



PAM BATES

*Boston's South Shore Real Estate Resource*

## 36 High Street, Hingham



Sweet & charming 3 bedroom/2 bath gambrel cape on beautiful 1 acre lot! Kitchen is renovated with white cabinets, stainless appliances, granite counters & access to beautiful fenced in courtyard with bluestone patio & grilling area. There is also a sunlit eat-in kitchen overlooking back yard. Fireplaced living room is spacious with built in bookcases, wide pine floors & abundant light from multiple southern facing windows. First floor also has a family room (could be a dining room) & sunroom as well

**Price:** \$1,135,000  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Year built:** 1940  
**Square feet:** 2,772  
**Open Houses:**  
Friday, April 8 4-6  
Saturday, April 9 1-3  
Sunday, April 10 11-1

as a full bath. Upstairs are 3 bedrooms & a renovated full bath featuring two vanities, Carrera marble counters and ample storage. On the newly finished walkout lower level are 4 rooms- 2 office/guest rooms & laundry plus gym space. This home is ideal for everyday living as well as entertaining. Yard is beautiful with stone walls, multiple brick patios & privacy. Plenty of room to enjoy the outdoor space! There is also a 2-car detached garage. Walk to the Cracker Barrel too!

If you prefer a private showing, please contact me.

Cheers!

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**Pam Bates**

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