



West Glen House, Corby Glen



**Bedrooms: 5      Bathrooms: 2**

An impressive detached family home set within a private and secluded position in the heart of Corby Glen, approached via a long gated driveway and surrounded by mature trees and established planting. Offering spacious and versatile accommodation including a self-contained annex, triple garaging and beautifully maintained gardens.

- Detached family home with self-contained annex
- Private gated driveway and secluded setting
- Five bedrooms
- Open-plan kitchen/dining room
- Stunning sunroom with glazed gable
- Three reception rooms total, plus home office
- Self contained annex with separate access
- Triple garage with workshop
- Large private gardens
- Excellent commuter location





West Glen House is approached via its own long gated driveway, creating an impressive sense of arrival and ensuring a high degree of privacy. The property sits within a secluded setting, surrounded by mature trees and established hedging which provide excellent screening and a peaceful, private environment.

The property is entered via a welcoming entrance hall, immediately setting the tone for the spacious and well-balanced accommodation that follows. The heart of the home is an impressive open-plan kitchen/dining space, beautifully appointed with modern units, integrated appliances and generous worktop areas. A breakfast bar with feature pendant lighting provides a stylish focal point, whilst ample space is afforded for a dining table, making it ideal for both everyday living and entertaining. This space flows seamlessly into the sunroom, a truly outstanding area featuring a striking glazed gable and additional skylights which flood the room with natural light. Doors open directly onto the garden, creating a superb indoor-outdoor connection and making this an ideal setting for gatherings and entertaining. In addition, the ground floor offers a further living room with a bay window and inset fireplace, providing a cosy space in the winter. There is also a well equipped utility room which has integral access to the triple garage and workshop space, and a stylish cloakroom.

Also to the ground floor, there is a self-contained annex with a spacious ground floor bedroom and en-suite facilities, along with its own kitchen and sunroom which leads directly into the garden. This bright and inviting space is enhanced by a matching glazed gable, allowing an abundance of natural light to flood in and creating a wonderful connection to the outside space. With its own separate access, this versatile space offers excellent potential for Airbnb use, guest accommodation or multigenerational living.

To the first floor, a central landing is filled with natural light with floor to ceiling windows and provides access to a number of well-proportioned bedrooms. Bedrooms two, three and four are generous in proportions and all benefit from built-in wardrobes providing further storage. There is currently a substantial playroom which leads through to a guest bedroom, however this space offers excellent flexibility and could easily be reconfigured to create a superb additional principal bedroom suite with dressing area if desired. The accommodation on this floor is served by a beautifully appointed family bathroom, finished to a high standard and comprising both a bath and separate shower. A useful study with built-in cabinets completes the first floor, providing an ideal space for home working.

The principal bedroom occupies the entire second floor, creating an impressive and private retreat with stunning views across the village and surrounding countryside. It benefits from its own dressing area and a spacious en-suite featuring both a bath and separate shower, forming an exceptional principal suite.

Externally, the property is approached via a large driveway providing ample off-road parking and access to substantial triple garaging and workshop. There is also a handy wood store behind. To the rear, the generous and private garden is predominantly laid to lawn, bordered by mature trees and established planting, and a patio dining area creating a peaceful and secluded setting ideal for both family life and outdoor entertaining.

Corby Glen is a highly regarded and well-served village offering a range of everyday amenities including a village shop, two coffee shops and two popular pubs. The village is particularly popular with families, benefitting from a primary school, small secondary school and dance school, with further secondary schooling available in nearby Bourne, including a well-regarded grammar school. The property is conveniently positioned for access to the A1, whilst mainline rail services are available from nearby Grantham, providing direct links to London King's Cross in under an hour, making the location ideal for commuters.





# High Street, Corby Glen, Grantham, NG33

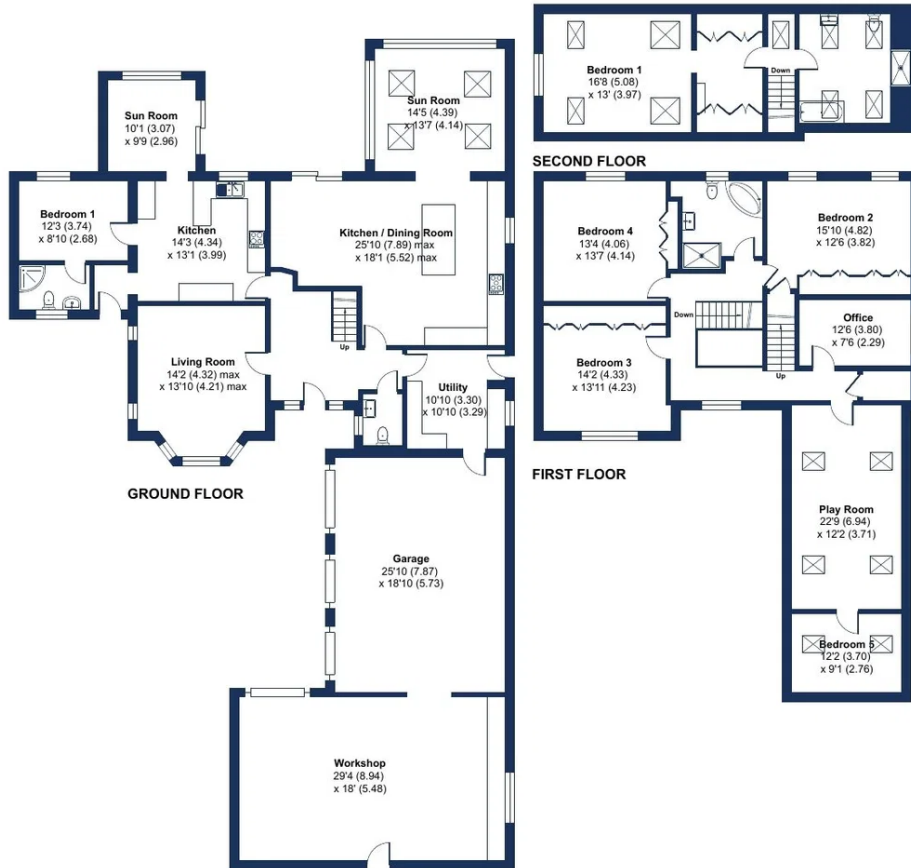
Approximate Area = 3055 sq ft / 283.8 sq m

Garage = 1022 sq ft / 94.9 sq m

Annexe = 478 sq ft / 44.4 sq m

Total = 4555 sq ft / 423.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Moores Estate Agents. REF: 1451674



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 69                      | 69        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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