

Pridmore Road, Corby Glen, Grantham

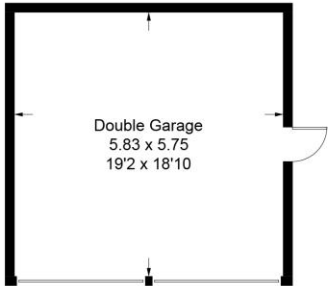
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

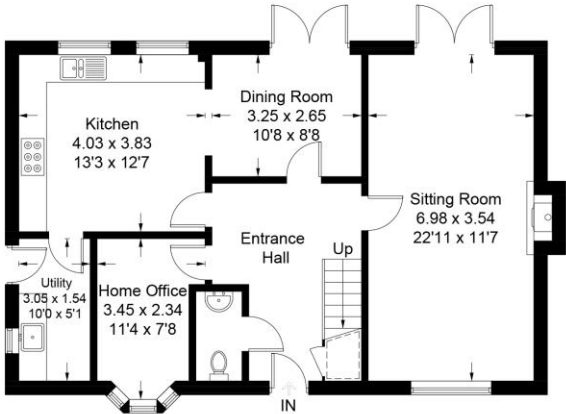
33 Pridmore Road

Approximate Gross Internal Area
Ground Floor = 81.1 sq m / 873 sq ft
First Floor = 79.5 sq m / 856 sq ft
Double Garage = 33.6 sq m / 362 sq ft
Total = 194.2 sq m / 2091 sq ft

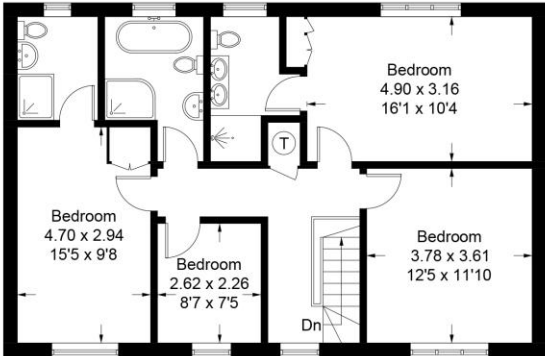


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



33 Pridmore Road, Corby Glen, Grantham, Lincolnshire, NG33

£425,000 Freehold

Winkworth are delighted to bring to the market this well presented four bedroom detached property in Corby Glen. The current owners have made many improvements throughout the property to include a new kitchen, bathrooms, multi-fuel burner in the sitting room, decor and flooring throughout.

The accommodation comprises an entrance hallway, 22ft sitting room, modern kitchen, dining room, home office, utility and cloakroom to the ground floor. On the first floor, there are four bedrooms, with an en-suite to the master and bedroom 2 and a



DESCRIPTION

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The property is located in the highly sought-after village of Corby Glen offering excellent access to Bourne, Stamford, and Grantham with its mainline train service to London King's Cross.

Early viewing is highly recommended to appreciate the high standard of accommodation on offer.

EPC - TBC

ACCOMMODATION



Entrance Hallway - with understairs cupboard, radiator and Karndean flooring.

Sitting Room - 22'11" x 11'7" (6.99m x 3.53m) with front aspect window, rear aspect double patio doors to the garden, multi-fuel burner with fire surround and two radiators.

Kitchen - 13'3" x 12'7" (4.04m x 3.84m) with two rear aspect windows, a range of fitted wall and base units, integrated dishwasher, 5 burner rangemaster with double oven, quartz worksurfaces, underfloor heating and tiled flooring.

Dining Room - 10'8" x 8'8" (3.25m x 2.64m) with rear aspect double patio doors to the garden, underfloor heating and tiled flooring.

Home Office - 11'4" x 7'8" (3.45m x 2.34m) with front aspect bay window, radiator and hard flooring.

Utility Room - 10' x 5'1" (3.05m x 1.55m) with side aspect window, side door to the driveway, fitted wall and base units, quartz worksurfaces, underfloor heating and tiled flooring.

Cloakroom - with low level WC, wash hand basin, towel radiator, extractor fan and tiled flooring.

Stairs and Landing - with front aspect window, airing cupboard with hot water cylinder and radiator.

Bedroom 1 - 16'1" x 10'4" (4.9m x 3.15m) with rear aspect window, fitted wardrobes and radiator.

En-suite - with rear aspect window, low level WC, double wash hand basin with fitted vanity unit, double walk-in shower, towel radiator, extractor fan and tiled flooring.

Bedroom 2 - 15'5" x 9'8" (4.7m x 2.95m) with front aspect window, fitted wardrobes and radiator.

En-suite - with rear aspect window, low level WC, wash hand basin with fitted vanity unit, walk-in shower, towel radiator, extractor fan and tiled flooring.

Bedroom 3 - 12'5" x 11'10" (3.78m x 3.6m) with front aspect window and radiator.

Bedroom 4 - 8'7" x 7'5" (2.62m x 2.26m) with front aspect window and radiator.

Bathroom - with rear aspect window, free standing bath, walk-in quadrant shower, low level WC, wash hand basin with fitted vanity unit, towel radiator, extractor fan and tiled flooring.

