

THREE ELMS

CHURCH STREET • HEMINGFORD GREY • PE28 9DF





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- A Superb Family Residence
- Ample Parking Provision
- Heart Of The Village
- Planning Permission Approved
- Five Good Sized Bedrooms
- Extremely Desirable Location
- Sought After Riverside Village
- Planning Reference
1401132FUL

This superb family residence is located in the heart of this highly desirable riverside village offering well proportioned accommodation with ample parking provision. The property benefits from full planning permission (planning reference 1401132FUL) for a two story side extension to incorporate kitchen, utility room, master bedroom with en-suite, dressing room, and single story rear extension for an orangery with the foundations already laid.

The village of Hemingford Grey is nestled along the river Great Ouse and offers a wide range of facilities and amenities including an award winning public house/restaurant, a village store with post office, a sports pavilion with tennis and squash courts, football pitch, play park and of course beautiful walks along the riverside to Hemingford Abbots and Houghton.

The village is excellently located for the commuter offering easy access to the guided bus route, the much improved A14 and railway station with a direct line to Kings Cross within the hour.

Viewing is highly advised and by appointment only.

**Peter
Lane** &
PARTNERS
—EST 1990—
Town & Country

£995,000

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UPVC DOUBLE GLAZED ENTRANCE DOOR TO

ENTRANCE PORCH

Two double glazed side light windows, exposed brick work, tiled floor, coats hanging area, UPVC double glazed door to

RECEPTION HALL

15' 1" x 5' 7" (4.60m x 1.70m)

Recessed down lighters, tiled floor, radiator, stairs to first floor.

SHOWER ROOM

Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower cubicle, full ceramic tiling, heated towel rail, tiled floor, double glazed window to side aspect, shaver point.





LOUNGE/DINING ROOM

32' 5" x 11' 2" (9.88m x 3.40m)

A triple aspect room with picture window to front aspect, two double glazed windows and French doors to side and double glazed French doors to rear, three radiators, coving to ceiling, recessed down lighters, central feature fire place with inset wood burning stove.

KITCHEN

15' 5" x 10' 2" (4.70m x 3.10m)

Two double glazed windows to rear and UPVC double glazed door to side aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiled surrounds, one and a half bowl single drainer sink unit with mixer tap, under unit lighting, space and plumbing for washing machine, space for tumble dryer, integrated dishwasher, space for range style cooker with stainless steel back plate and cooker hood over, space for American style fridge freezer, radiator, tiled flooring, coving to ceiling.

SNUG/BEDROOM FIVE

14' 1" x 8' 7" (4.29m x 2.62m)

Double glazed window to front aspect, radiator, coving to ceiling, two storage cupboards.



FIRST FLOOR LANDING

Double glazed window to side, coving to ceiling, recessed down lighters, radiator, access to loft space.

BEDROOM 1

13' 1" x 11' 10" (3.99m x 3.61m)

A double aspect room with double glazed windows to side and rear aspects, coving to ceiling, radiator.

Ground Floor

Approx. 97.2 sq. metres (1046.5 sq. feet)



First Floor

Approx. 64.5 sq. metres (694.3 sq. feet)



BEDROOM 2

11' 10" x 11' 9" (3.61m x 3.58m)

Double glazed window to front aspect, coving to ceiling, radiator, double built in wardrobe.

BEDROOM 3

12' 6" x 8' 10" (3.81m x 2.69m)

Double glazed window to front aspect, coving to ceiling, radiator.

BEDROOM 4

10' 2" x 7' 3" (3.10m x 2.21m)

Double glazed window to rear aspect, coving to ceiling, radiator.

FAMILY BATHROOM

10' 2" x 6' 11" (3.10m x 2.11m)

Double glazed window to rear, fitted in a five piece suite comprising low level WC with concealed cistern, His and Hers vanity wash hand basins, panel bath with shower attachment over, double shower cubicle with independent shower over, full ceramic tiling, heated towel rail, extractor fan, shaver point.

OUTSIDE

To the front is a gravel drive way providing ample off road parking with a block paved path way. there is a patio area, an area of lawn with hedging and fencing, outside light and mature trees. The side garden is laid to lawn with hedging, garden shed and mature trees. The rear garden is laid to lawn with outside tap, lighting and two sheds. There is a personal door to the **Single Garage/Store** which is currently used as a gym with power and light connected.

AGENTS NOTE

The property benefits from full planning permission (planning reference 1401132FUL) for a two story side extension to incorporate kitchen, utility room, master bedroom with en-suite, dressing room, and single story rear extension for an orangery which the vendor has started the foundations for to validate the planning.
Ref No: 1401132FUL

TENURE

Freehold
Council Tax Band - F
Town-And-Country





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Peter Lane & Partners
EST 1990
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