



3 James Ancaster Ave, Corby Glen, Grantham, Lincs, NG33 4FE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	97	
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Set in the popular Lincolnshire village of Corby Glen, this modern four bedroom detached family home has been finished to a high standard by the current owners. There is a generous sitting room, open plan kitchen diner, study and air source heat pump which makes the property very efficient to run.

The accommodation comprises: - Entrance hall, cloakroom, sitting room, study, kitchen diner, utility room, landing, Main bedroom, en-suite, three further bedrooms and a family bathroom with bath and separate shower.

The fourth bedroom has been fitted with wardrobes and is currently used as a dressing room, with the bathrooms coming with a stylish upgraded tiled finish.

To the front is a driveway that provides two off street parking spaces and leads to the spacious single garage. Whilst to the rear is a south facing patio and lawn garden that has a tucked area for bin storage and outside power points.

Corby Glen comes with numerous village amenities, including a Doctors surgery, school, shop, public house and cafe, as well as providing good transport links to Stamford, Grantham, Bourne and the A1.

NO CHAIN
Offers In Excess Of £450,000 Freehold

- Immaculately presented modern home
- Stylish open plan kitchen diner
- Three further bedrooms
- Family bathroom with bath & separate shower
- Driveway providing two parking spaces and a good sized single garage



- Finished to a high standard by the current owners
- Main bedroom with en-suite
- Air source heat pump
- South facing patio & lawn garden
- NO CHAIN, EPC - B, Council Tax Band - D

ACCOMMODATION:

Entrance Hall

Cloakroom

1.57m x 1.52m (5'2 x 5')

Sitting Room

5.38m x 3.68m (17'8 x 12'1)

Kitchen Diner

4.34m max, 3.02m min x 6.12m max, 2.95m min (14'3 max, 9'11 min x 20'1 max, 9'8 min)

Study

2.87m x 2.36m (9'5 x 7'9)

Utility Room

2.51m x 1.57m (8'3 x 5'2)

Landing

Main Bedroom

4.52m max, 3.63m min x 3.68m (14'10 max, 11'11 min x 12'1)

En-suite

2.16m x 1.45m (7'1 x 4'9)

Bedroom Two

4.34m into wardrobe, 2.97m min x 2.97m (14'3 into wardrobe, 9'9 min x 9'9)

Bedroom Three

4.06m x 2.87m (13'4 x 9'5)

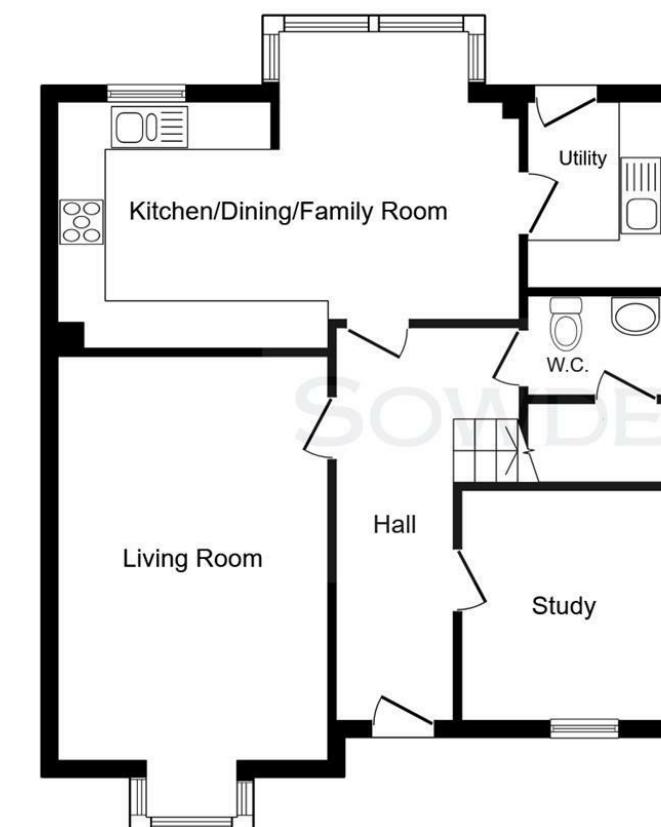
Bedroom Four

3.10m x 3.00m max into wardrobe, 2.44m min into wa (10'2 x 9'10 max into wardrobe, 8' min into wardrobe)

Family Bathroom

2.67m x 2.26m (8'9 x 7'5)

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io