



**26 Pridmore Road, Corby Glen, Grantham, Lincolnshire NG33 4JN    £399,950**



\*\*\*DESIRABLE VILLAGE LOCATION\*\*\* Rosedale are delighted to offer to the market this well presented detached family home in the popular village of Corby Glen. Corby Glen is West of Bourne passed Grimsthorpe Castle, The village has a number of local shops, doctors, pubs, school and veterinary. The property has four double bedrooms, ensuite to main, family bathroom, lounge, dining room, converted garage to snug, family room, extensive kitchen and cloakroom. Outside there are front and rear gardens and plenty of off road parking to the garage. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating C/Council Tax Band D.

### ENTRANCE HALL

Composite door to front, stairs to first floor and

### CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls and UPVC window to front.

### LOUNGE

15' 8" x 11' 1" (4.78m x 3.38m) (approx.) UPVC window to front, fire place , and arch to dining room.

### DINING ROOM

11' 1" x 9' 7" (3.38m x 2.92m) (approx.) UPVC sliding doors to garden, double radiator and door to kitchen.

### KITCHEN

20' 0" x 15' 1" (6.10m x 4.60m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, integrated microwave, fridge freezer space, L shape, integrated dishwasher, wall mounted gas boiler, two UPVC windows to rear, radiator and half glazed door to side.

### SNUG

16' 8" x 9' 2" (5.08m x 2.79m) (approx.) UPVC window to front, radiator and door to landing.

### LANDING

Cupboard, loft access and radiator.

### BEDROOM ONE

14' 0" x 12' 8" (4.27m x 3.86m) (approx.) UPVC window to front, radiator and fitted wardrobes.

### ENSUITE

Fitted with a three piece suite comprising, WC, wash hand basin and shower cubicle, 1/2 tiled walls, heated towel rail, shaver point, extractor fan and UPVC window to front.

### BEDROOM FOUR

9' 10" x 9' 4" (3.00m x 2.84m) (approx.) UPVC window to rear and radiator.

### BEDROOM THREE

10' 6" x 9' 10" (3.20m x 3.00m) (approx.) UPVC window to rear and radiator.

### BEDROOM TWO

15' 8" x 11' 5" (4.78m x 3.48m) (approx.) UPVC window to front, radiator and fitted wardrobes.

### BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over, fully tiled walls, extractor fan, heated towel rail and UPVC window to rear.

### OUTSIDE

Front- Mature shrubs, laid to lawn, brick block paving, tarmac driveway and extra parking.

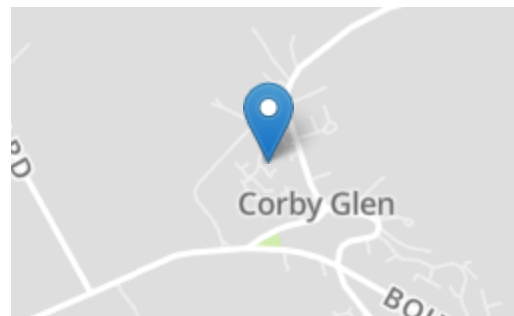
Rear- Raised lawn area, seating over paved patio area, enclosed by fencing and gated side access.

### SINGLE GARAGE

Up and over door, light and power.

### AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	80

