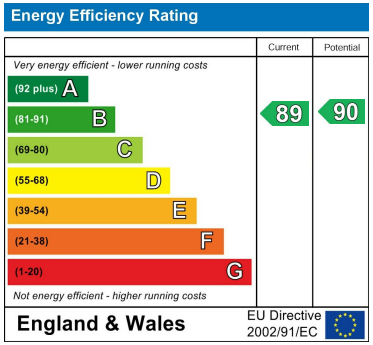
56 Church Lane, Girton, CB3 0JP

£2,100 Per month

3 2 2 B



Total area: approx. 97.2 sq. metres (1045.8 sq. feet)



- Energy efficient family house
- Village location
- Available September
- Council tax:

A 3-bedroom semi-detached house with off-road parking and a garden of about 200ft, situated in a popular village location, within walking distance of the local school.

The main living space is open-plan and comprises a living/dining/kitchen. The whole space is wonderfully light, and there are sliding doors to the garden. The kitchen area has a range of units and a fitted oven, hob, and extractor. Double doors lead from the living room to the separate sitting room, which overlooks the front garden. A refitted shower room, off the entrance hall, completes the ground floor.

Upstairs, there is a spacious landing which has plenty of space for a study/homeworking area. There are three well-proportioned bedrooms; the main room has fitted wardrobes. The bathroom has also been refitted and includes a shower over the bath, basin, WC, wall and floor tiling, and storage.

At the front, there is a block-paved driveway for parking and side access that leads to the large rear garden. Adjoining the house is a patio, beyond that a lovely lawned area with stocked beds, a second seating area with a pergola, and a variety of mature plants and shrubs. There is a pond, two sheds, and the garden is fenced.

There is an air source heat pump, solar panels, double glazing, floor and roof insulation, and external wall insulation, all to improve the efficiency of the house, drive down running costs and generate an EPC rating of B.

What3words: ///fire.waddle.rise

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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