

*12 Market Place  
Corby Glen  
Grantham  
NG33 4NH*

**PRICE: £229,950 Freehold**



**DESCRIPTION:** Well-presented red brick Cottage with local pantiled roof, meticulously renovated to a high standard having many interesting traditional features combined with tasteful modern facilities. The 2 bedroomed accommodation is stylishly decorated throughout and features include oak flooring, exposed beams, two reception rooms (both with woodburners), bathroom and shower/wetroom, fitted kitchen, pantry, etc. Cottage garden to front, courtyard to rear.

**LOCATION:** The property is situated in the corner of the Market Place overlooking the picturesque village square. Corby Glen is on the A151 between Bourne and the A1, approx 12 miles north of Stamford, and 12 miles south of Grantham. Market Place is well away from the Main Road.

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**AMENITIES:** Corby Glen has a wide range of amenities including primary and secondary schools, Doctors' surgery, 2 pubs, Church, Gallery, general shop, Post Office, etc.

**ACCOMMODATION:**

**GROUND FLOOR:**

**Hall:** Radiator. Cupboard under the stairs. Box for electric meter.

**Sitting Room:** 11'7" x 13'2"  
Clearview convector wood burning stove (inset). Built in oak cupboard and shelves to alcoves. Oak beams. Radiator. TV point.



**Dining Room:** 11'8" x 16'10"  
Bay window. TV point. Telephone point. Fireplace with wood burner. Built in cupboard and shelves to alcoves. Radiator.

**Utility/Shower Room:** 8'8" x 7'5"  
Purpose built walk in shower/wet room with shower unit, light and extractor, tiled walls and floor. Electric heated towel rail. Radiator. WC. white ceramic sink. Plumbing for washing machine. Wooden worktop with shelf over.

**Kitchen:** 7'7" x 16'5"  
Range of units to one wall with oak doors and worktop over. Neff electric oven and hob with extractor. Stainless steel 1 ½ bowl sink. Space for fridge freezer. Built in Smeg dish washer. Tiled splash backs. Radiator. Programmer for boiler. Economy 7 timer for water heater. Tiled floor.

**Pantry:** 3'4" x 5'10"  
Stone floor. Shelves to 2 walls. Electric point. Light.

**FIRST FLOOR:**

**Landing:** Access to loft.

**Bedroom 1:** 11'8" x 14'0"  
Oak Floor. Radiator.

**En-suite Bathroom:** White suite comprising Ariston steel bath, pedestal basin, WC. Radiator. ½ panelled walls with white tiling to hand basin. Linen cupboard with shelving and radiator.



**Bedroom 2:** 12'0" x 13'9"

Oak floor. Exposed beams. Radiator. Cupboard with hot water tank and boiler.

**OUTSIDE:** Paved courtyard with brick-built wood/tool shed. Outside tap. Security light. Spider's web designed gate. Cottage garden to front with iron railings and privet hedge.

**SERVICES:** Mains electric, water and drainage are connected. None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.

**CENTRAL HEATING:** Electric boiler to radiators.

**COUNCIL TAX:** Band C (2010/2011) £1,237.60 payable to South Kesteven District Council.

**DIRECTIONS:** From Stamford take the A6121 to Ryhall. After the little bridge turn left onto the B1176 and continue through to Little Bytham. Turn right at the T junction and continue through Creeton to Swinstead, turn left for Corby Glen. On entering the village cross over the A151 onto Morleys Lane and follow this round to Market Place, the property is straight ahead between the shop and the pub.

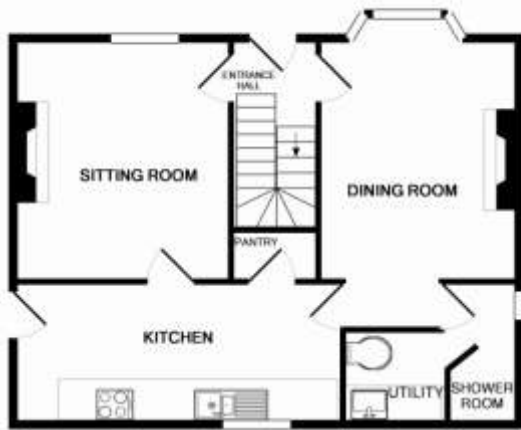
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**INTERESTED?:** All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

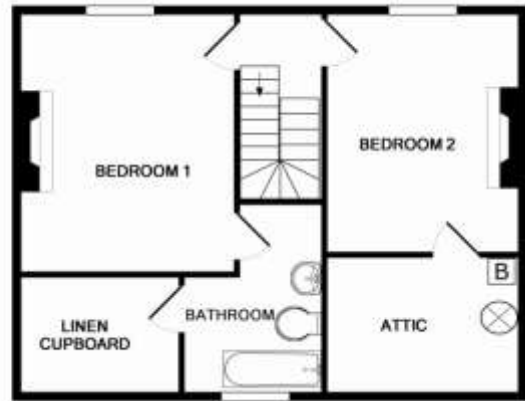
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GROUND FLOOR



1ST FLOOR

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. The 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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