



MILLFIELD HOUSE

— CORBY GLEN —



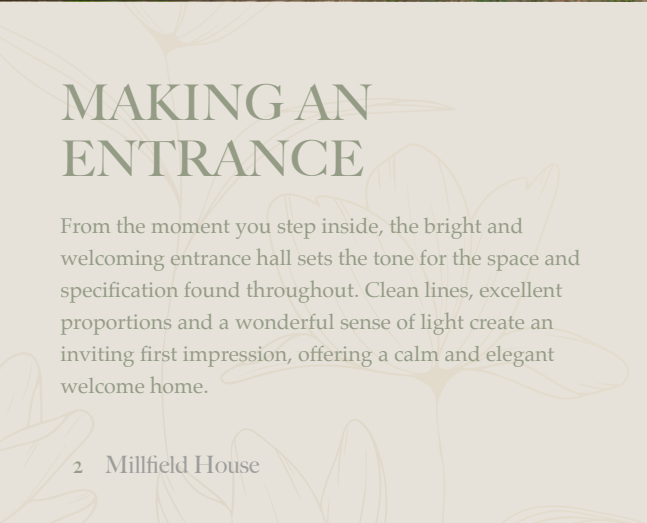
Set within a small and thoughtfully designed development in the heart of Corby Glen, this beautifully crafted five-bedroom home blends classic architecture with high-spec modern living. Framed by stone detailing, landscaped gardens and traditional black carriage lighting, Millfield House feels both timeless and effortlessly contemporary.



THE HEART OF THE HOME

Positioned at the rear of the home, the open-plan kitchen and family area forms the true heart of the home. Designed with modern family life in mind, this beautifully considered space combines stylish fitted units, granite worktops and integrated Neff appliances, delivering both visual appeal and everyday practicality. There is ample room to create relaxed dining and seating areas, making it ideal for everything from busy mornings to sociable evenings with friends and family. Bifold doors open seamlessly onto the garden, effortlessly connecting indoor and outdoor living during the warmer months.

Adjoining the kitchen, a practical utility room provides additional storage and functionality, helping to keep the main living spaces uncluttered. A conveniently located ground-floor cloakroom further enhances everyday convenience.



MAKING AN ENTRANCE

From the moment you step inside, the bright and welcoming entrance hall sets the tone for the space and specification found throughout. Clean lines, excellent proportions and a wonderful sense of light create an inviting first impression, offering a calm and elegant welcome home.



CONTEMPORARY LIVING

The sitting room offers a welcoming retreat, centred around a striking stone surround fireplace with a cosy logburning stove. Generously proportioned and full of warmth and character, this is a space designed for relaxed evenings, quiet moments or entertaining guests in comfort and style.

A versatile study provides a calm and practical workspace, perfectly suited to home working, hobbies or flexible family use. Its adaptable nature ensures it can evolve alongside changing lifestyle needs.



BLISSFUL BEDROOMS

Upstairs, the principal bedroom is a luxurious sanctuary, offering space, privacy and beautiful countryside views. It features a dedicated dressing room and a beautifully appointed en suite bathroom, while a Juliet balcony draws in natural light and frames far-reaching countryside scenery, creating a peaceful retreat at the end of the day.





COMFORT & TECHNOLOGY

Designed with comfort, efficiency and modern living firmly in mind, the home features an air source heating system, underfloor heating throughout the ground floor and thermostatically controlled radiators upstairs. Recessed lighting, ample data and TV points throughout the property, and a fully powered garage ensure that contemporary living is seamlessly supported behind the scenes.

Four further well-proportioned bedrooms provide generous accommodation for family and guests alike. Two benefit from their own en suite shower rooms, adding comfort and flexibility for multi-generational living or visiting friends, while a stylish main family bathroom serves the remaining bedrooms with elegance and ease.



With a focus on quality, craftsmanship and thoughtful design, this impressive home offers space, style and substance - an exceptional opportunity to enjoy modern living in a truly timeless setting.



GARDEN DELIGHTS

Outside, Millfield House has been hard landscaped with a large stone-paved terrace and tiered levels, providing an inviting canvas for future planting and personalisation. Fully enclosed, the garden offers privacy and peace of mind and provides the perfect setting for entertaining, all overlooking rolling countryside.



THE FINER DETAILS

Freehold
Detached
Built 2025
Plot approx. TBC
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. 139.1 sq. metres (1,497.5 sq. feet)
First Floor: approx. 138 sq. metres (1,485.5 sq. feet)
Total Home: approx. 277.1 sq. metres (2,983 sq. feet)
Garage: approx. 37.5 sq. metres (403.3 sq. feet)



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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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