



Chestnut Close
Digby

MOUNT & MINSTER



Chestnut Close

Digby

A modern residence in a traditional country village, this beautiful home offers a high calibre of living from top to bottom with spacious accommodation and attractive gardens.

- Executive-Style Residence
 - Open-Plan Kitchen
 - Lounge
 - Home Office
 - Four Double Bedrooms
 - Three Bathrooms
 - Garden Room
 - Double Garage
- Landscaped Garden
- No Onward Chain



MOUNT & MINSTER

DESCRIPTION

Tucked away down a quiet lane in this popular village, this contemporary home offers the discerning buyer the opportunity to acquire a spacious home of generous proportions. Accommodation includes a large principal lounge with a log burner, a dedicated home office or playroom, a spacious open-plan kitchen with both dining and living space, a garden room with bifolds out onto the terrace, four double bedrooms with three bathrooms, two of which are ensuite.

OUTSIDE

The property is approached onto a paved driveway with private parking for multiple vehicles and direct access into the large double garage. There is a low-maintenance front garden space which is grovelled and complimented by trees and shrubs with a pathway leading up to the front door.

A side gate leads out to the private rear garden which is attractively landscaped and features a lawned area with raised beds, shrubs and perennials. There is a pedestrian door into the garage and an outhouse accommodating a hot tub.

LOCATION

Digby is situated just 12 miles south of the Cathedral City of Lincoln. Closer extensive amenities can be found in Sleaford, 7 miles further south of the village. Further amenities are located in Ruskington a mere 2.5 miles away including a supermarket, post-office, pharmacy, opticians, farm shop, a butcher, a baker, garden centre, petrol station, restaurants, hairdressers, coffee shops, florist and news agents.

Nestled in the heart of the Lincolnshire countryside, Digby offers a charming blend of rural tranquility and modern convenience, making it an ideal location for those seeking a serene lifestyle without compromising on amenities. This picturesque village boasts a rich history, evident in its beautiful period homes, popular pub and the stunning St. Thomas' Church, which dates back to the 12th century. The community is vibrant and welcoming, with local events and activities fostering a strong sense of belonging.

Digby is not only a haven for those who appreciate nature and history but also caters to modern family needs. The village is home to a highly regarded primary school and is within the catchment area for several outstanding secondary schools. Recreational facilities, including local parks and walking trails, provide ample opportunities for outdoor activities. The village's close-knit community, coupled with its scenic surroundings and accessibility, makes Digby a desirable location for prospective homeowners looking for a blend of rural charm and modern conveniences. Transport links are very good with the A1 to the west and train stations are located in both Sleaford and Lincoln, as well as nearby Newark and Grantham, the latter taking approximately 1 hour by train to London Kings Cross.





SCHOOLS

Digby offers local primary schools including Digby the Tedder Primary School which has an 'Outstanding' Ofsted rating. Close by there are secondary schools which include Carre's Grammar School, St George's Academy and Kesteven and Sleaford High School.

SERVICES

The dwelling is centrally heated throughout and is connected to mains water, gas, drainage and electricity.

ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: E

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by prior arrangement with the Agents (01476 851400).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster, Grantham:

T: 01476 851400

@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Chestnut Close, Digby



Approx. Gross Internal Floor Area 2493 sq. ft / 231.73 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



27

