

*The Old Glaziers
High Street
Corby Glen
Lincolnshire
NG33 4LU*



PRICE: £375,000 Freehold
Draft Particulars

DESCRIPTION: Formerly The Glazier's Arms, the property dates from the 17th century. The Grade II listed building has been renovated to a high standard with modern fixtures and fittings complimenting the original features of the building. The property comprises 4 bedrooms with En suite to Master Bedroom. Sitting Room, Snug, Dining Room, Fitted Kitchen with integrated appliances. Utility Room & WC. Cellar with original barrel chute. Gated driveway with space for several cars and enclosed garden to the rear of the property, with planning for a double Garage.

4 Ironmonger Street • Stamford • Lincs • PE9 1PL Paul Johnson F.N.A.E.A.

LOCATION: The property stands on High Street which leads into the delightful old style Market Place at the end of High Street, well away from the main road. Corby Glen is on the A151 between Bourne and the A1, approx 12 miles north of Stamford, and 12 miles south of Grantham, lying in most attractive rolling Lincolnshire countryside.

AMENITIES: Corby Glen has a wide range of amenities including primary and secondary schools, doctors' surgery, 2 pubs, church, gallery, general shop, Post Office, wine merchants, etc.

ACCOMMODATION:

GROUND FLOOR:

Entrance/Sun Room: (10'6" x 4'3") 3.20m x 1.29m

Dining Room: (13'7" x 13'0") 4.15m x 3.96m
Oak flooring and exposed stone wall, controls for central heating, 2 radiators, stairs to first floor.

Sitting Room: (18'6" x 14'3") 5.64m x 4.34m
Exposed beams and stonework, Inglenook Fireplace with multi fuel burner, Radiator, original door and windows to front, Oak window seats, original bar and archway to:



Snug: (14'5" x 9'3") 4.39m x 2.82m
Windows to front, archway to Dining Room & Sitting Room, 2 Radiators, Meter cupboard, Hatch with Stairs to Cellar.

Kitchen: (8'11" x 12'6") 2.71m x 3.80m
Stone tiled floor with under floor heating. Range of base and wall units with soft close doors, wooden worktop over. Integrated dishwasher & NEG Electrolux fridge freezer. Large sliding larder cupboard. Rangemaster professional electric range cooker and induction hob with extractor over. White ceramic 1 ½ bowl sink with drainer. Room thermostat.



Utility: (5'1" x 7'9") 1.55m x 2.36m
Base unit with wooden worktop over. Plumbing for washing machine. Stone tiled floor.

WC: white suite of WC and Pedestal hand basin. Tiled floor with under floor heating. Automatic lights and extractor fan.

LOWER GROUND FLOOR:

Cellar: (13'8" x 12'0") 4.16m x 3.67m

Exposed stone walls, original barrel chute with wooden runners, Radiator and ventilation. Electricity and lighting.

FIRST FLOOR:

Landing: 2 Thermostats for upstairs heating. Access to loft. Radiator.

Master Bedroom: (14'3" x 11'7") 4.35m x 3.52m

Shelf recess with power points, window to side, radiator. Door to:

En Suite: White suite comprising WC, double shower cubicle, white hand basin in vanity unit with mirror and shaver point. Fully tiled walls. Tiled floor with under floor heating. Chrome ladder heated towel rail. Automatic lights and extractor fan.



Family Bathroom: White suite comprising WC, hand basin in vanity unit with mirror and shaver point, panelled bath with shower over and glass shower screen. Chrome ladder heated towel rail. Fully tiled wall and floor with under floor heating. Automatic lights and extractor fan.

Bedroom 2: (10'10" x 13'0") 3.30m x 3.96m

Window to front. Fitted wardrobes to one wall. Radiator.

Bedroom 3: (8'6" x 19'2") 2.58m x 5.85m

Small shelved cupboard under window to front. Exposed beams on chimney breast. Radiator.

Bedroom 4/Study: (13'5" x 6'5") 4.10m x 1.95m

Windows to rear. Radiator. Exposed beams on chimney breast.



OUTSIDE: Gated gravelled drive with ample parking, planning for a Double garage.

