



The Old Smithy, 12 Church Street,
Corby Glen, Grantham. NG33 4NJ



£365,000

- Grade II Listed Character Home
- Versatile Self-Contained Annex
- Off-Road Parking
- Spacious & Private Garden
- Ample Living Accommodation
- Three Double Bedrooms
- Full Of Character Throughout
- Popular Village
- East Access To Grantham, Stamford & A1
- Freehold – EPC Rating Exempt



Newton Fallowell is proud to present 'The Old Smithy' - a charming three-bedroom detached home located in the highly sought after village of Corby Glen. This delightful property also features a versatile, self-contained annex, offering a range of potential uses.

Corby Glen is a vibrant village with excellent amenities including two medical practices, a primary school, a secondary school, two convenience stores, and a pair of popular pub/restaurants, making it an ideal setting for family life.

The main residence briefly comprises: a welcoming conservatory, spacious lounge, separate dining room, well-appointed kitchen, utility room, downstairs WC, two generous double bedrooms, and a modern family bathroom.

The self-contained annex offers fantastic flexibility and includes a spacious lounge, bedroom, shower room, and utility/work area, perfect for use as a guest suite, home office, or even as an Airbnb opportunity.

Outside, the property boasts a mature and private rear garden, mainly laid to lawn, providing a peaceful retreat for relaxing or entertaining on summer evenings.

Early viewing is highly recommended to fully appreciate the unique character and charm this property has to offer.





ACCOMMODATION

CONSERVATORY

4.15m x 2.65m (13'7" x 8'8")

Accessed from the rear, with door to the side, window to the rear, exposed stonework and tiled flooring.

LOUNGE

4.58m x 3.73m (15'0" x 12'2")

Having half glazed door from the conservatory, exposed beam, window to the front and rear aspect, feature fireplace, wall lights, carpet and door to the staircase to the first floor.

DINING ROOM

4.23m x 3.82m (13'11" x 12'6")

Having window to the front aspect, double doors to the rear, storage cupboard, exposed beams, tiled flooring and wall lights.

KITCHEN

2.71m x 3.65m (8'11" x 12'0")

Having window to the side and rear aspect, being fitted with a range of wall and base units, work surfacing, inset one and a half bowl sink and drainer, electric oven and hob, vinyl flooring. A sliding door leads through to the utility room.

UTILITY ROOM

1.76m x 2.53m (5'10" x 8'4")

With window to the rear aspect, work surface with space beneath for appliances, space and plumbing for washing machine and dishwasher, wall cupboards, tiled floor and door to the rear.

WC

0.82m x 1.32m (2'8" x 4'4")

With window to the rear aspect, low level WC and tiled flooring.

FIRST FLOOR LANDING

BEDROOM ONE

3.83m x 4.89m (12'7" x 16'0")

With window to the front and rear aspect, fitted wardrobes, carpet and access to the bathroom.

FAMILY BATHROOM

2.43m x 3.85m (8'0" x 12'7")

Having window to the rear aspect, panelled bath with mixer taps, wash basin, low level WC, heated towel rail and vinyl flooring.

BEDROOM TWO

3.08m x 4.58m (10'1" x 15'0")

With window to the front and rear aspect, fitted wardrobes and carpet.

ANNEX

ENTRANCE HALL

With door to the side and carpet.

SHOWER ROOM

1.8m x 1.87m (5'11" x 6'1")

Having vinyl flooring, ladder style heated towel rail, shower cubicle with electric shower within, wash basin with vanity storage beneath and low level WC.

BEDROOM

3.2m x 5.9m (10'6" x 19'5")

With two windows to the front aspect, carpet, loft access and feature old smithy at the rear.

LOUNGE

4.56m x 3.98m (15'0" x 13'1")

With window to the side, double doors to the side and carpet.





UTILITY/WORK ROOM

3.45m x 3.28m (11'4" x 10'10")

Requiring work yet having many original features. This room has power and offers potential for a kitchen area subject to the necessary services being put in place. There is also access to an open STORE.

OUTSIDE

A gravelled driveway leads off the main road and into the property, offering plentiful off-road parking. There is a generous private garden with lawn, patio area, apple tree, many established shrubs and trees.

Note

Please note that the sale of the property is subject to obtaining a Grant of Probate.

SERVICES

Mains water, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

Leave Grantham via High Street, on to South Parade and out of town taking the A1 slip road. Join the A1 south and take the left turn at the Colsterworth junction bearing left at the roundabout and take the first exit on to the A151 to Bourne. As you reach Corby Glen take the second left turn in to High Street. Bear left onto Church Street and the property is on the right just before the bend.

AGENT'S 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.

NOTE

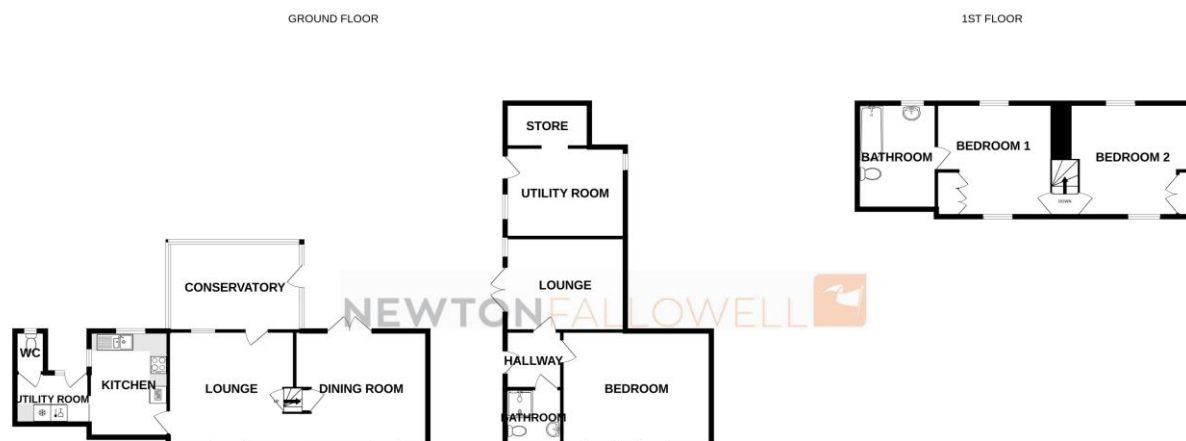
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan



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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