



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Walsingham Drive, Corby Glen

Grantham, NG33 4TA

Offers in Excess of £350,000

SUMMARY

- Three / Four Bedroom Detached Home
- Garage & Off Road Parking
- Dining Room, Living Room & Conservatory
- Shower Room, En Suite & Family Bathroom
- Kitchen Breakfast Room
- Utility Room
- Enclosed Rear Garden
- NO ONWARD CHAIN





*** NO ONWARD CHAIN ***

Nest Estates are pleased to offer for sale this three / four bedroom detached home situated in the sought after village of Corby Glen and it's amenities. The property comprises; Entrance Hall, Dining Room / Fourth Bedroom, Downstairs Shower Room, Conservatory, Living Room, Kitchen Breakfast Room, Utility Room, Garage, Off Road Parking & Enclosed Rear Garden.

Location... Corby Glen is a village in the South Kesteven district of Lincolnshire, situated between two market towns; approximately 9 miles south-east of Grantham and 8 north-west of Bourne, along the A151. Excellent road links are provided by the A1 located less than 5 miles away, whilst nearby Grantham has a main line train link into London Kings Cross with a publicised journey time of 1 hour; ideal for the commuter. There's also bus links to Bourne, Grantham and Stamford. The village has two public houses, a church, there's a small Co-op supermarket with extended opening hours, two doctors surgeries, a post office, car garage and a delicatessen tea room. Education is well catered for, with a community primary school and the Charles Read Academy providing secondary education.



Tenure: **Freehold**

EPC Rating: **TBC**

Council Tax Band: **D**

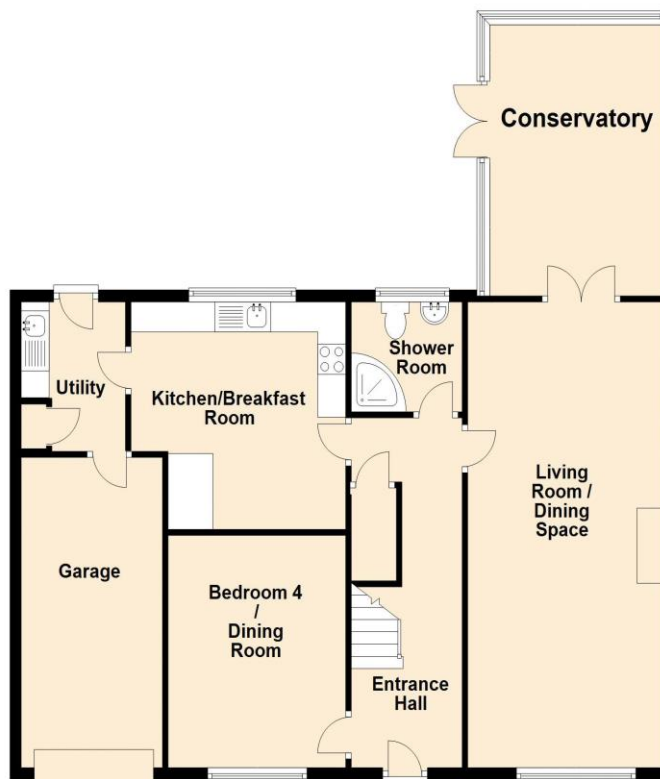
Local Authority: **SKDC**

Services: **Oil Fired Central Heating**

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor
Approx. 104.4 sq. metres (1123.6 sq. feet)



First Floor
Approx. 70.2 sq. metres (755.6 sq. feet)



Total area: approx. 174.6 sq. metres (1879.2 sq. feet)

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