

**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.*

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>		80
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**26 Pridmore Road, Corby Glen, Grantham, NG33 4JN**

**£385,000 Freehold**

OPEN TO PART EXCHANGE We are delighted to offer for sale this spacious four bedroom detached family home located in the sought after village of Corby Glen. The property offers excellent accommodation benefiting from, lounge with archway to a family room, modern fitted kitchen/breakfast room, family room/dining room and downstairs cloakroom. On the first floor the master bedroom benefits from an en-suite, there are three further double bedrooms and a family bathroom. Outside there is a driveway providing ample off road parking which leads to a single garage and to the rear a fully enclosed part walled garden. Please call 01778 392807 for more information.

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See things differently.



**Master Bedroom** - 14' x 12'8" (4.27m x 3.86m) UPVC window to front, radiator, fitted wardrobes, power points and door leading to:

**En-Suite Shower Room** - Fitted with a three piece suite comprising, WC, wash hand basin and shower cubicle, 1/2 tiled walls, heated towel rail, shaver point, extractor fan and UPVC window to front.

**Bedroom Two** - 15'8" x 11'5" (4.78m x 3.48m) UPVC window to front, radiator and fitted wardrobes.

**Bedroom Three** - 10'6" x 9'10" (3.2m x 3m) UPVC window to rear and radiator.

**Bedroom Four** - 9'10" x 9'4" (3m x 2.84m)

**Bathroom** - Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over, fully tiled walls, extractor fan, heated towel rail and UPVC window to rear.

**Outside** - To the front there is a driveway providing ample off road parking leading to a SINGLE GARAGE with up and over door, power and light. The rear garden is part walled with paved patio area leading onto lawned fully enclosed garden.

**LOCAL AUTHORITY**

South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

D

**ACCOMMODATION**

**Entrance Hall** - With stairs leading to the first floor, radiator, power points and door leading to:

**Downstairs Cloakroom** - Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls and UPVC window to front.

**Lounge** - 15'8" x 11'1" (4.78m x 3.38m) With attractive feature fireplace with real open fire, radiator, power points, upvc double glazed window to the front and archway leading to:

**Dining Room/Family Room** - 11'1" x 9'7" (3.38m x 2.92m) UPVC sliding doors to garden, double radiator and door to kitchen.

**Kitchen/Breakfast Room** - 20' x 15'1" (6.1m x 4.6m) L shape fitted kitchen with an extensive range of modern base and eye level units, sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, integrated microwave, fridge freezer space, integrated dishwasher, wall mounted gas boiler, two UPVC windows to rear, radiator and half glazed door to side and door leading to:

**Family Room/Dining Room** - 16'8" x 9'2" (5.08m x 2.8m) UPVC window to front, radiator and door to garage.

**First Floor Landing** - Cupboard, loft access and radiator.

