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31 Orchard Way, Corby Glen, Grantham, Lincs, NG33 4EE

£235,000 Freehold

- Semi Detached House
- Modern Kitchen
- Utility Room & Cloakroom
- Lounge/Diner
- Three Bedrooms

This spacious three bed semi detached house is well presented throughout and offers modern family accommodation. Located in a popular village location with easy access to major roads and train stations. Viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



GROUND FLOOR

ACCOMMODATION

Front door opening to Kitchen.

KITCHEN

14' 11" x 9' 10" (4.55m x 3m) Fitted wall mounted and floor standing white fronted cupboards with complimentary fitted worktops and splash backs, inset stainless steel sink and drainer with mixer tap, four ring ceramic hob with glass splash back and chrome extractor canopy over, eye level electric oven, integrated fridge/freezer, integrated dishwasher, wooden effect laminate flooring, inset ceiling spot lights, radiator, open to inner hallway.



UTILITY ROOM

7' 1" x 6' 7" max" (2.16m x 2.01m) Fitted worktop and splash back, space and plumbing under for automatic washing machine, floor standing cupboard, radiator, wooden effect vinyl flooring.

CLOAKROOM

Low level WC with concealed flush, pedestal wash hand basin, wooden effect vinyl flooring, radiator, extractor fan.

LOUNGE/DINER

14' 11" x 13' 6" (4.55m x 4.11m) TV point, telephone point, two radiators, wall mounted thermostat heating control, French Doors opening to rear garden.

FIRST FLOOR

LANDING

Radiator, access to roof storage.

BEDROOM 1

15' 0" Max" x 10' 8" (4.57m x 3.25m) Built in double wardrobe, TV point, telephone point, radiator, window to rear.

ENSUITE SHOWER

Corner shower cubicle with glass surround, pedestal wash hand basin, low level WC with concealed flush, wooden effect vinyl flooring, inset ceiling spot lights, extractor fan, white heated ladder towel rail.

BEDROOM 2

7' 11" x 10' 3" (2.41m x 3.12m) TV point, radiator, window to front.

BEDROOM 3

10' 3" x 6' 8" (3.12m x 2.03m) Radiator, window to front.

BATHROOM

Panelled bath with mixer shower attachment and glass screen, wash hand basin with vanity cupboard under, low level WC with concealed flush, white heated ladder towel rail, wooden effect vinyl flooring, inset ceiling spot lights, extractor fan, electric shaver point, complimentary splash back tiling.

EXTERNALLY

GARDEN

The front of this property is open plan and benefits from a lovely size lawn with a paved pathway leading to the front door. To one side of the house there is a good size driveway which provides off road parking for several cars.

The rear garden is fully enclosed and benefits from a large paved patio with the remainder laid to a large lawn. Included in the sale is a timber shed.





TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND B

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.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		