



**3 St Johns Drive, Corby Glen, Grantham, Lincolnshire NG33 4NG £490,000**



**\*\*\*EXECUTIVE GENEROUS SIZE FAMILY HOME\*\*\*** – Rosedale Property Agents are delighted to offer to the market this beautifully presented and substantial property, situated in the sought-after village of Corby Glen. A standout feature of this home is the extensive, landscaped rear garden, backing onto mature trees and hedging. The garden offers exceptional privacy, is not overlooked, and includes a large kitchen garden and polytunnel—truly a gardener's dream. The current owner acquired additional land some years ago and has seamlessly incorporated it to create this stunning outdoor space. Externally, the property also benefits from a double garage and ample driveway parking to the front. Inside, the home offers four generous double bedrooms, including a main bedroom with ensuite, alongside a refitted family bathroom. The ground floor provides excellent living accommodation, comprising three reception rooms, a refitted kitchen/breakfast room, utility room, cloakroom, and a dual-aspect lounge featuring a stylish inglenook fireplace with a wood-burning stove. This is a truly unique home, and to fully appreciate its space, setting, and quality, viewings are highly recommended. EPC Energy Rating: E | Council Tax Band: E

**ENTRANCE HALL**  
Composite door to front, tiled flooring, stairs to first floor, radiator and UPVC window to front.

**CLOAKROOM**  
Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, tiled flooring, radiator, extractor fan and UPVC window to side.

**LOUNGE**  
17' 9" x 12' 0" (5.41m x 3.66m) (approx.) Brick block inglenook fireplace, wood burner, coving, UPVC French doors to garden and UPVC window to front. Double doors to:-

**DINING ROOM**  
10' 9" x 10' 3" (3.28m x 3.12m) (approx.) Laminate flooring, coving, radiator and UPVC French doors to garden.

**KITCHEN/BREAKFAST**  
13' 3" x 10' 7" (4.04m x 3.23m) (approx.) Refitted with a range of base and eye level units, integrated stainless steel sink unit with mixer tap, part tiled splash backs, integrated oven, hob, extractor fan, integrated dishwasher, fridge freezer space, tiled flooring, unit down lighting and two UPVC windows to rear.

**UTILITY**  
7' 8" x 5' 6" (2.34m x 1.68m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, plumbing for a washing machine and space for tumble dryer, wall mounted boiler, part tiled walls, tiled flooring and UPVC half glazed door to side.

**OFFICE**  
10' 8" x 7' 7" (3.25m x 2.31m) (approx.) UPVC window to front and radiator.

**LANDING**  
UPVC dormer window to front, cupboard, radiator and loft access.

**INNER LOBBY**  
6' 8" x 6' 1" (2.03m x 1.85m) (approx.) Airing cupboard and stairs to bedroom one.

**BEDROOM ONE**  
16' 4" x 11' 4" (4.98m x 3.45m) (approx.) Two UPVC dormer windows to front, radiator and eves storage.

**ENSUITE**  
Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle with electric shower, radiator and extractor fan.

**BEDROOM TWO**  
17' 9" x 13' 8" (5.41m x 4.17m) (approx.) Two UPVC dormer windows to rear, laminate flooring and radiator.

**BEDROOM THREE**  
12' 2" x 8' 9" (3.71m x 2.67m) (approx.) UPVC dormer window to rear, radiator and laminate flooring.

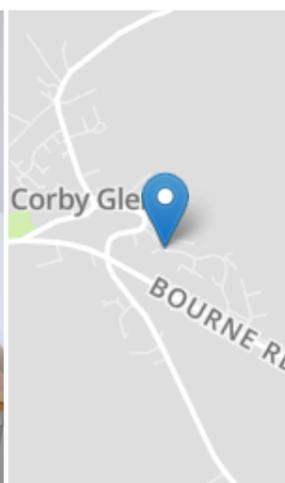
**BEDROOM FOUR**  
12' 1" x 8' 9" (3.68m x 2.67m) (approx.) UPVC dormer window to front, laminate flooring and radiator.

**BATHROOM**  
10' 2" x 7' 8" (3.10m x 2.34m) (approx.) Refitted with three piece suite comprising WC, wash hand and bath with mixer tap, 3/4 tiled walls, tiled flooring, heated towel rail, extractor fan and UPVC dormer window to rear.

**OUTSIDE**  
The rear garden is generously sized and not overlooked, mainly laid to lawn with mature hedging and shrubs. It features two gated side accesses, well-stocked flower borders, a resin patio, decking area, and a dedicated BBQ patio. Additional highlights include an outdoor kitchen, polytunnel, greenhouse, fruit cage and raised vegetable beds, making it an ideal space for both entertaining and keen gardeners.

The front of the property makes a striking impression, featuring a gravel driveway leading to a double garage. Well-tended flower borders, mature shrubs, and neatly laid lawns, while elegant iron fencing provides a sense of privacy and style. Stairs lead gracefully to the front door, completing the welcoming and sophisticated entrance.

**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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		51	56

EU Directive 2002/91/EC