



18 Walsingham Drive, Corby Glen, Grantham, NG334TA

 **NEWTON FALLOWELL**

4 3 2

Key Features

- Highly Sought After Village Location
- Three Separate Reception Rooms
- Block Paved Driveway and Double Garage
- Recently Modernised Kitchen
- Substantial Corner Plot
- Four Double Bedrooms
- Council Tax Band - E
- EPC Rating D
- Freehold

£415,000 OIEO





Set in the highly regarded Village of Corby Glen with ease access to the A1, Stamford & Grantham sits this stunning four bedroom detached family home. This property benefits from, four double bedrooms, three bathrooms, an private garden, ample parking for 4 cars and a double garage, ideal for a workshop or weekend car.

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 double doors leading into the conservatory. There is a separate dining room and a generously proportioned kitchen diner with a range of fitted units and appliances. From the lounge there is access to the conservatory which has been fitted with a heating unit. There is also access to the utility room which offers a spacious utility, allowing access to the rear garden and a separate personnel door to the double garage.

To the first floor the galleried landing leads on to four generous bedrooms, the main bedroom offering a dressing area and en-suite shower room and there is a further three piece, family bathroom.

Outside there is ample parking for several vehicles provided by a block paved driveway which leads to the attached double garage. To the rear of the property is a large family sized garden which is mainly laid to lawn with mature borders and dedicated patio areas with the added benefit of a summer house.





Entrance Hall 4.98m x 2.87m (16'4" x 9'5")

Lounge 3.56m x 5.85m (11'8" x 19'2")

Kitchen/Diner 4.95m x 2.84m (16'2" x 9'4")

Dining Room 4.32m x 2.90m (14'2" x 9'6")

Utility Room 2.70m x 1.78m (8'11" x 5'10")

Bedroom One 3.58m x 4.11m (11'8" x 13'6")

Bedroom Two 3.71m x 2.97m (12'2" x 9'8")

Bedroom Three 2.97m x 2.90m (9'8" x 9'6")

Bedroom Four 2.82m x 2.59m (9'4" x 8'6")

Family Bathroom 2.29m x 1.68m (7'6" x 5'6")

Double Garage 5.05m x 5.14m (16'7" x 16'11")

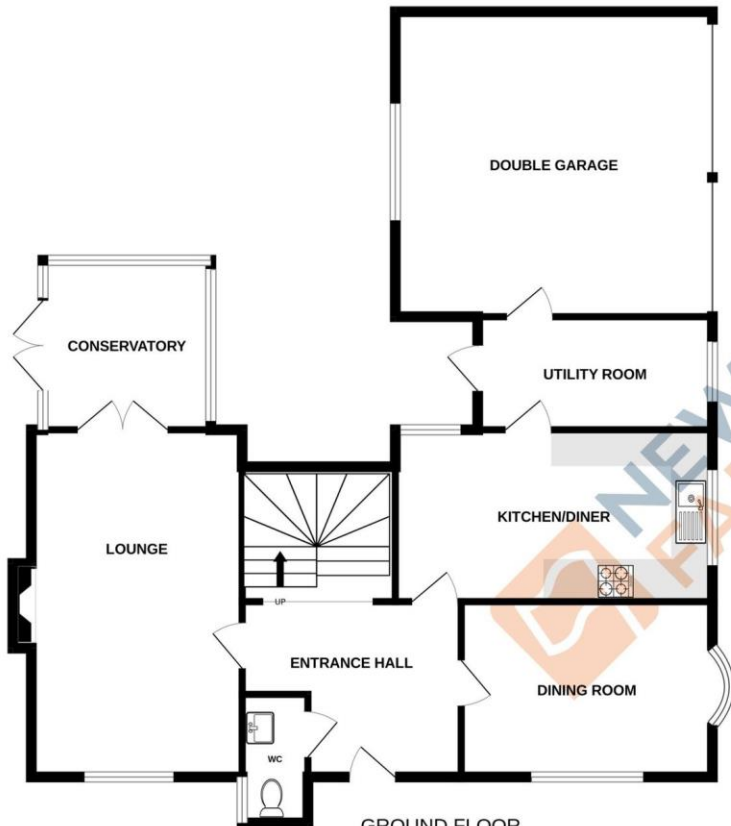




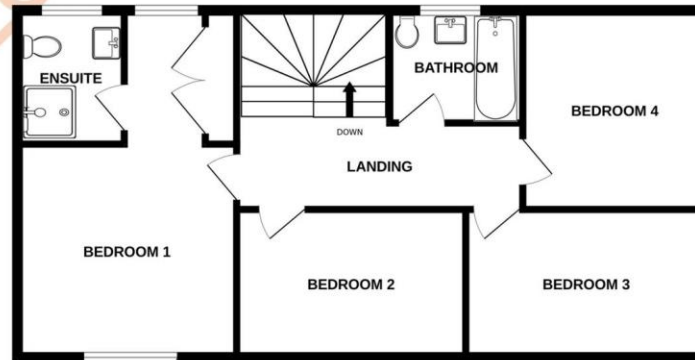
TOTAL FLOOR AREA : 1883 sq.ft. (174.9 sq.m.) approx.

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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GROUND FLOOR
1163 sq.ft. (108.0 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.

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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