



Orchard Way, Corby Glen
Grantham, NG33 4BB



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£275,000 Freehold**

*****STUNNING THREE BEDROOM SEMI-DETACHED
NEW BUILD*****

The Holly

Situated in the very popular village of Corby Glen, this three bedroom detached house is being built to a very high standard by Allison homes. The property boasts large downstairs living space, three spacious bedrooms and off road parking with a single garage.

The highly desirable village of Corby Glen benefits from two schools, two village shops, a post office, two doctor's surgeries and a pub while also being surrounded by stunning Lincolnshire Countryside. The village is also located within close proximity to Bourne (8 Miles), Stamford (12 Miles) and Grantham (11 Miles).

With limited availability remaining we recommend getting in touch immediately!



Lounge

18'05 x 12'01 (5.61m x 3.68m)

Kitchen Diner

18'05 x 11'07 (5.61m x 3.53m)

WC

3'03 x 6'04 (0.99m x 1.93m)

Bedroom 1

12'06 x 10'03 (3.81m x 3.12m)

En-Suite

6'06 x 5'05 (1.98m x 1.65m)

Bedroom 2

8'06 x 8'06 (2.59m x 2.59m)

Bedroom 3

9'00 x 6'09 (2.74m x 2.06m)

Bathroom

9'01 x 5'08 (2.77m x 1.73m)



COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

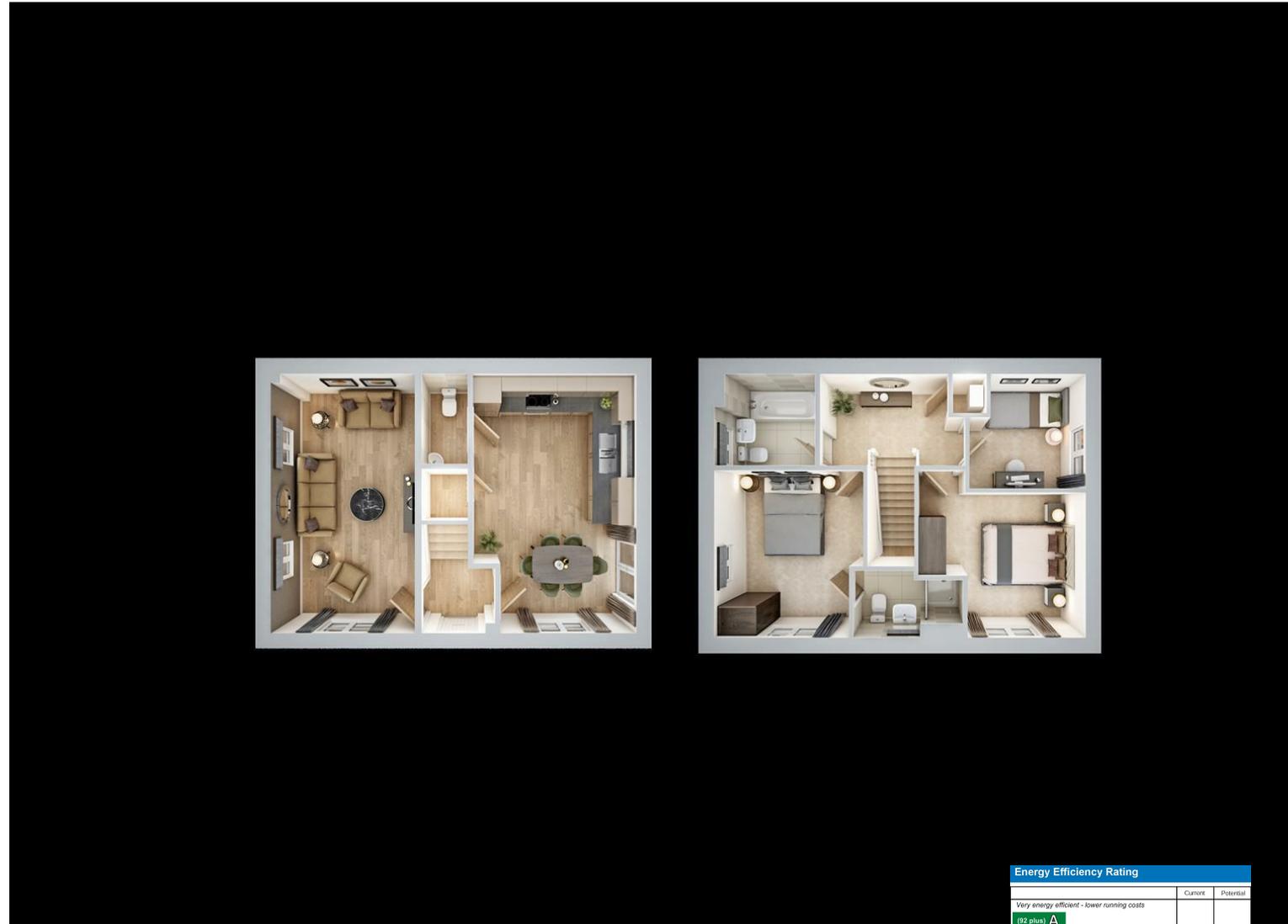
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	