



## 16 Tanners Lane, Corby Glen, Grantham, NG33 4NA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This spacious detached bungalow is set on a half acre plot that has field views to the rear and easy access to the local amenities that include a village GP surgery, two public houses, shop and coffee shop. The property comes with a Main bedroom that has an en-suite, two further bedrooms, three reception rooms and a double garage.

The accommodation comprises: - Entrance hall, cloakroom, w/c, sitting room, dining room, snug, breakfast kitchen, conservatory, utility room, Main bedroom with en-suite, two further bedrooms and a bathroom.

A generous gated driveway that provides ample off street parking leads to a double garage that has a w/c. There is lawn garden to three sides, with country views to the rear.

**Guide Price £585,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Detached spacious bungalow
- Three bedrooms & three reception rooms plus a conservatory
- Gated driveway that leads to a double garage
- Oil fired central heating
- Council Tax Band - F
- Set on 0.5 acre plot
- Main bedroom with en-suite
- Field views to the rear
- Numerous village amenities including: - GP's surgery, shop, pubs and coffee shop
- EPC -



**ACCOMMODATION:**

**Entrance Hall**

**Cloakroom**

**W/C**

**Sitting Room**  
6.53m x 5.16m (21'5 x 16'11)

**Conservatory**  
3.99m x 2.77m (13'1 x 9'1)

**Dining Room**  
5.13m x 4.62m (16'10 x 15'2)

**Snug**  
3.94m x 4.14m max, 3.02m min (12'11 x 13'7 max, 9'11 min)

**Breakfast Kitchen**  
5.56m x 4.29m (18'3 x 14'1)

**Utility Room**  
2.36m x 2.31m (7'9 x 7'7)

**Principle Bedroom**  
5.13m max x 4.62m into fitted wardrobes (16'10 max x 15'2 into fitted wardrobes)

**En-suite**

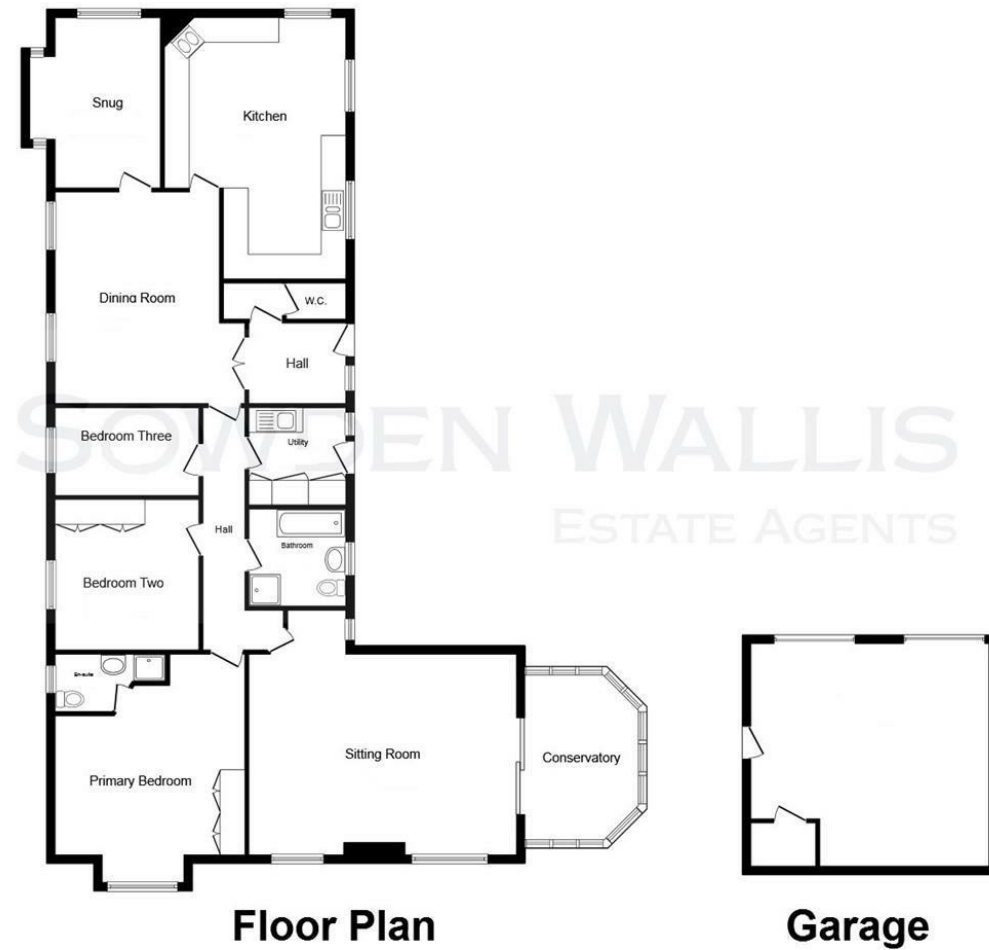
**Bedroom Two**  
3.66m x 3.51m (12' x 11'6)

**Bedroom Three**  
3.51m x 3.12m (11'6 x 10'3)

**Bathroom**  
2.36m x 2.36m (7'9 x 7'9)

**Double Garage**  
5.82m x 5.49m (19'01 x 18')

**FLOOR PLAN:**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox