



29 Orchard Way, Corby Glen
£250,000

 **NEWTON FALLOWELL**

29 Orchard Way

Corby Glen, Grantham

Nearly new 3-bed semi-detached home with lounge/diner, modern kitchen, utility, en-suite, driveway, enclosed garden, EV charger, solar panels, and NHBC warranty. No onward chain.

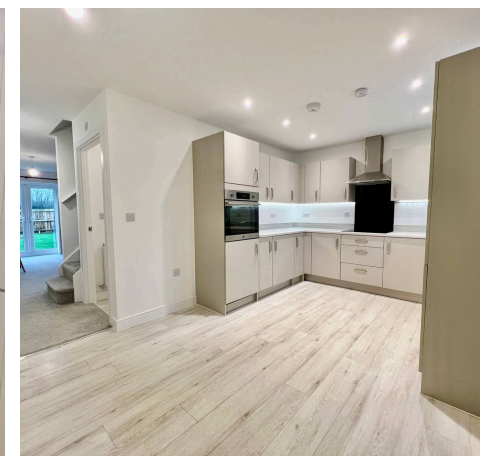
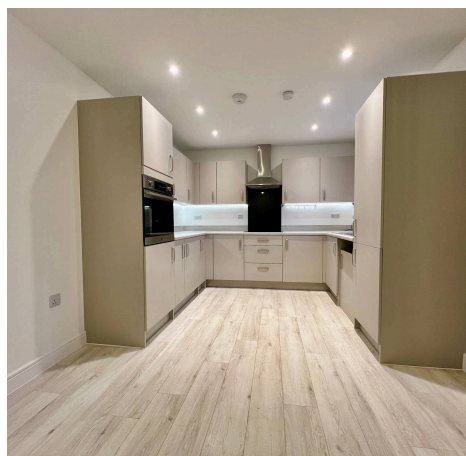
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stunning Modern Built
- Built in 2023
- Three Bed Semi-Detached Home
- Popular Village Of Corby Glen
- No Onward Chain
- Generous Plot
- Solar Panels Included
- Ample Parking With EV Charging Point
- Allison Homes customer care package until September 2026
- Covered By NHBC





KITCHEN

14' 10" x 9' 11" (4.52m x 3.01m)

With a range of wall and base units comprising, stainless steel sink with cupboard below, under cabinet lighting, built in oven, induction hob with extractor above, space for fridge freezer, space and plumbing for dishwasher, radiator, LVT flooring, wall-mounted combi gas boiler, upvc double glazed window and door to the front.

UTILITY ROOM

6' 8" x 4' 1" (2.03m x 1.24m)

With fitted space and plumbing for washing machine and tumble dryer, worksurface, radiator, LVT flooring

CLOAKROOM

6' 8" x 3' 3" (2.02m x 0.98m)

With low level wc, radiator, wash hand basin and LVT flooring.

LOUNGE / DINER

14' 10" x 13' 5" (4.53m x 4.09m)

With upvc double glazed french doors and window onto the rear garden, two radiators, and a media plate.

LANDING

With carpet flooring and loft access point

BEDROOM ONE

9' 0" x 11' 2" (2.75m x 3.41m)

With upvc double glazed window to the rear, built in wardrobes, and a radiator

EN-SUITE

5' 7" x 7' 11" (1.69m x 2.41m)

With three piece suite comprising, walk in shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and upvc double glazed window to the rear.





BEDROOM TWO

7' 11" x 10' 4" (2.41m x 3.14m)

With upvc double glazed window to the front, and a radiator

BEDROOM THREE

6' 8" x 10' 4" (2.03m x 3.14m)

With upvc double glazed window to the front, and a radiator

FAMILY BATHROOM

8' 10" x 5' 7" (2.70m x 1.69m)

With three piece suite comprising, panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls, heated towel rail and upvc double glazed window to the side

COUNCIL TAX

The property is in Council Tax Band B.

SERVICES

Mains water, gas (via estate Calor gas supply) electricity and drainage are connected.

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.

NOTE

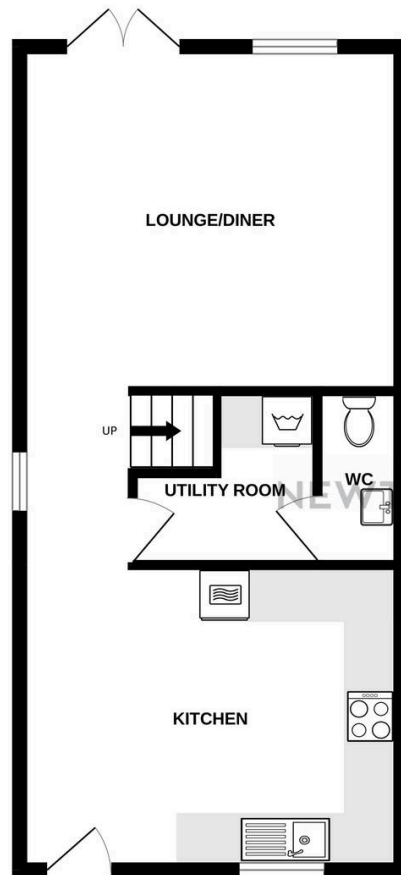
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will 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.







GROUND FLOOR



1ST FLOOR



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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Newton Fallowell Grantham

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