



Corby Glen

£210,000



STUNNING THREE STOREY VICTORIAN PROPERTY Rosedale are delighted to offer to the market this unique property within the popular village of Corby Glen. The property is within easy access to the village centre, Bourne, Stamford and Grantham and has been lovingly maintained and modernised in keeping with the property's age, to include original fireplaces and sash windows to the front. On entering the property you are met by a cozy lounge with a warm and welcoming wood burner and a traditional brick built fire surround. The inner lobby has a under stairs cupboard with light and power, a refitted kitchen and a door leading to the stairs. Off the first landing there are two bedrooms, the main bathroom and stairs leading to the second floor, with another double bedroom and ensuite bathroom. Outside there is a courtyard garden leading to the outhouse and a path leading to the low maintenance landscaped garden with summerhouse. The property is set back from the road with a lovely green space to the front. To fully appreciate this fantastic opportunity, viewings are highly recommended. EPC Energy Rating E/Council Tax Band A.

- ENTRANCE**

Half glazed door to front.
- LOUNGE**

10' 11" x 10' 10" (3.33m x 3.30m) (approx.) Sliding slash window to front, artex, coving, radiator and wood burner.
- INNER LOBBY**

Cupboard.
- KITCHEN**

11' 0" x 10' 10" (3.35m x 3.30m) (approx.) Fitted with a range of base and eye level units, refitted enamel sink, wood worktop, integrated oven, hob, extractor fan, part tiled walls, plumbing and space for washing machine, combi boiler, radiator, fridge freezer space, UPVC window to rear and Stable door to garden.
- LANDING**
- BEDROOM ONE**

11' 0" x 10' 11" (3.35m x 3.33m) (approx.) Sliding sash windows to front, original fireplace and radiator.
- SHOWER ROOM**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, fully tiled walls, downlights and UPVC window to rear.
- BEDROOM THREE**

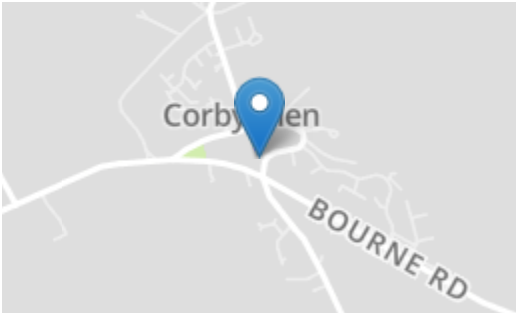
8' 2" x 5' 1" (2.49m x 1.55m) (approx.) UPVC window to rear and radiator.
- BEDROOM TWO**

11' 0" x 10' 9" (3.35m x 3.28m) (approx.) Single glazed window to front.
- BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, radiator, loft access and velux window to rear.
- OUTSIDE**

Courtyard landscaped rear garden with gravel, brick built shed, oil tank, access to rear and enclosed by fencing.
- 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		
(92-100) 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		EU Directive 2002/91/EC

