



## 8 Market Place, Corby Glen, Grantham, NG33 4NH

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			
		36	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Set overlooking the village market square of Corby Glen, this character family home has accommodation set over four floors and comes with an annex to the rear. The property used to be two shops and has been converted into a spacious home that comes with four double bedrooms and five reception rooms.

The accommodation comprises: - Entrance hall, cloakroom, kitchen breakfast room, dining room, family room, study with store room, landing, sitting room, lounge, Main bedroom with dressing area, landing, three further double bedrooms and a family bathroom. There is also two sizable cellar rooms, as well as a spacious annex room that comes with a w/c.

To the front is off street parking with a driveway to the side that leads to the south facing patio and lawn garden and the rear brick storage garage and annex. The annex has exposed beams and stone wall.

The village comes with numerous amenities that include: - Doctors surgery, shops, public house, school and coffee shops, whilst also offering access to Grantham, Stamford, Bourne and the A1.

**Guide Price £499,995 Freehold**

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.



- Detached family home
- Four bedrooms & Five reception rooms
- Views over the village market square
- Newly installed oil fired boiler
- Parking to the front of the property

- Generous accommodation
- Annex & storage building
- Two spacious cellar rooms
- South facing patio & lawn garden
- Council Tax Band - B, EPC - F



### ACCOMMODATION:

#### Entrance Hall

**Cloakroom**  
1.78m x 1.78m (5'10 x 5'10)

**Breakfast Kitchen**  
7.21m x 3.05m (23'8 x 10')

**Dining Room**  
3.63m x 3.61m (11'11 x 11'10)

**Family Room**  
3.63m x 3.40m (11'11 x 11'02)

#### Hallway

**Study**  
3.61m x 2.18m (11'10 x 7'2)

#### Rear Entrance Hall

#### Landing

**Sitting Room**  
7.34m x 3.76m (24'1 x 12'4)

**Lounge**  
5.69m x 3.43m (18'8 x 11'3)

**Main Bedroom**  
3.94m x 3.63m (12'11 x 11'11)

**Dressing Area**  
3.33m x 2.97m (10'11 x 9'9)

#### Landing

**Bedroom Two**  
4.57m into fitted wardrobe x 3.43m (15' into fitted wardrobe x 11'3)

**Bedroom Three**  
12'9 x 12'

**Bedroom Four**  
3.76m x 3.66m (12'4 x 12')

#### Family Bathroom

3.43m x 3.40m max, 2.41m min (11'3 x 11'2 max, 7'11 min)

**Cellar Room One**  
3.63m x 3.40m (11'11 x 11'02)

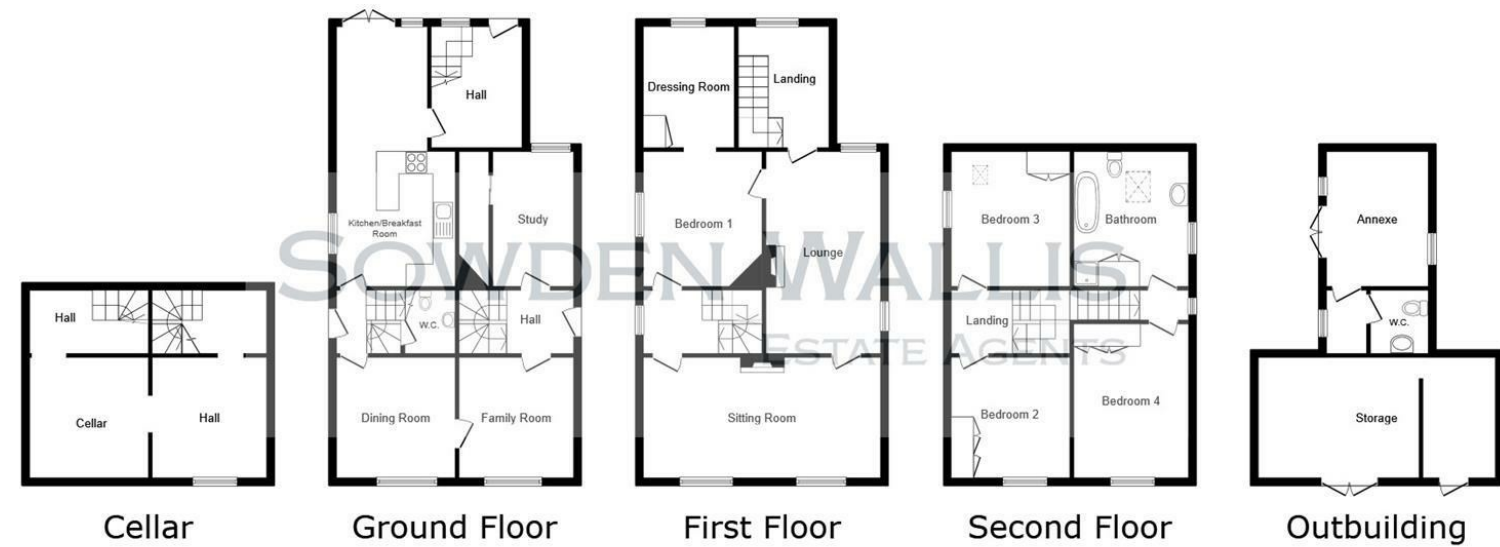
**Cellar Room Two**  
3.61m x 3.53m (11'10 x 11'7)

**Annex Room**  
4.32m x 3.38m (14'2 x 11'1)

**Hallway**  
1.80m x 1.32m (5'11 x 4'4)

**W/C**  
1.98m x 1.78m (6'6 x 5'10)

### FLOOR PLAN:



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](http://www.Propertybox.io)