



Lea Road, Hemingford Grey - PE28 9ED
£575,000



HARVEY
ROBINSON



Lea Road, Hemingford Grey

- Detached Family Home
- Ever Popular Village Location
- Thoughtfully Extended
- Three Reception Rooms
- Double Garaging with Electric Door
- Four Generous Bedrooms
- Two Bathrooms
- Private Rear Garden
- Quiet Cul-De-Sac
- No Forward Chain

PROPERTY SUMMARY

Situated in the heart of an ever popular village, this thoughtfully extended four bedroom detached family home offers spacious and versatile living accommodation in a quiet cul-de-sac setting. The property welcomes you with an impressive entrance hall, leading to three well-proportioned reception rooms that provide ample space for both formal entertaining and relaxed family living. These reception spaces offer the versatility of a playroom, dining room, home office , downstairs bedroom or lounge depending on what is required. There is a shower room downstairs which has been refitted by the current owners in the last few years. The kitchen diner can be found to the rear of the property overlooking the garden and offers ample storage and leads to the garage which has a section currently utilised as a utility room. Upstairs, the extended accommodation allows for four generous bedrooms offering comfortable family sized living accommodation. A contemporary family bathroom serves the remaining bedrooms, featuring quality fixtures and a neutral décor.





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PROPERTY SUMMARY

Additional highlights include a double garage (with electric door for added convenience), private rear garden and no forward chain, allowing for a seamless purchase process. Situated in a quiet cul-de-sac within easy reach of local amenities, reputable schools, and transport links, this substantial home represents an outstanding opportunity for those seeking comfort, space, and a peaceful village lifestyle. Early viewing is highly recommended to appreciate the quality and flexibility this detached residence has to offer.

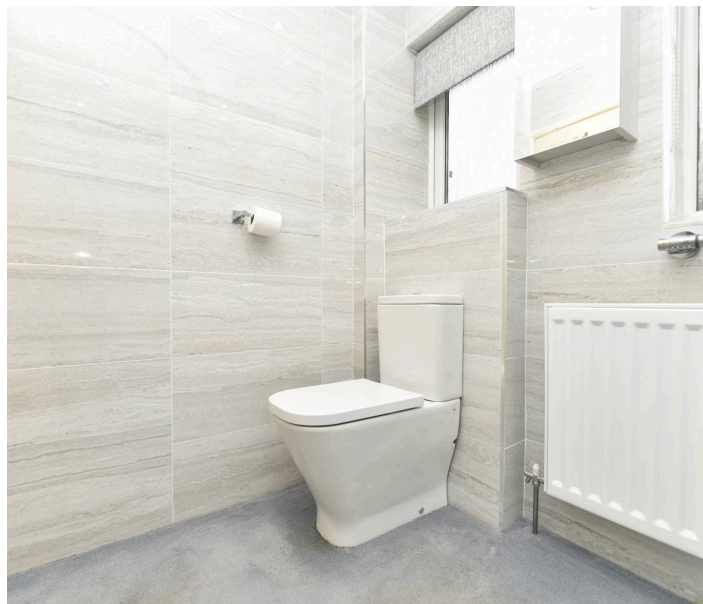
LOCATION AND AMENITIES

Hemingford Grey is perfectly positioned for commuters needing access to London, Huntingdon's mainline train station is a ten-minute drive from the property and provides easy access to both Kings Cross and St Pancras within an hour. In the centre of Hemingford Grey you'll find a primary school, village shop (which also hosts the local post office) and The Cock pub. Hemingford Grey Primary School was rated as 'Good' by Ofsted during their last inspection. The Cock pub is a must visit, as in 2013 and 2019 it was named UK pub of the year by The Good Pub Guide, beating over 40,000 rivals. Not only do you get a traditional, warm country pub atmosphere, but an award-winning dining experience serving up British and European cuisine.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C









Lea Road, Hemingford Grey

FAQ's

Tenure: Freehold

Postcode for SatNav: PE28 9ED

What3Words Location: discloses.outs.salads

Property Constructed: 1960's

Council Tax Band: F / Water Meter: Yes

EPC Rating: C (70/76)

