

North Street

Digby



MOUNT & MINSTER







## North Street

Digby

A charming country house standing prominently in the heart of this equally attractive village, offering the discerning buyer the opportunity to acquire an attractive residence with glorious gardens.

- Detached Home
  - Lounge
  - Family Room
  - Kitchen Diner
  - Walk-In Pantry
- Office/Bedroom Four
- Three Additional Bedrooms
  - Garage
- Generous Gardens
- No Onward Chain



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**DESCRIPTION**

A perfectly charismatic home that stands very well in a sought-after village with a plethora of period homes. This beautiful residence offers spacious living with two large reception rooms to the front of the property, leading to a kitchen diner at the heart of the home, completed by a large pantry. To the rear of the property is a separate study which could also be used a downstairs bedrooms with it's proximity the the adjoining and spacious cloakroom. Upstairs, there are three further bedrooms with a family bathroom and views out over the front aspect and the rear lawn.

**OUTSIDE**

The property is approached onto a private driveway with parking for multiple vehicles and direct access to the garage. There are lawns either side of the pedestrian gate and path that lead to the front door, while a side gate off the driveway leads to the impressive rear garden that is predominately laid to lawn with the benefit of two outbuildings.

**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: D

### COUNCIL TAX

Band: D

### 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).

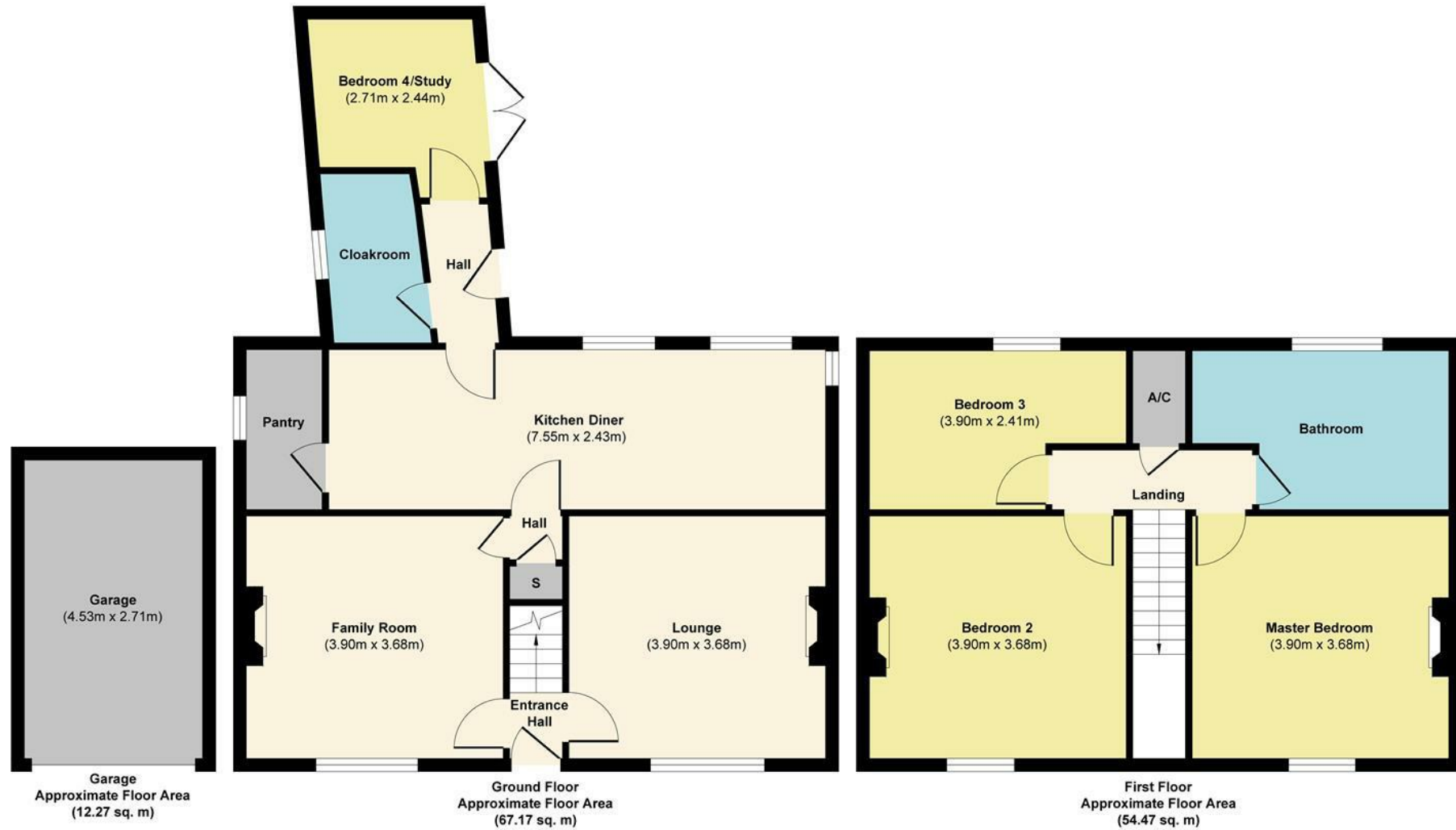








## North Street, Digby



**Approx. Gross Internal Floor Area 133.91 sq. m (Including Garage)**

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

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