



MLS # 73420775 - New
Single Family - Detached

3 Village Ln
Hingham, MA 02043
Plymouth County
Style: **Garrison**
Color: **Yellow**
Grade School: **East**
Middle School: **Hingham Middle**
High School: **Hingham High**
Approx. Acres: **0.5 (21,672 SqFt)**
Handicap Access/Features:
Directions: **Rt 228 to Leavitt to Village Ln**

List Price: **\$1,425,000**

Total Rooms: **8**
Bedrooms: **4**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

This is the one you've been waiting for! Picture-perfect home in the coveted Village Lane cul-de-sac neighborhood, right in the heart of Hingham Center. The first floor features a sunny kitchen with breakfast nook, a family room with vaulted ceilings and fireplace, a charming three-season sunroom, formal living and dining rooms, plus first-floor laundry. Upstairs offers a primary suite with full bath, three additional bedrooms, and another full bath. Set on a beautiful lot framed by stone walls, this home includes a spacious deck, stone patio with fire pit, and plenty of room for entertaining. Ideally located within walking distance to the Hingham Public Library, Turkey Hill, and East Elementary, and just a short drive to the commuter rail and Wompatuck State Park. Open House Thur (Tonight) 4-6 and Fri 10-12

Property Information

Approx. Living Area Total: **1,980 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,980 SqFt** Approx. Below Grade:
Living Area Disclosures: **Does not include 3 season room**

Heat Zones: **3 Hot Water Baseboard, Oil** Cool Zones: **1 Central Air**
Parking Spaces: **4 Off-Street** Garage Spaces: **2 Attached, Under**
Disclosures: **Drainage easement at culvert. Family Room and Second Floor have AC.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Recessed Lighting, Crown Molding
Dining Room:	1		Flooring - Hardwood, Chair Rail, Lighting - Overhead, Crown Molding
Family Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Ceiling - Beamed, Recessed Lighting, Slider
Kitchen:			Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Deck - Exterior, Exterior Access, Recessed Lighting, Slider, Stainless Steel Appliances, Wine Chiller, Lighting - Pendant
Main Bedroom:	2		Bathroom - Full, Closet, Flooring - Hardwood, Recessed Lighting, Lighting - Sconce
Bedroom 2:	2		Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 3:	2		Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 4:	2		Closet, Flooring - Hardwood, Lighting - Overhead
Bath 1:	1		Bathroom - Half, Closet/Cabinets - Custom Built, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Dryer Hookup - Electric, Recessed Lighting, Lighting - Sconce
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Lighting - Sconce
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Lighting - Sconce
Laundry:	1		Bathroom - Half, Flooring - Hardwood, Dryer Hookup - Electric
Sun Room:	1		Ceiling - Vaulted, Flooring - Wall to Wall Carpet, Exterior Access, Slider

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Conservation Area, Highway Access, Marina, Public School, T-Station**
Basement: **Yes Full, Unfinished Basement**
Beach: **Yes Ocean**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **200 Amps**
Exterior: **Wood**
Exterior Features: **Porch - Enclosed, Deck - Composite, Sprinkler System, Decorative Lighting, Stone Wall**
Flooring: **Tile, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Lot Description: **Paved Drive, Easements**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: **Warranty Features:**
Year Built: **1973** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:82 B:0 L:38**
Assessed: **\$1,370,500**
Tax: **\$14,651** Tax Year: **2025**
Book: **53664** Page: **226**
Cert: **00000101738**
Zoning Code: **res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **William Raveis R.E. & Home Services** (781) 749-3007
Listing Agent: **Darleen Lannon** (617) 899-4508
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Call List Agent**
Showing: Facilitator: **Call List Agent**
Special Showing Instructions: **Call/Text Darleen Lannon at 617-899-4508.**

Market Information

Listing Date: **8/21/2025** Listing Market Time: MLS# has been on for **0** day(s)
Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$1,425,000** Seller Concessions at Closing:
Off Market Date:
Sale Date:

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