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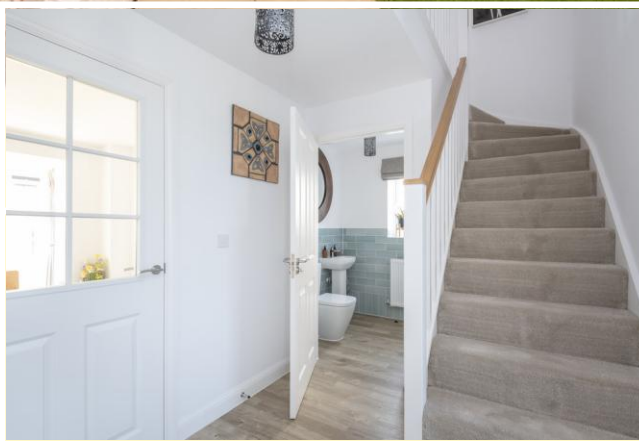
3 James Ancaster Avenue, Corby Glen, NG33 4FE

£475,000 Freehold

- Detached House
- Upgraded Fixtures & Fittings
- Immaculately Presented
- Wow Factor Living Kitchen
- Four Double Bedrooms

STUNNING FOUR BED DETACHED FAMILY HOUSE. THE HOLDEN BUILT BY DAVID WILSON HOMES. This is not a standard HOLDEN. The vendors of this property used the 5% original incentive package from the builders to upgrade the internal fixture and fittings to Gold & Platinum quality. They have also spent a considerable amount on solar panels and batteries. Viewing is highly recommended to appreciate all the additional extras that this property benefits from. SEE AGENTS NOTE FOR A FULL LIST.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Part glazed front door to Entrance Hallway: Radiator, wall mounted digital heating controller, stairs to first floor, deep built in storage cupboard, Amtico flooring.

STUDY

9' 5" x 7' 9" (2.87m x 2.36m) Radiator, Amtico flooring, window to front.

CLOAKROOM

5' 2" x 5' (1.57m x 1.52m) Low level WC with concealed flush, pedestal wash hand basin, radiator, complimentary tiling, Amtico flooring, under stairs cupboard with automatic light.

LOUNGE

17' 8" x 12' 1" (5.38m x 3.68m) Two radiators, feature bay window to front aspect, TV point, telephone point, Amtico flooring.



KITCHEN/DINER

14' 3 Max " x 20' 1 Max " (4.34m x 6.12m) Fitted wall mounted and floor standing white fronted cupboards with under unit lights, complimentary fitted worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer tap and drinking water filter tap, three deep pan drawers, five ring 900mm ceramic hob, chrome extractor canopy over, AEG eye level electric oven, integrated dishwasher, integrated fridge and freezer, water softener, large double glazed bay overlooking the rear garden, two radiators, media panel, Amtico flooring.



UTILITY ROOM

8' 3" x 5' 2" (2.51m x 1.57m) Fitted floor standing and wall mounted cupboards with under unit lights, complimentary worktops and splash backs, inset stainless steel sink and drainer with mixer tap, integrated washing machine and tumble dryer, extractor fan, radiator, part glazed door to rear.

FIRST FLOOR LANDING

Large galleried landing, radiator, access to roof storage space, airing cupboard housing hot water tank and shelving.

BEDROOM 1

14' 10 Max " x 12' 1 Max " (4.52m x 3.68m) Wall mounted digital heating control, TV point, telephone point, radiator, window to front.

ENSUITE SHOWER ROOM

7' 1" x 4' 9" (2.16m x 1.45m) Double width shower cubicle, low level WC, pedestal wash hand basin, white heated ladder towel, inset ceiling spot lights, extractor fan, complimentary wall and floor tiles.

BEDROOM 2

14' 3" x 9' 9" (4.34m x 2.97m) Built in wardrobe, radiator, two windows to rear.

BEDROOM 3

13' 4" x 9' 5" (4.06m x 2.87m) Radiator, built in triple wardrobes, two windows to front, TV point.

BEDROOM 4

10' 2" x 9' 10 Max " (3.1m x 3m) Built in wardrobes to both walls, radiator, window to rear.

FAMILY BATHROOM

8' 9" x 7' 5" (2.67m x 2.26m) Panelled bath with centre mixer tap, low level WC, pedestal wash hand basin, enclosed cubicle, white heated ladder towel rail, complimentary wall and floor tiles.

EXTERNALLY

The front of this house is open plan. A driveway to one side of the property provides off road parking and leads to a larger than average single garage with a sectional electric up and over door.

The rear garden benefits from an extended patio seating area with the remainder laid to lawn. At the rear of the garage there is a good size storage area and a timber garden shed.





AGENTS NOTE

The sellers of this property have made many changes and have upgraded the fixtures and fittings throughout: These include:

- Wiring for electric vehicle charging point
- Water Softener
- Drinking Water Filter Tap
- Amptico flooring to all ground floor
- Electric Garage Door
- Outside Tap
- Vailant Aerothem 7kw heat pump with Vailant gateway connect
- 16 Solar Panels, 3x 10kw batteries and sigenergy and gateway in case of power cuts.
- Extra power points and lighting in oversized single garage.
- 10" x 6" Timber Garden Shed
- Upgraded Carpets
- Upgraded tiling to all bathrooms
- Upgraded Kitchen & Utility Room
- Additional fitted wardrobes to Bedroom 4
- Extended Patio Area
- Lights to both the Front & Rear of House
- Media plates in Lounge & Kitchen
- Additional TV points

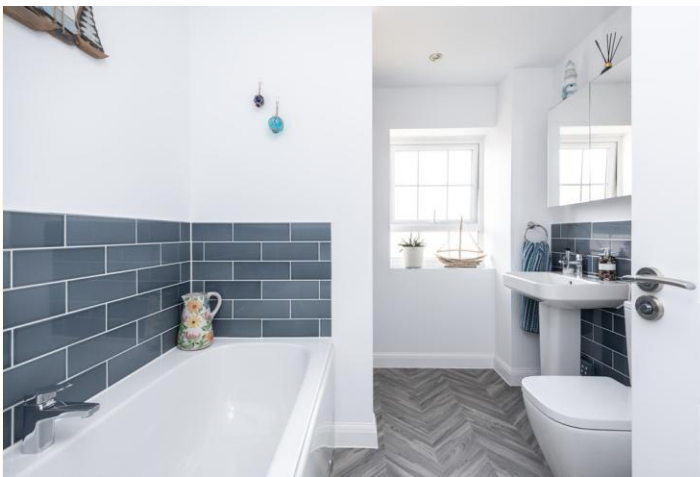
This house is located in a perfect location on the edge of the state with far reaching views across open fields at the front. Overall an enviable location.

DIRECTIONS

From Eckfords & Longstaff office proceed to the centre of Bourne. At the traffic lights turn right into West Street. At the edge of Bourne at the large roundabout take the fourth exit heading towards Corby Glen. After approximately 7 miles when you reach the village turn left into St James Avenue. Number 3 is located on the left hand side located in a private driveway with this house and two others.

AMENITIES

Corby Glen is a lovely village with a traditional market place. It benefits from local and national shops, two pubs and two doctors surgeries. There is a very good primary and senior school and excellent travel links to the A1 and other major roads.







Ground Floor



First Floor

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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