



88 Lovell Road
Cambridge, CB4 2QP

Guide price £650,000

88 Lovell Road Cambridge, CB4 2QP

- Fantastic location
- Stylish family home
- 4 bedrooms
- Parking and garden

A stylish, spacious, family house, extended to create about 1600 sq. ft. of beautifully appointed 4-bedroom accommodation, in a particularly convenient location within walking distance of the Science Park and easy reach of Cambridge North.

This semi-detached family house has been extended on the ground floor, and the loft converted; the result is a well-proportioned, striking home with free-flowing living spaces and good-sized bedrooms.

The main living spaces include a fantastic open-plan kitchen/family room at the rear of the house, it has a vaulted ceiling, large central island, bifolding doors, and air conditioning. The kitchen area is high quality and includes extensive cabinets, quartz worktops, and integrated appliances including a dishwasher, a full-size fridge and freezer, a downdraft induction hob, and two ovens. The dining area is in the centre of the house and has a fireplace with bespoke fitted cupboards on one side. Double doors lead to the living room/snug,





at the front of the house, which has a bay window and a fireplace with a gas fire. The house also includes a utility room, and the entrance hall has a large walk-in storage space, a cloakroom, and a WC.

On the first floor, there are three bedrooms, two double rooms, and a small nursery room, which has a fitted cupboard and is perfect as a home office or study. The family bathroom is particularly well fitted and has a shower over the bath and attractive wall and floor tiling.

On the second floor in the principal bedroom with a Juliette balcony, extensive built-in storage, and a luxury en-suite shower room and WC.

The house has gas central heating and cast iron effect radiators, double glazing, and air conditioning in the kitchen/family room.

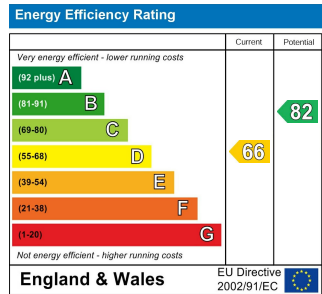
At the front, there is a driveway for parking; side access leads to the rear garden, which is a good size and mainly lawn. There is a large patio, a further seating area at the rear, and a shed.

What3words: ///stuck.leaves.repair





Energy Efficiency Graph



Agents note: The owner of the property is a relative of an employee of Gray & Toynbee.
Tenure: Freehold
Council tax band: C

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com