



26 Pridmore Road, Corby Glen, Grantham, NG33 4JN

 **NEWTON FALLOWELL**



Key Features

- Stunning Family Home
- Highly Desirable Village Location
- Four Double Bedrooms
- Separate Downstairs Reception Rooms
- Master Bedroom with En-Suite
- Open Plan Kitchen Dining Space
- Council Tax Band - D
- EPC Rating C
- Freehold

£420,000





Located in the highly desirable village of Corby Glen is this stunning four-bedroom detached property benefiting from a recently modernised downstairs kitchen and dining space with the rest of the property being beautifully maintained throughout. A stunning private rear garden completes this must-see property.

On entering the home, you'll be first greeted by a spacious hallway with the stairs to the first floor, a useful ground floor WC and access to the main reception rooms and kitchen. The lounge runs the full depth of the home with patio doors leading out to the rear garden, there is a separate dining room and a generously proportioned kitchen diner with a range of fitted units and appliances. The downstairs space is completed with an additional reception room, which is currently being used as a family room.

The first floor benefits from four generous sized bedrooms with the master bedroom having the added benefit of an En-Suite bathrooms. The family bathroom consists of a modern three-piece suite with a large, double-glazed window overlooking the rear garden.

The outside space does not disappoint at all. Firstly, with parking for three vehicles on a driveway plus an additional single integrated garage ideal for a weekend car or a workshop. A fully enclosed garden mainly laid to lawn, with mature borders around perimeter completes the outside space.



Lounge 4.80m x 3.53m (15'8" x 11'7")

Dining Room 3.39m x 2.92m (11'1" x 9'7")

Kitchen Dining Room 5.84m x 3.11m (19'2" x 10'2")

Family / Play Room 5.02m x 2.53m (16'6" x 8'4")

Master Bedroom 4.10m x 3.82m (13'6" x 12'6")

Bedroom Two 4.77m x 3.45m (15'7" x 11'4")

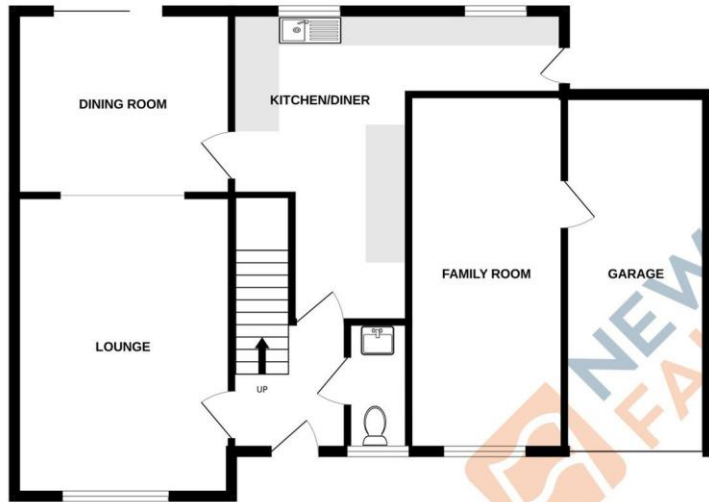
Bedroom Three 3.42m x 3.00m (11'2" x 9'10")

Bedroom Four 2.97m x 2.87m (9'8" x 9'5")

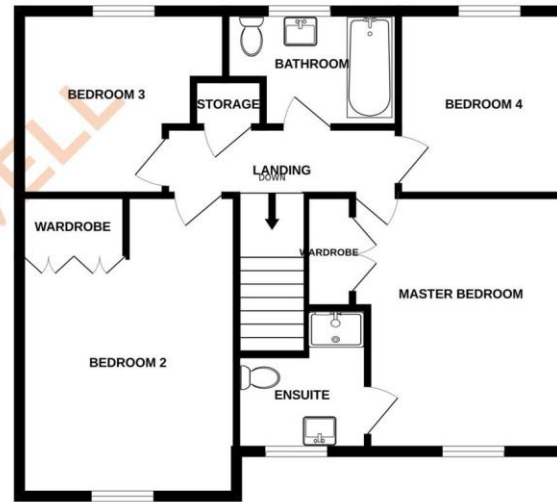
Family Bathroom 2.80m x 1.90m (9'2" x 6'2")

Single Integrated Garage

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1614sq.ft. (149.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

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 £300 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 £200 if you use their services.