



## 14 Brunel Avenue, Colsterworth, Corby Glen, NG33 5GA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

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.

Set in a cul-de-sac location on the edge of a vibrant village, this modern four bedroom detached family home has been finished to a high standard throughout. The stylish open plan kitchen diner leads via french doors to the immaculately presented rear garden, whilst there is also a bay fronted sitting room, oak doors and window sills and spacious integral single garage.

The accommodation comprises: - Entrance hall, cloakroom, bay fronted sitting room, open plan kitchen diner with sitting area, landing, Main bedroom with en-suite, three further double bedrooms and a family bathroom.

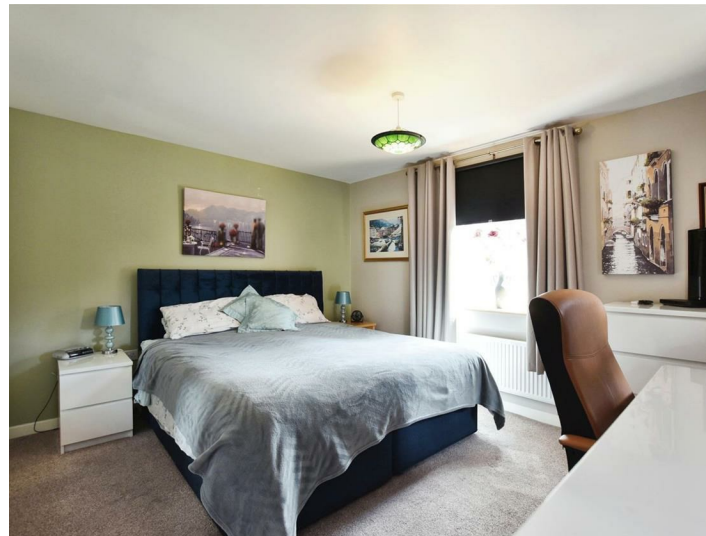
To the front is a generous driveway with parking for four cars that leads to the integral single garage, whilst to the rear is an immaculately presented west facing garden that has been split into two areas, both with mature flower borders.

The village of Colsterworth has numerous amenities and provides good access to the A1, Grantham train station, Stamford and the local countryside.

**Asking Price £384,995 Freehold**

- Beautifully presented family home
- Four double bedrooms
- Main bedroom with ensuite
- Finished to a high standard throughout
- Garage & parking for four cars

- Cul-de-sac location on the edge of a vibrant village
- Open plan kitchen diner with sitting area
- Bay fronted sitting room
- Gas fired central heating
- Council Tax Band - D, EPC - B



**ACCOMMODATION:**

**Entrance Hall**

**Cloakroom**

**Sitting Room**

4.67m into bay x 3.91m (15'4 into bay x 12'10)

**Kitchen Diner**

6.02m max x 4.90m max (19'9 max x 16'1 max)

**Landing**

**Main Bedroom**

3.91m x 3.76m (12'10 x 12'4)

**En-suite**

2.26m x 1.42m (7'5 x 4'8)

**Bedroom Two**

3.30m x 3.30m (10'10 x 10'10)

**Bedroom Three**

3.38m x 2.97m (11'1 x 9'9)

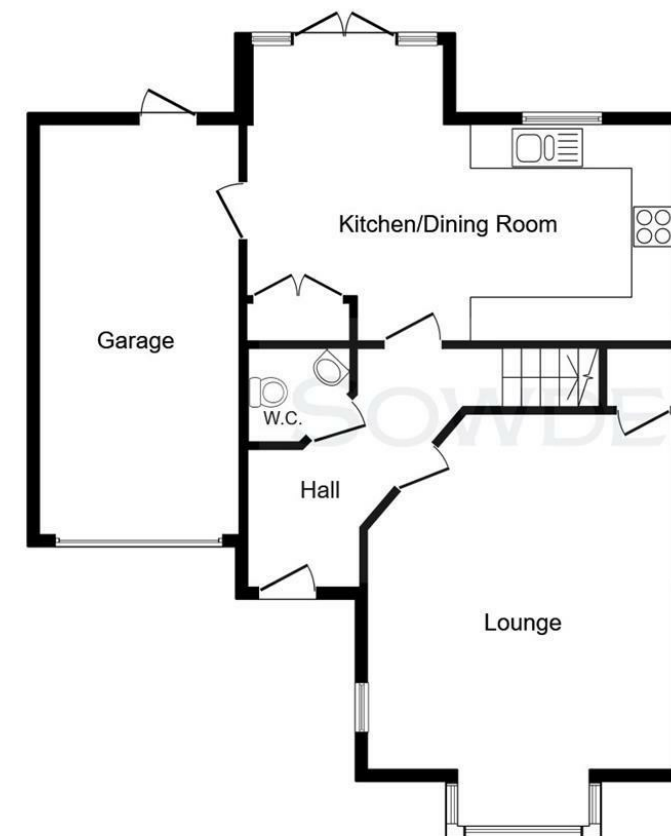
**Bedroom Four**

3.58m x 2.72m (11'9 x 8'11)

**Family Bathroom**

2.95m x 2.29m (9'8 x 7'6)

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io