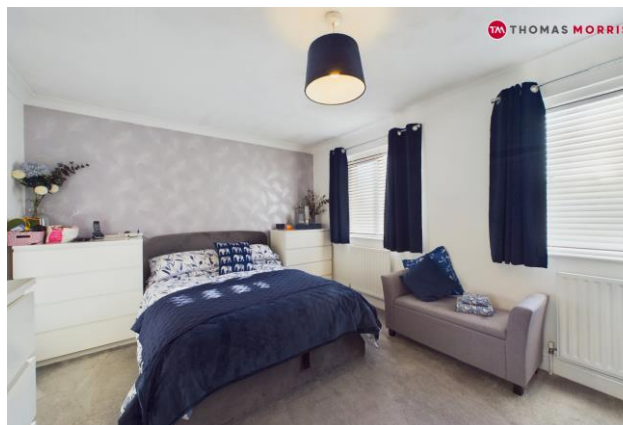




23B, Marsh Lane, Hemingford Grey  
PE28 9EN



# Offers in Excess of : £525,000 Freehold

Marsh Lane, Hemingford Grey, PE28 9EN

- Detached Bungalow
- Four Bedrooms
- En-Suite Shower Room
- Lounge/Diner
- Detached Double Garage
- Enclosed Garden
- Sought-After Riverside Village
- Immaculately Presented Throughout
- Freehold
- Energy Rating: D/66

Nestled within a highly-coveted village, this exquisite four-bedroom detached bungalow presents a delightful residence featuring abundant natural light and generous living spaces.

The well-designed layout includes an inviting entrance hall, a convenient cloakroom/WC, a spacious Lounge/Diner, and a Kitchen leading to utility area. Four bedrooms, highlighted by an en-suite shower room in the principal bedroom, complemented by a well-appointed family bathroom, offer both comfort and style.

A distinct feature of this property is its enclosed rear garden, providing a private outdoor retreat. The inclusion of a detached double garage and off-road parking adds to the convenience and functionality of the home.

Strategically positioned for easy access to major road links.

Council Tax Banding E.  
Huntingdonshire District Council.

Please note that these details are subject to approval.



# Accommodation

## Hallway

**Kitchen** 9'8" x 12'7" (2.95m x 3.84m).

## Utility Room

**Living Room/Dining Room** 13'6" x 23'6" (4.11m x 7.16m).

## Cloakroom

**Bedroom 1** 13'6" x 11'6" (4.11m x 3.5m).

**En-Suite** 8' x 3'1" (2.44m x 0.94m).

**Bedroom 2** 15'6" x 10'8" (4.72m x 3.25m).

**Bedroom 3** 9' x 10'3" (2.74m x 3.12m).

**Bedroom 4** 9'6" x 8'3" (2.9m x 2.51m).

## Shower Room

## Garage



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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