



Rosedale
PROPERTY AGENTS

'Making your move easier'



3 Coronation Road, Corby Glen, Grantham, Lincolnshire NG33 4LZ £260,000



****SOUGHT AFTER VILLAGE OF CORBY GLEN***** Rosedale are delighted to offer to the market this spacious well presented family home situated in a cul-de-sac, within easy access to local amenities. The property is set back from the road, providing plenty of driveway parking with extra space to the side of the property. This family home has three bedrooms and a family bathroom upstairs. Downstairs there is a light and pleasant entrance hall, dual aspect lounge, refitted kitchen/breakfast and office. There is also an attached outbuilding currently being used as a utility area/storage. The property sits on a well establish plot with a large garden, seating areas, wood store and shed. The property is not overlooked and has views of the church. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating E/Council Tax Band B.

rosedaleproperties.co.uk

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ENTRANCE HALL

Composite door to front, half paneling, stairs to first floor, radiator, cupboard and UPVC window to front.

KITCHEN/BREAKFAST

17' 2" x 12' 0" (5.23m x 3.66m) (approx.) L-Shape fitted with a range of base and eye level units, farmhouse style, range cooker, enamel sink, part tiled walls, fridge freezer space, radiator, tiled flooring, half glazed door to lobby and UPVC window to side and rear.

OFFICE

9' 8" x 7' 4" (2.95m x 2.24m) (approx.) UPVC window to front and radiator.

LOUNGE

14' 11" x 11' 11" (4.55m x 3.63m) (approx.) UPVC windows to front and rear, wood burner, radiator and half paneling.

REAR LOBBY

UPVC window to side, half glazed door to garden and cupboard housing water tank.

OUTBUILDING

9' 6" x 7' 2" (2.90m x 2.18m) (approx.) Plumbing and space for washing machine, fridge freezer space, tumble dryer space and UPVC window to side.

LANDING

UPVC window to front, cupboard and loft access.

BEDROOM ONE

14' 11" x 11' 10" (4.55m x 3.61m) (approx.) UPVC window to front and rear, shelving, radiator and cupboard.

BEDROOM TWO

11' 0" x 9' 11" (3.35m x 3.02m) (approx.) UPVC window to front, radiator and cupboard.

BEDROOM THREE

10' 0" x 8' 0" (3.05m x 2.44m) (approx.) UPVC window to rear and radiator.

BATHROOM

Refitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over, 3/4 tiled walls, heated towel rail, tiled flooring and UPVC window to rear.

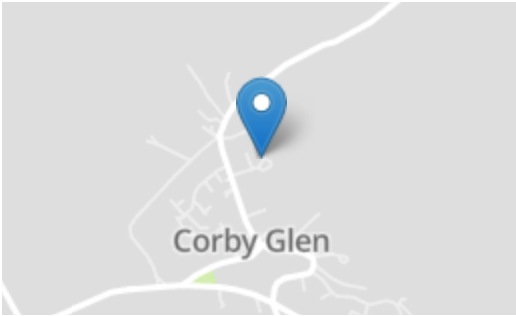
OUTSIDE

To the front there is off road parking for a number of vehicles, mature shrubs, gated side access and gravel.

The rear garden is laid to lawn with raised paved patio seating area, gravel, mature shrubs, shed, wood store, outside boiler which is oil fired central heating and is not overlooked.

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

