

THE HOLLIES

— CORBY GLEN —

Positioned within an exclusive and carefully planned development on the edge of Corby Glen, this impressive five-bedroom home brings together traditional architectural cues and refined contemporary comfort. With its handsome stonework and neatly landscaped setting, The Hollies offers a timeless aesthetic shaped for modern life.



CONTEMPORARY COUNTRY STYLE

Set to the rear, the open-plan kitchen and family space is designed as the sociable centre of the home, where everyday family life and relaxed entertaining unfold with ease. Beautifully appointed with fitted cabinetry, granite worktops, integrated Neff appliances, all centred around a striking midnight blue central island, it strikes the perfect balance between practicality and polish. There is room here to cook, dine and gather in comfort, whether for weekday breakfasts, weekend suppers or larger celebrations. Bifold doors open out onto the garden, drawing the outside in and making the most of the warmer months.

Just off the kitchen, the laundry room adds valuable extra storage and workspace, keeping the main living area feeling streamlined and uncluttered. A ground-floor cloakroom sits conveniently nearby, adding another layer of day-to-day practicality.



A SENSE OF ARRIVAL

Step through the front door and the entrance hall provides an immediate sense of the quality and care carried throughout the home. Bright, balanced and beautifully proportioned, it offers a calm first impression, where natural light, elegant finishes and a feeling of space combine to create a warm and stylish welcome.



CLASSIC CHIC

In the sitting room, a handsome stone fireplace with log-burning stove creates a natural focal point and brings warmth and character to the space. Generous in scale yet wonderfully inviting, it is a room that lends itself equally well to quiet evenings in, family gatherings or relaxed entertaining.

Elsewhere, the study provides flexibility for modern living. Ideal as a peaceful place to work from home, it could equally adapt to a formal dining room, hobbies, reading or wider family needs over time, evolving effortlessly with the rhythm of life.



BEDTIME BECKONS

Upstairs, the principal bedroom serves as a peaceful and private retreat, enjoying lovely open views across the surrounding countryside. A dressing room and beautifully finished en suite bathroom enhance the sense of comfort and luxury, while the Juliet balcony welcomes in the light and frames the outlook, creating a restful place to begin and end the day.



COMFORT & TECHNOLOGY

Built with modern comfort at its core, the home benefits from an air source heating system, underfloor heating across the ground floor and thermostatically controlled radiators to the first floor. Recessed lighting, plentiful TV and data points, and a fully powered garage all work quietly in the background to ensure the home is as functional as it is attractive.

Four further bedrooms offer generous and versatile accommodation for both family and guests. Two enjoy the added benefit of en suite shower rooms, ideal for older children, visitors or multi-generational living, while the remaining bedrooms are served by a stylish and well-appointed family bathroom.





STEP OUTSIDE

The Hollies has been thoughtfully landscaped to create a generous stone terrace and tiered garden levels, ready for future planting and personal touches. Enclosed for privacy and peace of mind, the garden provides a wonderful setting for outdoor dining, entertaining and relaxed afternoons, all with rolling countryside beyond.



