



6 Corby Road, Bitchfield, NG33 4DU



Freehold

Guide Price £250,000 to £260,000



## Key Features

- Potential Development Plot (STPP)
- Generous Corner Plot
- Three Bed Semi-Detached
- Extended To The Rear
- Popular Village Location
- Three Reception Rooms + Study Area
- Modern Kitchen
- Masses Of Potential!
- EPC Rating G





## A Rare Opportunity on a Generous Corner Plot - Packed with Potential (STPP)

Set within a popular village location, this extended three-bedroom semi-detached home offers exceptional versatility and scope for further development (subject to planning permission). Occupying a generous corner plot, the property is ideal for buyers seeking space, flexibility and future potential.



Internally, the home features three reception rooms plus a study, providing ample room for family living, entertaining or home working. The property has been extended to the rear, creating additional functional space that complements the modern kitchen.

The ground floor also benefits from a downstairs W/C, utility room, and leading on from the lounge is a recently installed decking area boasting field views. Upstairs hosts three well-proportioned bedrooms, and a shower room.

The expansive plot opening doors to a variety of future possibilities for extension or reconfiguration (STPP). With its blend of current comfort and massive potential, this property is a fantastic opportunity for families, developers and investors alike!



## ACCOMMODATION

### ENTRANCE HALL

With door to the side aspect, under stairs cupboard, stairs to the first floor and uPVC double glazed window to the rear.

### LOUNGE

**5.97m x 2.46m (19'7" x 8'1")**

Having uPVC double glazed French doors to a rear decking area, wooden flooring.

### DINING ROOM

**4.5m x 3.61m (14'10" x 11'10")**

Being open to the lounge and having uPVC double glazed window to the rear, quarry tiled flooring.

### SITTING ROOM

**3.6m x 3.03m (11'10" x 9'11")**

With uPVC double glazed window to the side and rear, sliding door to the side, carpet.

### STUDY AREA

**2.7m x 1.72m (8'11" x 5'7")**

Within the sitting room and having laminate flooring.

### UTILITY ROOM

**2.7m x 1.39m (8'11" x 4'7")**

Having space and plumbing for washing machine, carpet.

### DOWNSTAIRS W/C

**0.86m x 1.26m (2'10" x 4'1")**

Having WC.





## KITCHEN

5.02m x 2.2m (16'6" x 7'2")

A fitted kitchen with eye and base level units, uPVC double glazed window to the rear aspect, uPVC double glazed window to the side to the sitting room, one and half bowl sink and drainer, Belling cooker with glass extractor over, subway style tiled splashbacks, space and plumbing for dishwasher, room for fridge freezer.

## FIRST FLOOR LANDING

Having uPVC double glazed window to the rear aspect and carpet.

## BEDROOM ONE

3.62m x 4.19m (11'11" x 13'8")

With uPVC double glazed window to the front, fitted wardrobes, radiator and carpet.

## BEDROOM TWO

3.63m x 3.34m (11'11" x 11'0")

With uPVC double glazed window to the front, built-in wardrobes, radiator and carpet.

## BEDROOM THREE

2.18m x 2.94m (7'2" x 9'7")

With upVC double glazed window to the rear, built-in wardrobe, radiator and carpet.

## SHOWER ROOM

1.82m x 1.92m (6'0" x 6'4")

Having uPVC obscure double glazed window to the rear aspect, a wet room style shower with drainage point, wall hung washbasin and low level WC., tiled walls, extractor fan and heated towel rail.

## OUTSIDE

There is parking to the side of the property with a large gravelled area which leads onto a private lawned front garden with manicured mature trees and bushes and has a decked seating area leading from the lounge, affording open countryside views.



To the rear there is a further established garden with various seating areas.

The plot offers potential for development subject to the necessary planning permission being obtained.

## SERVICES

Mains water, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band A.

## DIRECTIONS

From High Street proceed south passing Sainsburys and taking the left turn at the traffic lights onto New Beacon Road. Continue up Somerby Hill and at the roundabout continue over along the A52. Take the left turn for Old Somerby (B1176), continue through Boothby Pagnell and onto Corby Road. The property is on the corner of Ingoldsby Road.

## BITCHFIELD

Bitchfield is a small rural village approximately 3 miles north of Corby Glen and 7 miles from Grantham. Corby Glen offers two medical practices, a primary and high school, 2 shops, 2 thriving pub/restaurants and numerous other services. See <http://www.corbyglen.com>. It is conveniently located for easy access to the A1 and Grantham offers main line rail link to London (Kings Cross).

## AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

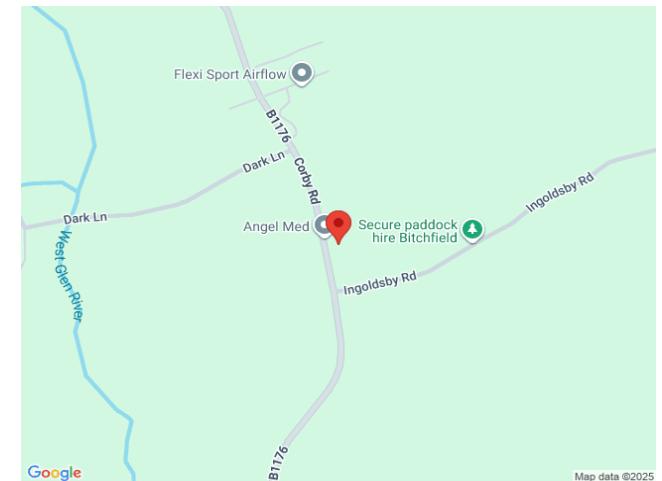




## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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.

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