



Orchard Way, Corby Glen



**£250,000**

- Stunning Modern Built
- Built in 2023
- Three Bed Semi-Detached Home
- Popular Village Of Corby Glen
- No Onward Chain
- Generous Plot
- Freehold
- EPC rating B



This attractive and nearly new three-bedroom semi-detached home, built by Allison Homes, occupies a particularly appealing position within the development and is offered for sale with no onward chain.

The accommodation is thoughtfully arranged and well proportioned throughout. On the ground floor, a generous lounge/dining room enjoys French doors opening onto the rear garden, creating an excellent space for both everyday living and entertaining. The contemporary kitchen/breakfast room is fitted with a comprehensive range of modern units and integrated appliances, complemented by a separate utility room and a downstairs cloakroom.

To the first floor, the principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. There are two further bedrooms, both well served by a modern family bathroom.

Externally, the property is approached via a private block-paved driveway providing off-road parking. To the rear, the south-east facing garden is fully enclosed and laid predominantly to lawn with a paved terrace, offering an ideal outdoor space for relaxation and al fresco dining.

The property further benefits from an EV charging point, solar panels, the remainder of the Allison Homes customer care package until September 2026, and full NHBC warranty, making this an appealing and energy-conscious home ready for immediate occupation.





## CORBY GLEN

Corby Glen is situated 7 miles north west of Bourne on the A151 and 12 miles south of Grantham. It offers two medical practices, a primary and high school, 2 shops, 2 thriving pub/restaurants and numerous other services. The property is conveniently located for easy access to the A1 and Grantham offers main line rail link to London (Kings Cross).

## ACCOMMODATION

### KITCHEN

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

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

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

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

### CLOAKROOM

2.02m x 0.98m (6'7" x 3'2")

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

### LOUNGE / DINER

4.53m x 4.08m (14'11" x 13'5")

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

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

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

## EN-SUITE

1.69m x 2.41m (5'6" x 7'11")

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

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

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

## BEDROOM THREE

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

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

## FAMILY BATHROOM

2.7m x 1.69m (8'11" x 5'6")

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

## EXTERIOR

To the front, the property benefits from a neatly lawned garden with a pathway leading to the main entrance. A private driveway to the side offers generous off-road parking with EV charging point. The rear garden enjoys a desirable south-east aspect and features a paved patio area opening onto a fully enclosed lawn, ideal for outdoor living.

## 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. 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.



## Floorplan



 **NEWTONFALLOWELL**

Newton Fallowell

01476 591900  
grantham@newtonfallowell.co.uk