



13 High Street

Hemingford Grey, Cambs. PE29 9DR

elliswinters & co

Exclusive & New Homes

Welcome to

13 High Street, Hemingford Grey

Accommodation Summary

Ellis Winters are delighted to offer this individual non estate detached home situated in one of Cambridgeshire's most sought after village locations. The extended and versatile accommodation measures in excess of 1900 SQ-FT and includes five bedrooms, two modern bathrooms, open plan living space and a modern kitchen/diner with Bi-folding doors opening to the rear garden. Outside the property boasts off road parking, a detached garage and a good sized rear garden which backs onto open fields. An internal viewing is essential to fully appreciate the space offered with this deceptive home.

Ground Floor

Entrance Hall

Lounge Area

3.84m (12'7") x 3.81m (12'6")

Play Room Area

3.85m (12'8") x 3.74m (12'3")

Kitchen/Diner

8.97m (29'5") max x 4.56m (15') max

Utility Area

2.04m (6'8") x 1.80m (5'11")

Cloakroom

Bedroom 1

3.90m (12'10") x 3.73m (12'3")

En-suite Bathroom

First Floor

Landing

Bedroom 2

3.96m (13') x 3.66m (12')

Bedroom 3

4.71m (15'5") max x 2.75m (9')

Bedroom 4

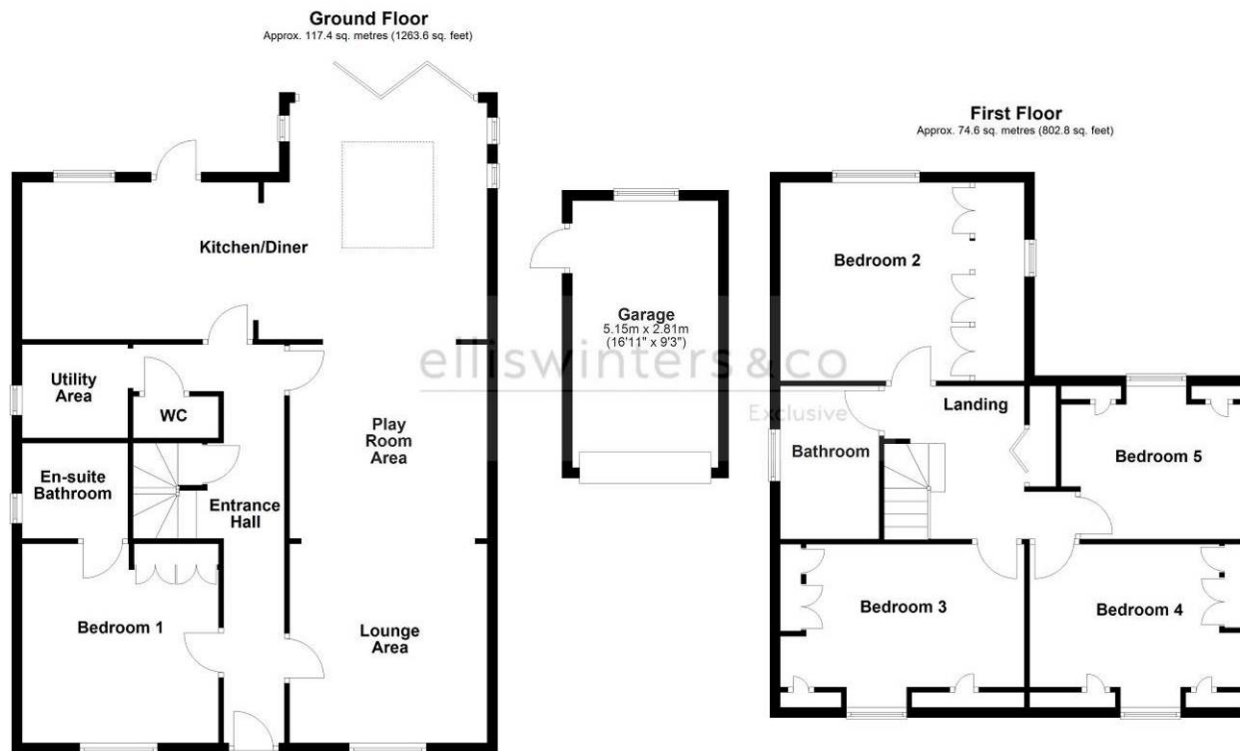
4.16m (13'8") max x 2.75m (9')

Bedroom 5

3.94m (12'11") max x 2.75m (9')

Bathroom





Outside

The property has front garden which has a brick built border to the front. A block paved driveway provides off road parking for at least two cars and leads to a detached garage with an up and over door, power and lighting. Gated side access on both sides of the property leads to the good sized and mature rear garden which backs onto open fields. The garden which is in excess of 100ft in length also benefits from a large patio seating area which is accessible via bi-folding doors from the kitchen making it perfect for al-fresco dining or entertaining friends on a summers evening.

Further Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: F



Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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