

***THE HURN,
DIGBY, LN4 3NH***



£189,950

Located in a cul-de-sac setting close to the centre of this popular village and offered to the market with No Onward Chain, a much improved and particularly well presented Three Bedroom Semi Detached House with Garage, Conservatory and a particularly good sized rear garden. The property benefits from Gas Central Heating and Double Glazing and the accommodation comprises Re-Fitted Kitchen, Inner Hall, Lounge Diner, Conservatory, Spacious First Floor Landing, large Re-Fitted Bathroom and Three Bedrooms. To the front is an Integral Garage and Ample Parking and to appreciate the standard of accommodation on offer, viewing is highly recommended.

Location:

Digby is a popular village located between Sleaford and Lincoln and has amenities comprising, primary school, village hall, public house, playing field and is located close to the larger village of Ruskington with amenities to cater for most day to day needs.

Directions:

Travelling from Sleaford on the A153 road, at the Speedway Corner roundabout, continue into the village of Ruskington. At the mini roundabout turn left into Rectory Road and follow this road out of the village and through Dorrington and upon reaching Digby, turn right into the High Street. Follow this road past the monument and enter Beck Street and follow the road to the left into Station Road. Turn left into The Hurn and the property is located on the right hand side.

A double glazed entrance door provides access to the:

Kitchen: 3.12m (10'3") x 3.05m (10'0")

Having wall and base units, worktop, tiled splashbacks, 1½ bowl single drainer sink with monobloc tap, built-in eye level oven with microwave, diagonally mounted electric hob with cooker hood over, plumbing for washing machine and radiator.

Inner Hall providing access to the:

Lounge Diner: 5.79m (19'0") x 3.58m (11'9") narrowing to 2.59m (8'6")

Having understairs storage cupboard, two radiators and feature fireplace with electric fire. A door with matching side screens provides access to the:

Conservatory: 2.95m (9'8") x 2.64m (8'8") max

Having French doors to the garden.

Stairs from the hall provide access to the **First Floor Landing** having radiator, airing cupboard and loft access.

Bedroom 1: 3.51m (11'6") x 3.20m (10'6") max

Being 'L' shaped and having built-in double wardrobe and radiator.

Bedroom 2: 3.68m (12'1") x 2.59m (8'6")

Having built-in double wardrobe and radiator.

Bedroom 3: 3.07m (10'1") x 2.51m (8'3")

Having radiator.

Bathroom:

Being fully tiled and having bath with mixer tap and shower attachment, pedestal hand washbasin with mixer tap, low level w.c and white towel radiator.

Outside:

The front garden is particularly sheltered and has a gravelled parking area adjacent to the concrete drive which approaches the **Integral Garage 5.31m (17'5") x 2.54m (8'4")** having up and over door, light and power points and



Kitchen



Lounge Diner



Further Aspect



Conservatory



Bedroom 1

housing the boiler. The **Rear Garden** has an extensive paved patio adjacent to the house and conservatory with a dwarf wall and a further path providing access to the remainder of the garden which is laid to lawn with raised borders, a second patio area and Summer House.

Council Tax Band B.

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 2



Bedroom 3



Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Rear Garden



Further Aspect

- Agents Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*
- Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*
- Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 15/09/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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