



7 Mussons Close, Corby Glen, Grantham, NG33 4NY

 **NEWTON FALLOWELL**



Key Features

- Stunning Stone Built Property
- Four Generous Bedrooms
- Stunning Brand New En-Suite Bathroom
- Block Paved Driveway and Double Garage
- Private Rear Garden
- Large Kitchen Diner, with Separate Utility Room and Walk-in Pantry
- Council Tax Band - E
- EPC rating - D

£465,000





This highly exclusive development that is in the quiet village of Corby Glen. Offering four double bedrooms, two bathrooms and a large open plan living space which is extremely versatile. A stunning private rear garden completes this must-see property.

A spacious entrance hall that provides access to all of the ground floor reception rooms, including a living room to the front of the property, a large bay window offers an abundance of natural light. This property also offers a separate reception room which has recently had a new solid roof with patio doors leading outside. A standout feature of this property is its stunning open plan kitchen dining space, benefitting from a range of built in appliances. A separate walk-in pantry plus an additional utility space situated at the back of the property allows access to the rear garden as well.

The second floor offers four double bedrooms. The master bedroom offers a stunning bay window. with a built in window seat allowing a lot of natural light. The main bedroom benefits from a stunning large three-piece En-Suite located at the end of the bedroom. The upstairs is completed with a large three-piece family bathroom



The outside space does not disappoint at all. Firstly, with parking for five vehicles on a block paved driveway plus an additional double garage which is currently being used as a workshop. A private fully landscaped rear garden with mature borders around perimeter



Lounge 4.40m x 8.10m (14'5" x 26'7")

Kitchen/Diner 4.54m x 4.25m (14'11" x 13'11")

Consevatory 3.28m x 3.35m (10'10" x 11'0")

Utility Room 2.20m x 1.80m (7'2" x 5'11")

Walk-In Pantry 3.30m x 2.00m (10'10" x 6'7")

Main Bedroom 3.45m x 5.11m (11'4" x 16'10")

En-Suite 2.40m x 1.85m (7'11" x 6'1")

Bedroom Two 2.57m x 4.45m (8'5" x 14'7")

Bedroom Three 3.50m x 3.65m (11'6" x 12'0")

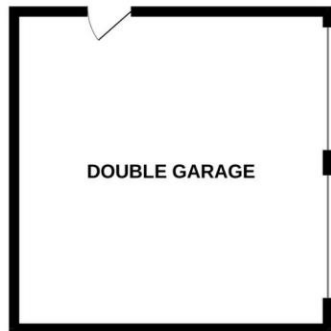
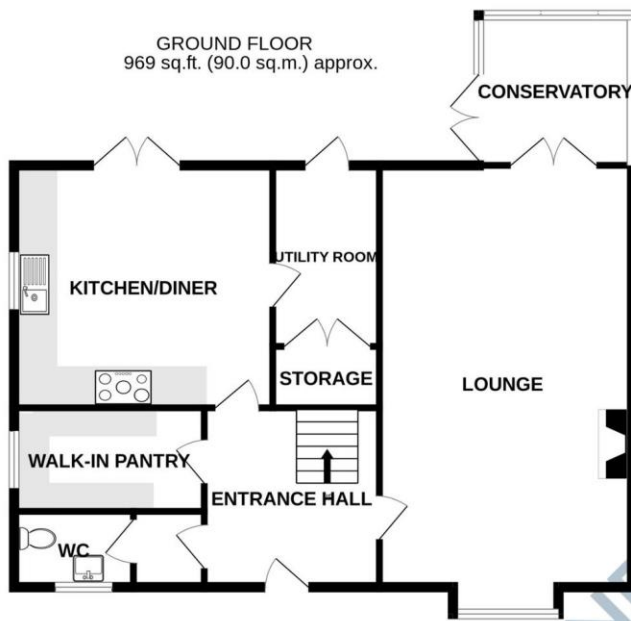
Bedroom Four 3.50m x 3.61m (11'6" x 11'10")

Family Bathroom 1.75m x 2.35m (5'8" x 7'8")

Double Garage 5.85m x 5.50m (19'2" x 18'0")







TOTAL FLOOR AREA : 1938sq.ft. (180.0 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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COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: E

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.

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