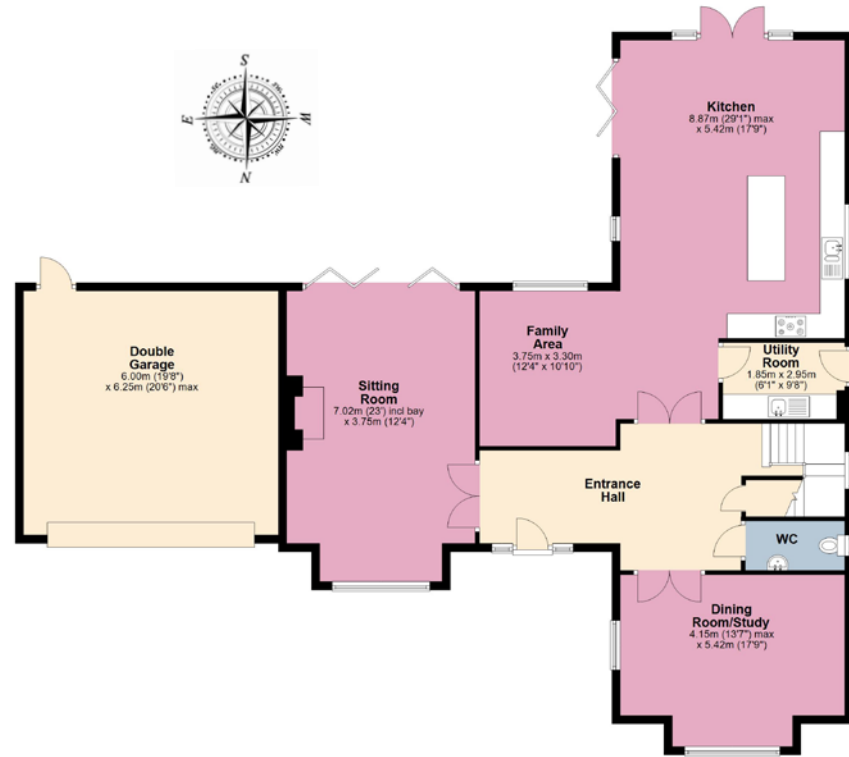
THE FINER DETAILS

Freehold
 Detached
 Built 2025
 Plot approx. 0.4 acre
 Air source heat pump

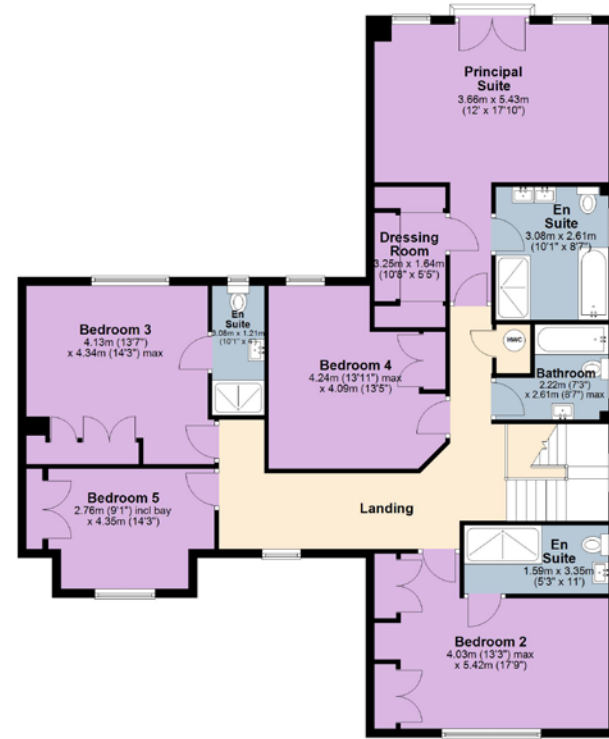
Mains electricity, water and sewage
 EV charging point
 South Kesteven District Council,
 tax band TBC
 Predicted EPC rating B

Ground Floor: approx. 184 sq. metres (1,941.6 sq. feet)
 First Floor: approx. 140.2 sq. metres (1,509.6 sq. feet)
 Total: approx. 320.6 sq. metres (3,451.2 sq. feet)

Ground Floor



First Floor



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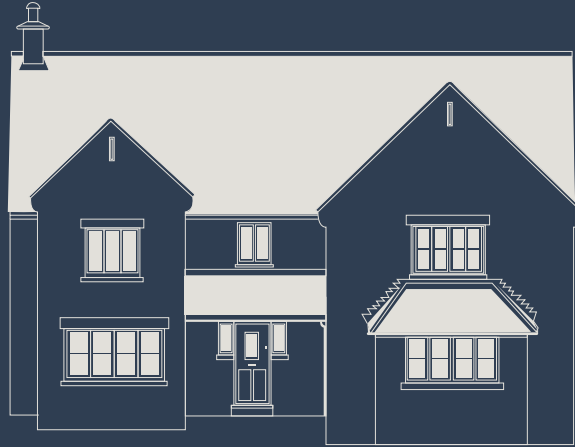
LOCAL LIFE

Home to a medieval Market Cross and a sprinkling of 17th century listed buildings, Corby Glen captures the essence of rural England. Residents can pause for cake and refreshments in the village tea-room or meet friends for drinks at The Woodhouse Arms. Idyllic country walks abound via routes such as the Newton's Trail, linking neighbouring villages via quaint country lanes, ancient churches and historic gardens, taking in the birthplace of Sir Isaac Newton.

Families can take advantage of the local schooling – the village is home to a primary and secondary school, while nearby independent options include Stamford School and Oakham School. For commuters, the A151 threads east-west across Lincolnshire, providing links to the A1, while rail connections can be found in nearby Grantham and Stamford.

LOCAL DISTANCES

- Grantham** 14 miles (20 minutes)
- Oakham** 17 miles (24 minutes)
- Stamford** 18 miles (21 minutes)
- Melton Mowbray** 19 miles (33 minutes)



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