



14 Honeywood Drive, Corby Glen
£289,995

 **NEWTON FALLOWELL**

14 Honeywood Drive

Corby Glen, Grantham

A lovely David Wilson built three bedroom detached home in a village location. En suite, utility room, landscaped garden, double driveway and air source heating. Remainder of 10 year build warranty.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Recent David Wilson Home
- Popular Hadley Design
- Thriving Village Location
- Air Source Heating
- Ground Floor Cloakroom
- Kitchen/Dining Room
- Utility Room
- Double Width Driveway
- Three Bedrooms
- En Suite Shower Room and Family bathroom





ENTRANCE HALL

With Vaillant central heating control, radiator and staircase off to first floor.

CLOAKROOM

With low level WC and pedestal wash basin. Extractor fan and radiator.

KITCHEN/DINING ROOM

17' 9" x 9' 6" (5.42m x 2.90m)

A modern sociable through room with aspects to both front and rear. Built in appliances including an integrated oven with ceramic hob and extractor over, fridge/freezer and dishwasher. Attractive fitted cupboards and worktops with a stainless steel sink and drainer. Two radiators.

UTILITY ROOM

5' 8" x 5' 7" (1.73m x 1.69m)

LOUNGE

17' 9" x 10' 3" (5.40m x 3.13m)

Another spacious living room with aspects to front and rear. French doors to garden. Radiator.

FIRST FLOOR LANDING

Built in storage cupboard and loft hatch to roof space. Radiator.

BEDROOM 1

14' 2" x 10' 1" (4.31m x 3.07m)

Master bedroom with window to front elevation and useful recess to contain a range of wardrobes. Radiator.

EN SUITE SHOWER

6' 2" x 5' 9" (1.87m x 1.74m)

Shower cubicle, pedestal wash basin and low level WC. Heated towel rail, shaver point, extractor fan. Window to front elevation.

BEDROOM 2

11' 2" x 9' 9" (3.41m x 2.97m)

A good sized second bedroom. Window to front elevation and radiator. Built in cupboard containing water cylinder and plant.





BEDROOM 3

8' 11" x 7' 5" (2.71m x 2.26m)

Window to rear. Radiator.

BATHROOM

6' 6" x 6' 3" (1.98m x 1.91m)

Attractive white suite of paneled bath with shower and screen over, pedestal wash basin and low level WC. Extractor fan and heated towel rail. Window to rear.

SERVICE CHARGES

Estate charges for the David Wilson Homes Pastures Place development in Corby Glen are typically structured as a private estate maintenance (or service) charge. These fees usually fall between £150 and £300 per year to cover the upkeep of communal landscaped spaces, unadopted roads, and street lighting.

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. Services and appliances have not been tested.





NOTE

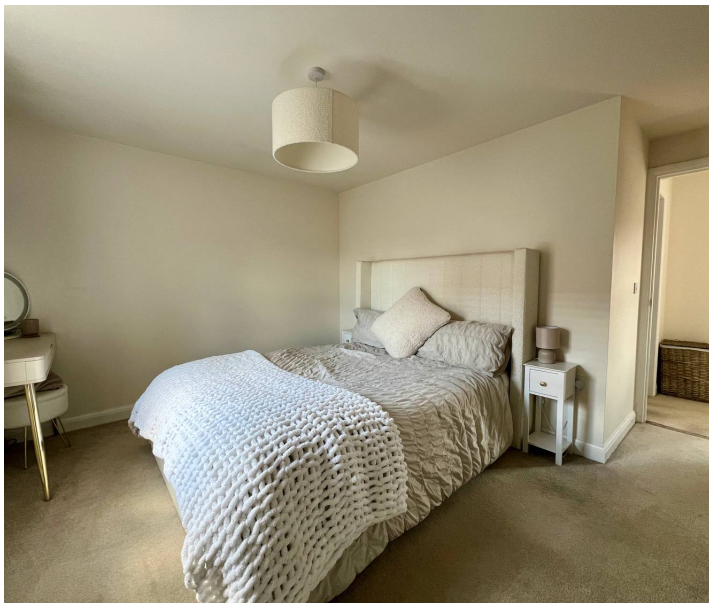
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services.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

SERVICES

Mains electricity water and drainage. Gas not available. Heating by modern Vaillant air source heat pump.

Anti-Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks







Energy Efficiency Rating

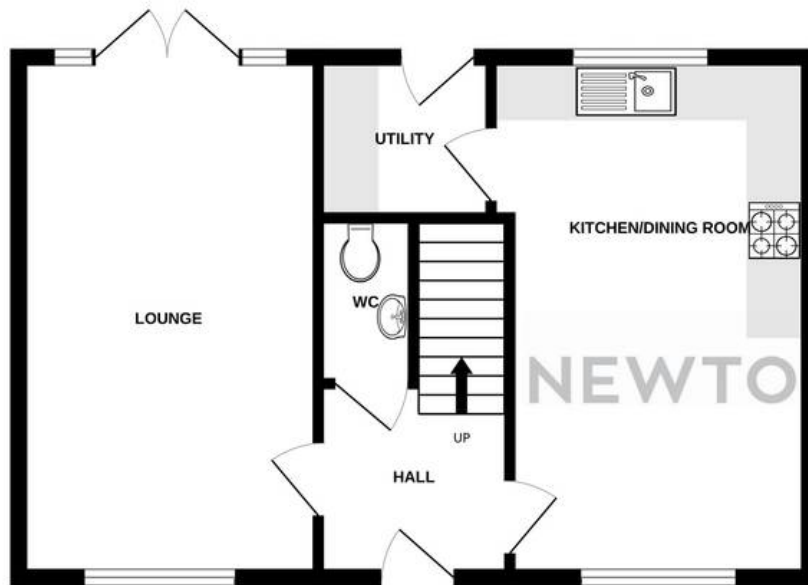
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		99
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



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

Newton Fallowell, 68 High Street, Grantham - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/