



**12 Pridmore Road, Corby Glen, Grantham, Lincolnshire NG33 4JN £350,000**



**\*\*\*MODERN DETACHED FAMILY HOME\*\*\*** Rosedale are delighted to offer this spacious home located in the popular village of Corby Glen. The property is within a small modern development and has no onward chain. There are four double bedrooms, main with ensuite, a galleried landing, and a family bathroom. Downstairs there is a dual aspect lounge leading to a conservatory also the property has an office and a dining room, kitchen/breakfast, utility and cloakroom. Outside there is plenty of off road parking set back from the road leading to the single garage. The rear garden has mature shrubs, lawned area and seating area upon decking. To fully appreciate this property viewings are highly recommended. Offers are invited in excess of £350,000. FPC Energy Rating D/Council Tax Band D.



ENTRANCE HALL

Half glazed door to front, laminated flooring, cupboard and stairs to first floor.

CLOAKROOM

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

OFFICE

9' 2" x 7' 8" (2.79m x 2.34m) (approx.) UPVC window to front and radiator.

LOUNGE

18' 10" x 11' 5" (5.74m x 3.48m) (approx.) UPVC window to front, laminated flooring, electric fireplace, two radiators and UPVC French doors to conservatory.

CONSERVATORY

11' 1" x 10' 10" (3.38m x 3.30m) (approx.) UPVC construction, radiator, laminated flooring, pitched roof and UPVC French doors to garden.

DINING ROOM

11' 3" x 9' 3" (3.43m x 2.82m) (approx..) UPVC window to rear, laminated flooring and radiator.

KITCHEN

15' 9" (max) 12' 4" x 9' 5" (3.76m x 2.87m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, tiled flooring, plumbing and space for dishwasher and fridge freezer, radiator and UPVC window to rear.

UTILITY

5' 11" x 5' 11" (1.80m x 1.80m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, wall mounted gas boiler, plumbing and space for washing machine and tumble dryer, radiator, tiled flooring and half glazed door to side.

GALLERIED LANDING

UPVC window to front, radiator and loft access.

BEDROOM ONE

13' 6" x 11' 5" (4.11m x 3.48m) (approx.) UPVC window to rear, fitted wardrobes and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, 1/2 tiled walls, extractor fan, radiator and UPVC window to rear.

BEDROOM TWO

11' 9" x 9' 8" (3.58m x 2.95m) (approx.) UPVC window to rear, fitted wardrobes and radiator.

BEDROOM THREE

12' 9" x 7' 10" (3.89m x 2.39m) (approx.) UPVC window to front and radiator.

BEDROOM FOUR

8' 10" x 8' 7" (2.69m x 2.62m) (approx.) UPVC window to front, radiator and laminated flooring.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, extractor fan, radiator, airing cupboard and UPVC window to side.

OUTSIDE

Front- Tarmac drive, off road parking, mature shrubs, laid to lawn and garage.

Rear- Laid to lawn, decking, mature shrubs, enclosed by fencing and gated side access.

SINGLE GARAGE

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+)	57	69	
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	