

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Please note the floorplan is a mirror image of the house



29 Orchard Way, Corby Glen, Grantham, Lincolnshire, NG33 4EE

£250,000 Freehold

We are delighted to offer for sale this stunning nearly new three bedroom semi detached home built by Allison homes located in a lovely position on the development with a private driveway providing off road parking. The property is offered for sale with no ongoing chain and benefits lounge/dining room, kitchen, utility room and downstairs cloakroom. On the first floor the master bedroom benefits from an en-suite, two further bedrooms and a family bathroom. Outside to the side there is a private block paved driveway and to the rear a generous south east facing fully enclosed garden. The property also benefits from an EV charging point, solar panels and the remainder of Allison Homes customer care package until September 2026 plus full NHBC. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.





**Bedroom One** - 10'9" x 9'1" (3.28m x 2.77m) With upvc double glazed window to the rear, built in wardrobes, radiator, power points and door leading to:

**En-Suite Shower Room** - With fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

**Bedroom Two** - 10'4" x 8' (3.15m x 2.44m) With upvc double glazed window to the front, radiator and power points.



**Bedroom Three** - 10'4" x 6'9" (3.15m x 2.06m) With upvc double glazed window to the front, radiator and power points.

**Bathroom** - Modern fitted suite comprising, panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

**Outside** - To the front there is a lawned front garden with pathway leading to the front door. To the side there is a private driveway providing ample off road parking. The rear garden is South East facing with a paved patio leading to a fully enclosed lawned garden.

**ACCOMMODATION**

**Lounge/Dining Room** - 15' x 13'5" (4.57m x 4.1m) With upvc double glazed french doors and window onto the rear garden, two radiators and power points.



**Kitchen/Breakfast Room** - 15' x 10' (4.57m x 3.05m) With lovely modern fitted units comprising, stainless steel sink with cupboard below, excellent range of wall and base units with under cabinet lighting, built in oven, induction hob with extractor above, space for fridge freezer, space and plumbing for dishwasher, LVT flooring, upvc double glazed window and door to the front.

**Utility Room** - 7'2" x 6'7" (2.18m x 2m) With fitted worksurface, space and plumbing for washing machine and tumble dryer, LVT flooring and door leading to:



**Downstairs Cloakroom** - With low level wc, wash hand basin and LVT flooring.

**First Floor Landing** - With door to:



**LOCAL AUTHORITY**

South Kesteven

**TENURE**

Freehold

**COUNCIL TAX BAND**

B

