

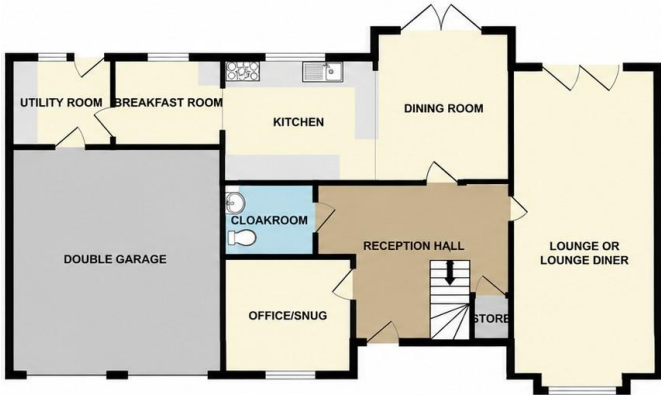
St. Johns Drive, Corby Glen, Grantham

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	52 E	
21-38	F		
1-20	G		

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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58 St. Johns Drive, Corby Glen, NG33 4NG

£545,000 Freehold

This fantastic much improved five-bedroom detached family home is situated in the highly sought-after village of Corby Glen, offering generous and versatile accommodation ideal for a growing family, together with excellent access to Grantham, Stamford and Bourne. The property is entered via an impressive reception hall and offers an excellent choice of ground-floor living spaces. There is a generous lounge, separate dining room, office/snug and a superb modern fitted kitchen with extensive units and work surfaces, opening through to a breakfast area. A separate utility room and downstairs cloakroom add further practicality. Upstairs, the spacious accommodation continues with five well-proportioned bedrooms. The principal bedroom is particularly impressive and benefits from its own en-suite shower room and wardrobe, while the remaining bedrooms are served by a four-piece family bathroom. Outside, the property enjoys a substantial and beautifully maintained rear garden, predominantly laid to lawn with mature trees and an extensive paved patio providing an excellent space for outdoor dining and entertaining. The garden is fully enclosed, making it ideal for families and pets. Further benefits include a double garage, generous off-road parking and an excellent position within this popular village. With its combination of spacious accommodation, impressive garden and convenient location, this is a superb family home and viewing is highly recommended.

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ACCOMMODATION

Entrance Hall - 17'1" x 11'2" (5.2m x 3.4m) With stairs leading to the first floor, under stairs storage cupboard, radiator, power points, laminate flooring and door leading to:

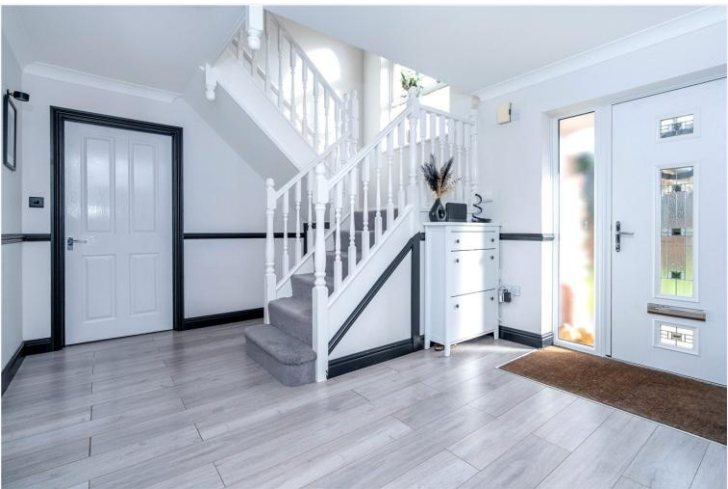
Downstairs Cloakroom - With laminate floor, radiator and a two-piece white suite comprising of a low-level WC with a hidden cistern, handwash basin set into a vanity unit providing storage beneath and an integrated extractor fan.

Snug/Office - 8'8" x 8'6" (2.64m x 2.6m) Having a UPVC double-glazed window to the front aspect, double radiator and laminate flooring.

Lounge - 25'5" x 12'8" (7.75m x 3.86m) With UPVC double-glazed window to the front aspect, two double radiators and an LPG living flame gas fire set into a marble surround and hearth with decorative composite surround and bi-folding double-glazed door to the Garden.

Kitchen/Diner - 22'10" x 13'9" (6.96m x 4.2m) With superb modern fitted kitchen comprising, sink with cupboard below, fantastic range of wall and base units incorporating breakfast bar, pull-out-larder cupboard, built in double oven, gas hob with extractor above, integrated dishwasher, ceramic tiled flooring, downlighters, UPVC double glazed windows overlooking the rear and open to:

Breakfast Room - 8'2" x 8'1" (2.5m x 2.46m) With UPVC double-glazed window to the rear aspect, radiator, ceramic tile floor from the Kitchen with further matching work surface with drawer storage beneath and the ideal positioning for an American style fridge freezer.



Utility Room - 8'2" x 8'1" (2.5m x 2.46m) With UPVC half obscured double-glazed door to the Garden, radiator, tiled floor, sink with cupboard below, space and plumbing for a washing machine with space for a tumble dryer and personnel door leads to the double Garage.

First Floor Landing - With window to the front providing natural light, a drop-down loft hatch, double radiator, airing cupboard where there is an oversized hot water tank with pressurised chamber and shelving for storage.

Bedroom One - 17'9" x 16'4" (5.4m x 4.98m) Having a UPVC double-glazed window to the front aspect, two double radiators and a Velux double-glazed window to the rear roofline with built-in blackout blind. There's also a double built-in wardrobe and a refitted Ensuite.

En Suite - 8'5" x 6'6" (2.57m x 1.98m) With UPVC obscure double-glazed window to the front aspect, tall standing designer type radiator with towel holder, low-level WC set into a vanity unit, corner shower cubicle with mains fed shower featuring fixed rainwater showerhead and mobile showerhead and glazed shower screen. Recessed LED spotlighting.

Bedroom Two - 14' x 12'8" (4.27m x 3.86m) Having a UPVC double-glazed window to the front aspect and a single radiator.

Bedroom Three - 12'10" x 11'3" (3.9m x 3.43m) Having a UPVC double-glazed window to the rear aspect and a single radiator.

Bedroom Four - 12'8" x 8' (3.86m x 2.44m) Having a UPVC double-glazed window to the rear aspect and a single radiator.

Bedroom Five - 9'8" x 8'5" (2.95m x 2.57m) Adds versatility as a potential work-from-home office, having a UPVC double-glazed window to the front aspect and a single radiator.

Family Bathroom - With UPVC obscure double-glazed window to rear aspect, designer type heated towel radiator with towel holder, integrated mirror, low-level WC, Wah hand basin with vanity unit, panel bath with mixer tap and shower attachment and a corner shower cubicle with a mains fed shower featuring fixed rainwater showerhead and mobile showerhead and a glazed shower screen, recessed spotlighting with one incorporating an extractor fan.

Outside - The property enjoys a generous and beautifully landscaped rear garden, offering an excellent space for both relaxing and entertaining. A large paved patio extends across the rear of the home, providing plenty of room for outdoor dining and seating, complemented by an attractive curved built-in seating area. Beyond, the garden is mainly laid to a well-maintained lawn with a selection of mature trees and established planting adding character and interest. The garden is fully enclosed by timber fencing, creating a private and secure outdoor space ideal for families and entertaining.

Double Garage - 17'1" x 16'7" (5.2m x 5.05m) Accessed by two up-and-over doors to the front with power and lighting, a central heating boiler in the corner and a personnel door back to the Utility Room.

COUNCIL TAX BAND

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