



Sage Cottage  
Digby

MOUNT & MINSTER







## Sage Cottage

Digby

Rural living at its finest, this warm and welcoming cottage enjoys generous living accommodation presented to an attractive standard throughout, with a pleasantly landscaped garden offering something for all the family.

- Country Cottage
  - Lounge
  - Snug
  - Kitchen
  - Utility
- Dining Room
- Three Double Bedrooms
  - Two Bathrooms
  - Garage
- Private Garden



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## DESCRIPTION

A charming cottage in an equally delightful country village, enjoying generous living accommodation from top to bottom including a principal lounge with a log burner, a separate snug with bifold doors leading out to the garden, a dining room, a well-appointed kitchen which is complemented by a separate utility, a ground floor shower room and three generous double bedrooms to the first floor with a further bathroom.

## OUTSIDE

The property is approached onto the driveway with direct vehicular access into the garage. The rear garden is predominantly laid to lawn with a dedicated decking area providing an ideal area for outdoor eating and entertaining. There are additional beds, trees and shrubs dotted around this generous garden.

## 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.

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 property is centrally heated throughout with mains gas, water, drainage and electricity.

## **ENERGY PERFORMANCE**

Rating: C

## **COUNCIL TAX**

Band: B

## **METHOD OF SALE**

The property is offered for sale by Private Treaty.

## **TENURE**

Freehold with vacant possession upon completion.

## **VIEWING**

Strictly by prior arrangement with the Agents (01476 515329).

## **ADDITIONAL INFORMATION**

For further details please contact Mount & Minster:

T: 01476 515329

e: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)









## North Street, Digby



**Approx. Gross Internal Floor Area 140.69 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



