

# 22, PRIORS ROAD

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HEMINGFORD GREY • PE28 9BT





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- Beautiful Family Home
- En Suite And Family Bathroom
- Lounge And Family Room
- Rarely Available Location
- Four Double Bedrooms
- Open Plan Kitchen Dining Room
- Twin Garage And Driveway
- Sought After Riverside Village

This beautiful detached family home has been vastly improved and well maintained by the current owners creating fabulous living spaces throughout. The property is a short walk to the village shop, post office, pub, primary school and Pavilion.

As you step inside you are welcomed by a bright and spacious reception hall which leads through to the well appointed kitchen/dining room with part vaulted ceiling and bi-folding doors opening to the rear garden. The dual aspect lounge is an excellent size and leads to the equally impressive sized family room which opens back to the kitchen/dining room. At ground floor level there is also a perfect sized study and cloakroom.

To the first floor is a large open plan landing which leads to the four light and airy double bedrooms and family bathroom. The principal bedroom offers a dressing area and modern en suite shower room. The three further good sized bedrooms are serviced by the modern family bathroom.

Externally the blocked paved driveway provides off road parking and leads to the twin garage. The front garden is mostly laid to lawn with laurel hedging. The rear garden is a superb size and offers a high degree of privacy with separate seating areas and laid to lawn with well stocked and planted borders.

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

£750,000

Huntingdon branch: 01480 414800  
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### COMPOSITE DOUBLE GLAZED DOOR TO RECEPTION HALL

15' 4" x 10' 5" (4.67m x 3.17m)

Double glazed window to front, coving to ceiling, radiator, understairs storage recess, stairs to first floor, Kardean flooring.

### CLOAKROOM

Double glazed window to side, recessed down lighters, re-fitted in a two piece suite comprising low level WC with concealed cistern, vanity wash hand basin, heated towel rail, Kardean flooring.

### STUDY

8' 3" x 8' 3" (2.51m x 2.51m)

Double glazed window to front aspect, radiator, Kardean flooring.





## LOUNGE

19' 8" x 12' 5" (5.99m x 3.78m)

A dual aspect room with double glazed windows to front and side elevations, coving to ceiling, four wall light points, central feature stone fireplace with timber surround and inset gas coal affect fire.

## FAMILY ROOM

15' 11" x 12' 2" (4.85m x 3.71m)

A dual aspect room with double glazed walk in bay window to rear aspect over looking garden and double glazed French doors to side, coving to ceiling, radiator, opening to

## KITCHEN/DINING ROOM

21' 8" x 12' 8" (6.60m x 3.86m)

A dual aspect room with, two double glazed windows to side, double glazed French door to side and double glazed bi-folding doors to garden, part vaulted ceiling, recessed downlighters, fitted in a comprehensive range of base and wall mounted units with timber complementary work surfaces over, drawer units, tiled surrounds, butler style sink with mixer tap over, integrated dishwasher, fitted electric oven and grill, gas hob with cooker hood over, space for fridge freezer, shelved pantry, utility cupboard providing space and plumbing for washing machine and work surface, radiator, Karndean flooring.

