New Row, Corby Glen

Grantham, Lincolnshire, NG33 4NN

NEWTONFALLOWELL

New Row, Corby Glen
Grantham, Lincolnshire, NG33 4NN
Guide Price £195,000 - £220,000

Set within the delightful Village of Corby Glen, overlooking an open green sits this stunning period home which is arranged over three floors boasting a snug sitting room with wood burner, a refitted kitchen diner, THREE BEDROOMS; including the master with an en-suite bathroom, and a private courtyard garden with a further garden beyond.

Located only a short walk from the many local amenities the village offers including; two public houses, a local Convenience Store, Doctors Surgery, Primary & Secondary Schools, the property has far more to offer than meets the eye. On entering the home, you'll be greeted by the living room with a feature fireplace housing an inset wood burning stove and a sash window that overlooks the village green. There is an inner hallway with a useful half cellar storage area and continues to meet the kitchen diner. In the kitchen there are a range of modern fitted units to both wall and base level which are complemented by natural timber work surfaces and integrated appliances. To one corner you'll find the stairs leading to the first floor accommodation and to the opposite side of the room, a stable door leads out to the rear courtyard garden. To the first floor there are two bedrooms, one generous double, the other a single (currently used as a dressing room) and a modern fitted 3 piece shower room. The master bedroom occupies the majority of the second floor with dormer window overlooking the green to the front and enjoys the use of a 3 piece en-suite bathroom with corner bath.

Outside the property offers an enclosed rear courtyard garden with useful brick store housing the oil tank for the central heating system. There is access to the rear of the property via a shared pathway with the neighbours and leads to meet a further area of divided gardens. There are split between the owners of New Row and accesses via a shared gravelled path where No. 7's is at the lower point.

Lounge
11 x 10'11 (3.35m x 3.33m)

Inner Hallway

Kitchen / Diner
11 x 10'11 (3.35m x 3.33m)

First Floor Landing

Bedroom Two
11 x 10'11 (3.35m x 3.33m)

Bedroom Three
8'2 x 5'2 (2.49m x 1.57m)

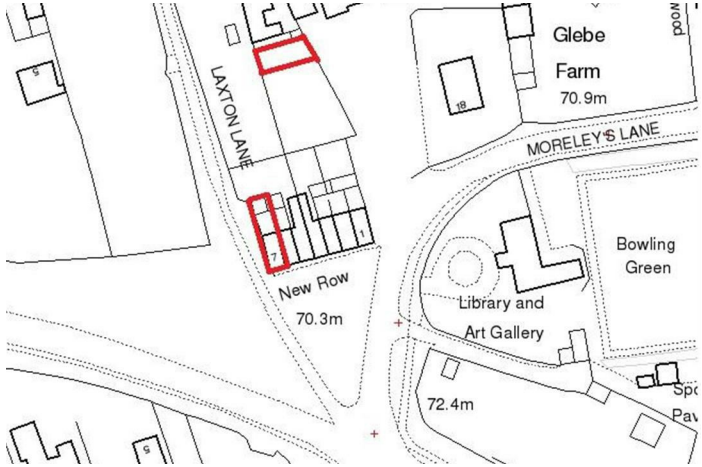
Shower Room
8 x 5'6 (2.44m x 1.68m)

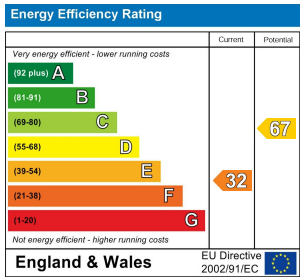
Second Floor Landing

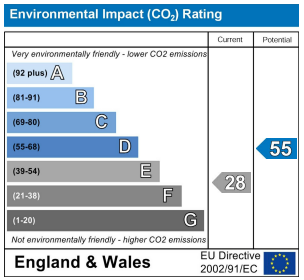
Master Bedroom
11'4 x 10'11 (3.45m x 3.33m)

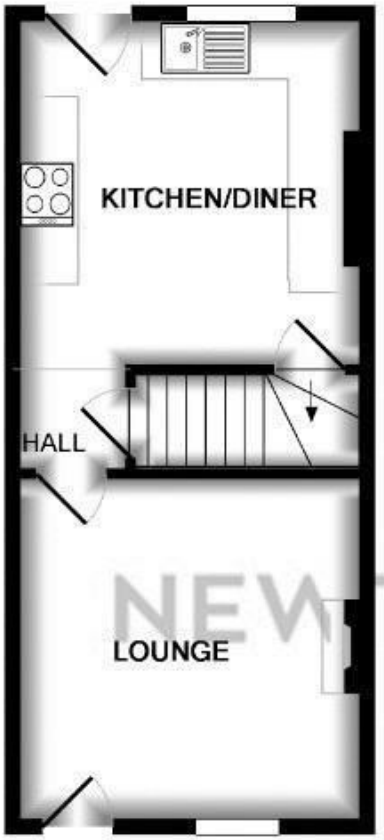
En-suite Bathroom
10'11 x 9'4 (3.33m x 2.84m)

Outside
The property enjoys a private courtyard garden with useful brick store housing the oil tank which fuels the central heating system. There is a further garden area set to the low section of the neighbouring gardens (see agent for further details)

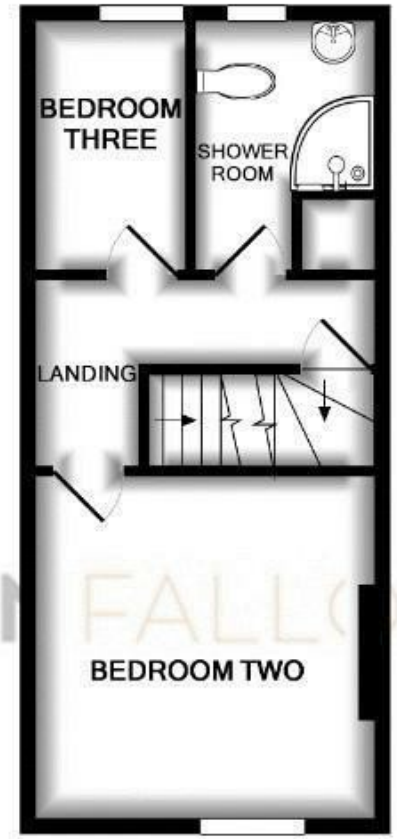




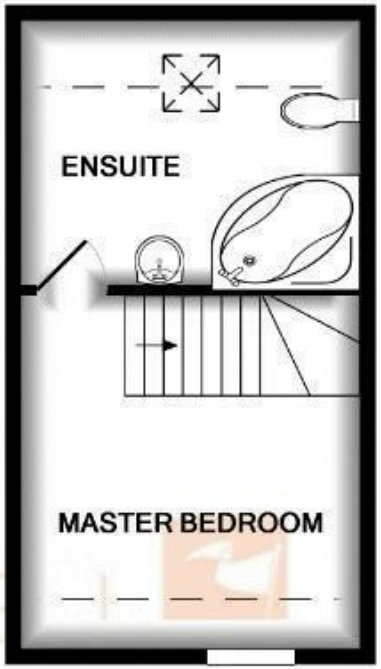




GROUND FLOOR
APPROX. FLOOR
AREA 270 SQ.FT.
(25.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 270 SQ.FT.
(25.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 217 SQ.FT.
(20.1 SQ.M.)

NEW ROAD NG33 4NN
TOTAL APPROX. FLOOR AREA 757 SQ.FT. (70.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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