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 2 Years and Under Warranty

Utilities: Mains Gas, Electric, Water and Sewerage

Broadband: Fibre to the Premises

Loft: Fitted Ladder and Light, Partially Boarded

Current Owner Purchased Property: 1964

Sellers Onward Movements: No Forward Chain

Rear Garden Aspect: South East

Rear Garden Boundaries: Rear

Primary School Catchment: Hemingford Grey Primary

Secondary School Catchment: St Ivo Secondary

GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

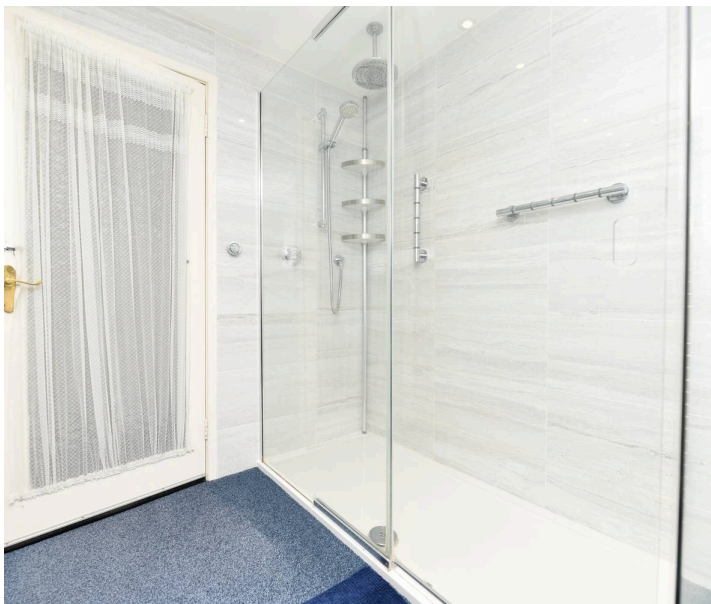
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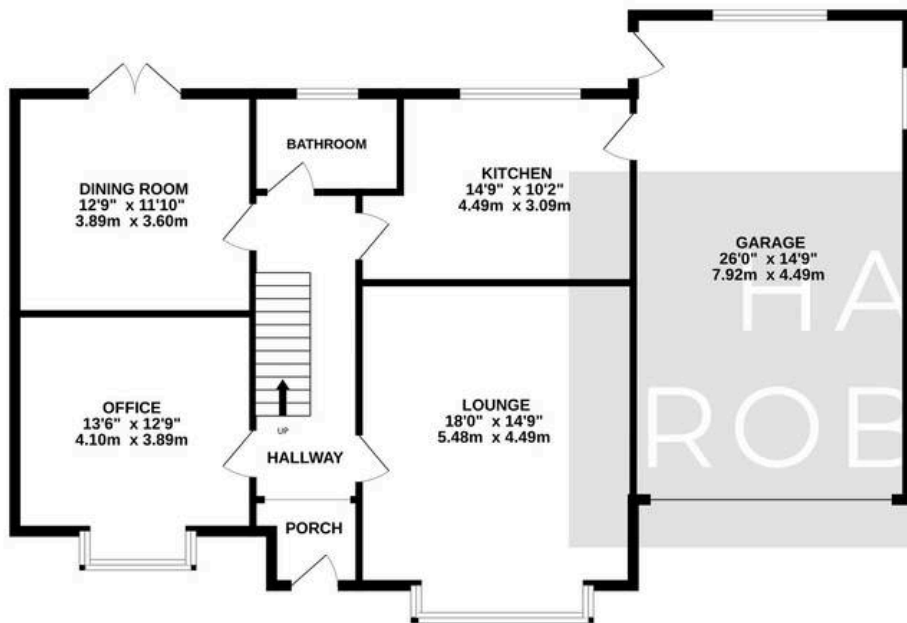
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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

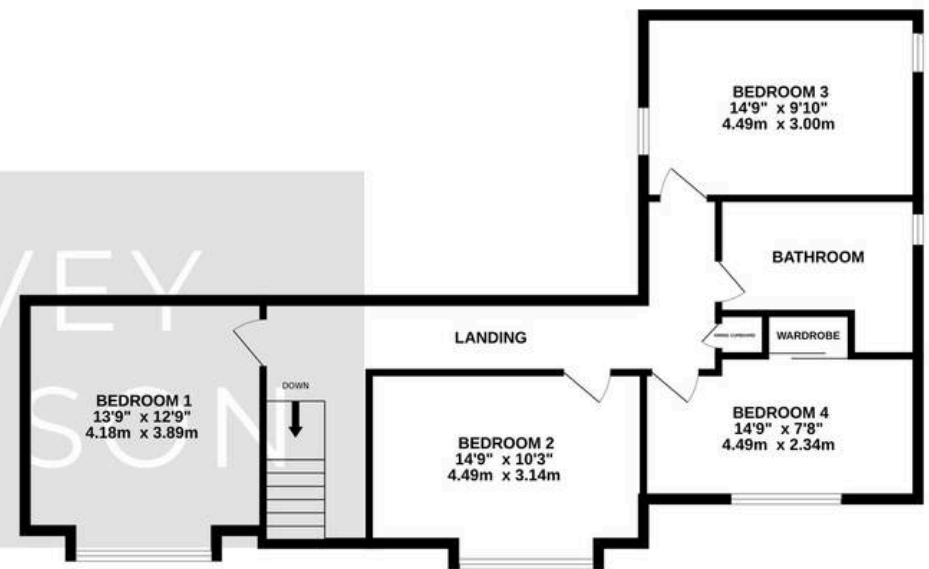
British Property Awards 2023 & 2024 - Gold Winner



GROUND FLOOR
1244 sq.ft. (115.6 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 2070 sq.ft. (192.3 sq.m.) approx.
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These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.