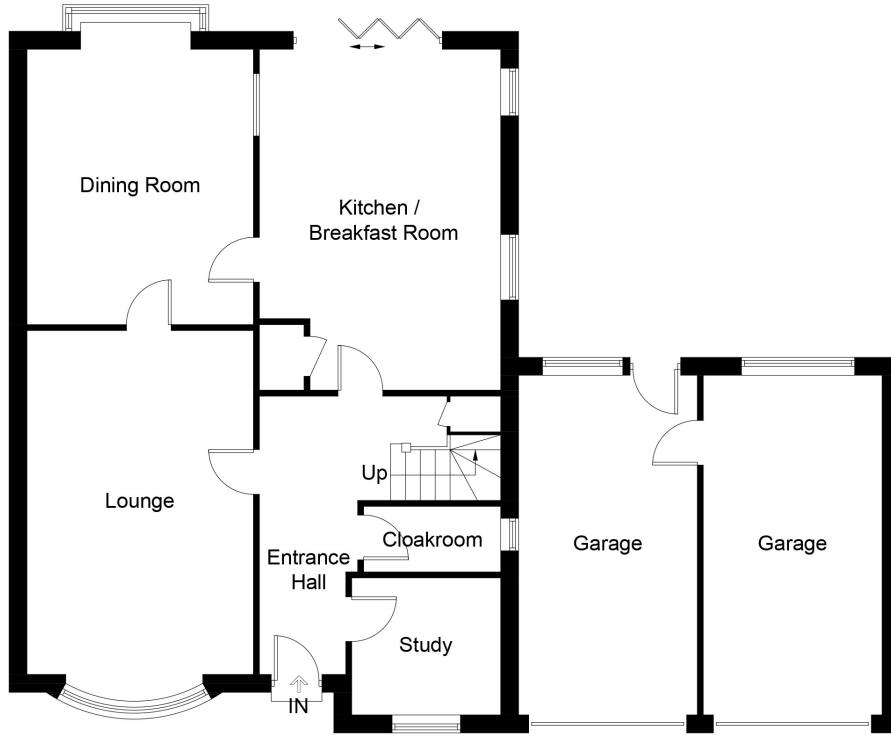


## FIRST FLOOR LANDING

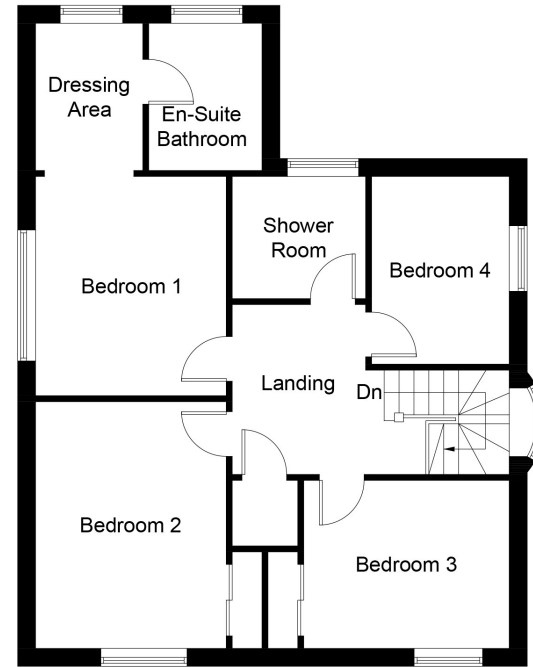
9' 10" x 8' 2" (3.00m x 2.49m)

Double glazed window to side, access to boarded loft space with ladder and light, cupboard housing hot water cylinder and wall mounted boiler with shelving.

Approximate Gross Internal Area = 159.8 sq m / 1720 sq ft  
Garages = 34.8 sq m / 374 sq ft  
Total = 194.6 sq m / 2094 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1114889)  
Housepix Ltd

## PRINCIPAL BEDROOM

20' 6" maximum x 10' 8" (6.25m maximum x 3.25m)  
A dual aspect room with double glazed windows to side and rear elevations, recessed down lighters, coving to ceiling, two double wardrobes and dresser, radiator.

## EN SUITE SHOWER ROOM

Double glazed window to rear, recessed downlighters, fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle with shower unit over, fully tiled surrounds, heated towel rail, Karndean flooring.

## BEDROOM 2

13' 7" x 10' 6" (4.14m x 3.20m)  
Double glazed window to front aspect, coving to ceiling double built in wardrobe with mirror doors, radiator.

## BEDROOM 3

11' 4" x 9' 3" (3.45m x 2.82m)  
Double glazed window to front aspect, double built in wardrobe with mirror doors, radiator.

## BEDROOM 4

10' 4" x 7' 7" (3.15m x 2.31m)  
Double glazed window to side aspect, radiator.

## FAMILY BATHROOM

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, fully tiled surrounds, heated towel rail, radiator, Karndean flooring.

## OUTSIDE

To the front of the property is a blocked paved driveway providing off road parking for two vehicles leading to the **Twin Garage**. The first garage measures 18' 7" x 9' 10" (5.66m x 3.00m) with up and over door, power and light connected, fitted base unit with sink and work surfaces, space for tumble dryer, personal door to rear, personal door to second garage which measures 18' 8" x 9' 4" (5.69m x 2.84m) with up and over door, windows to rear and side, power and light connected. The front garden is laid to lawn with Laurel hedging and mature borders, outside light, outside power point. The rear garden is fully fence enclosed providing a high degree of privacy being laid to lawn with well stocked and mature borders, different seating areas, outside lighting, garden tap, power point and garden shed.

## TENURE

Freehold  
Council Tax Band - F





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