



**PLOT 39 - The Orchards, Bourne Road, Corby Glen NG33 4NR**

**£425,000**



FIRST FLOOR



GROUND FLOOR



\*\*\* PLOT 39 – LAST REMAINING PLOT \*\*\* The Orchards, Corby Glen A stunning collection of homes carefully designed for modern living, The Orchards combines contemporary architecture with materials that complement the beautiful village setting. The Walnut – 4 Bedroom Family Home Bright and spacious living room for relaxing and entertaining Open-plan kitchen/dining area to the rear, opening onto the garden—perfect for family life and social gatherings Handy utility room with outside access Ground floor cloakroom Upstairs, the home offers: Three double bedrooms plus a versatile single bedroom—ideal for a growing family or home office Bedroom 1 with fitted wardrobes and a stylish ensuite Modern family bathroom



## THE ORCHARDS - CORBY GLEN

Set in the Lincolnshire village of Corby Glen, and offering a choice of two, three and four bedroom homes, whether this is your first home, one for a future or growing family or you are looking to downsize, The Orchards is the perfect choice.

You will find a home that offers light filled, energy efficient living space, and one defined by our signature craftsmanship, attention to detail, and high specification.

The village with its 15th century wall paintings in the parish church, medieval market cross, and warm sandstone cottages has deep roots. Today it still celebrates popular traditions like the annual sheep fair and festivities, and has also become a highly desirable place to live, combining a tranquil setting framed by wooded countryside, fields and open skies with excellent travel connections.

## THE WALNUT DESIGN

The Walnut features a living room, and a more informal kitchen/dining area to the rear, opening up to the garden. There is also a utility room with outside access as well as a cloakroom to the ground floor. Upstairs are three double bedrooms and a single bedroom, perfect for a growing family. Bedroom 1 has fitted wardrobes and an ensuite, while there is a family bathroom too.

## ENTRANCE HALL

### LOUNGE

17' 7" x 12' 4" (5.36m x 3.76m)

### KITCHEN / DINER

23' 8" x 13' 2" (7.21m x 4.01m)

### UTILITY ROOM

6' 7" x 5' 10" (2.01m x 1.78m)

## DOWNSTAIRS CLOAKROOM

### BEDROOM ONE

12' 4" x 10' 9" (3.76m x 3.28m)

### ENSUITE

10' 2" x 3' 11" (3.10m x 1.19m)

### BEDROOM TWO

12' 1" x 9' 6" (3.68m x 2.90m)

### BEDROOM THREE

11' 5" x 11' 0" (3.48m x 3.35m)

### BEDROOM FOUR

9' 5" x 8' 8" (2.87m x 2.64m)

## BATHROOM

### OUTSIDE

Front and rear gardens and a detached double garage.

## SPECIFICATION

Each home comes with solar panels and EV charging point

## AGENTS NOTE

These particulars are for reference only. Government schemes are at the discretion of the third parties and neither Rosedale nor the vendor has any influence. Specifications for individual dwellings vary and you should check final details prior to committing to a purchase. All images including maps and floor plans are for reference only and are not to scale. Part exchange available subject to developers decision.