Rear Garden: Walled garden with split level lawn and patio area. Stone coal shed. Fenced bin store with Oil tank.



SERVICES: Mains electricity, 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: Oil fired boiler (located to the side of the property) to radiators and under floor heating.

COUNCIL TAX: Band E (2010/2011) £1,701.70 payable to South Kesteven District Council.

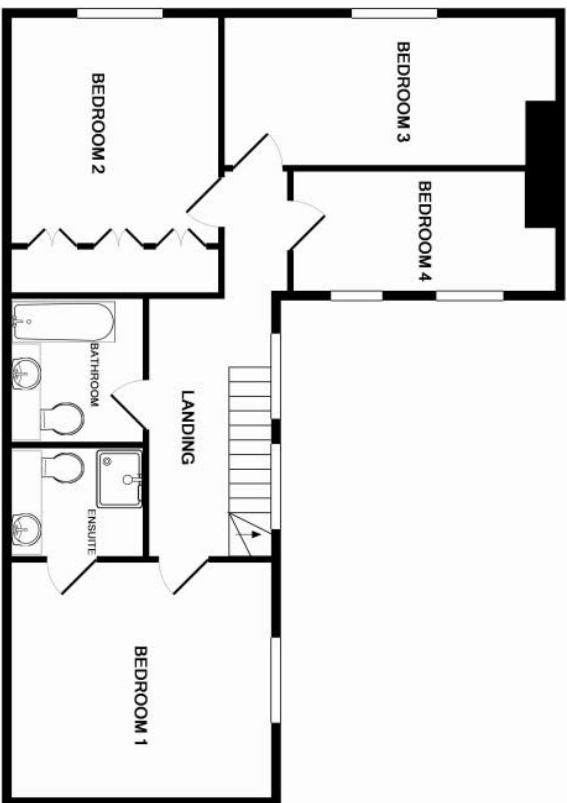
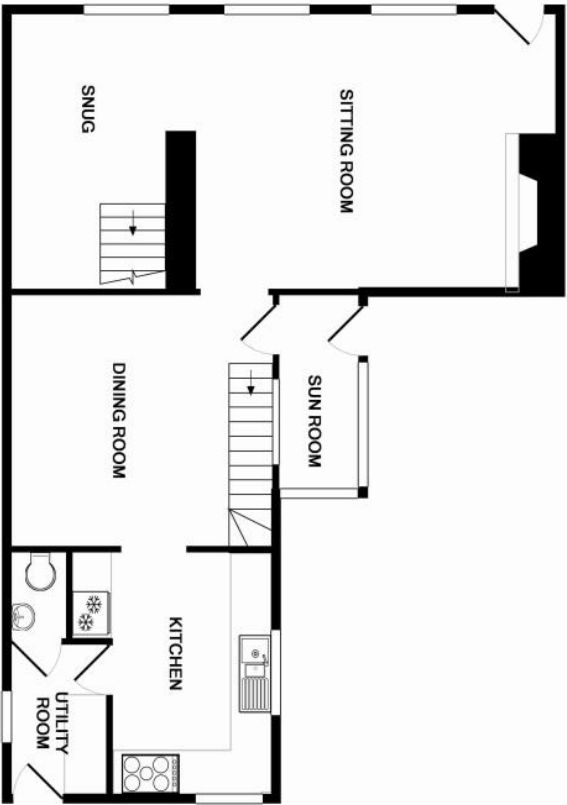
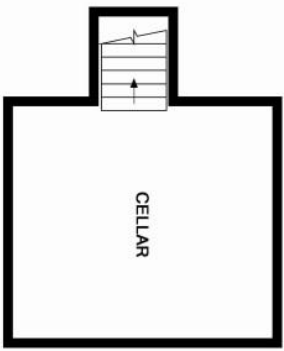
DIRECTIONS: From Stamford take the A6121 to Ryhall. After the little bridge turn left onto the B1176 and continue through to Little Bytham. Turn right at the T junction and continue through Creeton to Swinstead, turn left for Corby Glen. On entering the village cross over the A151 onto Morleys Lane and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

INSPECTION: Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

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

MORTGAGES: Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. 3008

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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. 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs							
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E	44	45	(39-54)	E	37	37
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs							
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

