



**2 Mussons Close, Corby Glen, Grantham, Lincolnshire NG33 4NY £385,000**



**\*\*\*SOUGHT AFTER VILLAGE LOCATION\*\*\*** Rosedale are delighted to offer this lovely spacious detached family home. The property is located overlooking the green with a very calming feel to the whole house. The property benefits from a sizeable plot, double garage, conservatory, four double bedrooms, ensuite, family bathroom, dining room, lounge, kitchen/breakfast, utility, and cloakroom. The property has a very welcoming feel about it and would suite any growing family. The property is also being sold with no onward chain. To fully appreciate this lovely house viewings are highly recommended. EPC Energy Rating E/Council Tax Band F.

**ENTRANCE PORCH**

UPVC door to front, and two UPVC windows to side.

**ENTRANCE HALL**

Glazed door to front, stairs to first floor, radiator and cupboard.

**CLOAKROOM**

Fitted with a two piece suite comprising WC, wash hand basin, radiator and UPVC window to side.

**DINING ROOM**

13' 9" x 9' 5" (4.19m x 2.87m) (approx.) UPVC window to front, radiator and wall mounted live in flame fireplace.

**KITCHEN/BREAKFAST**

14' 1" x 12' 7" (4.29m x 3.84m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated oven, hob, extractor fan, integrated fridge freezer, tiled flooring, radiator and UPVC window to rear.

**UTILITY**

13' 3" x 5' 6" (4.04m x 1.68m) (approx.) Fitted with a range of base units, stainless steel sink unit, plumbing and space for washing machine, tiled flooring and UPVC doors to garden.

**LOUNGE**

13' 7" x 12' 4" (4.14m x 3.76m) (approx.) UPVC windows to front and side, two radiators, wall mounted live in flame fireplace and sliding doors to conservatory.

**CONSERVATORY**

12' 9" x 9' 9" (3.89m x 2.97m) (approx.) Solid roof, tiled flooring and glazed door to side.

**LANDING**

UPVC window to side, cupboard and loft access.

**BEDROOM ONE**

12' 4" x 13' 7" (3.76m x 4.14m) (approx.) UPVC windows to front and rear, wall mounted live in flame fireplace, two radiators and fitted wardrobes.

**ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, heated towel rail and UPVC window to front.

**BEDROOM TWO**

12' 8" x 9' 7" (3.86m x 2.92m) (approx.) UPVC window to rear, radiator and double fitted wardrobes.

**BEDROOM THREE**

12' 8" x 9' 10" (3.86m x 3.00m) (approx.) UPVC window to rear and side, fitted wardrobes and radiator.

**BEDROOM FOUR**

13' 5" x 9' 8" (4.09m x 2.95m) (approx.) UPVC window to front, radiator and cupboard.

**BATHROOM**

10' 2" x 9' 10" (3.10m x 3.00m) (approx.) Fitted with a four piece suite comprising WC, wash hand basin, bidet and shower cubicle, part tiled walls, radiator and UPVC window to front and side.

**OUTSIDE**

Rear- Enclosed by fencing, laid to lawn, mature shrubs and gated side access.

Front- Double garage, twin drive and off road parking.

**DOUBLE GARAGE**

Light and power.

**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> | 45      | 53        |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          |         |           |

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.