

***NORTH STREET,
DIGBY, LN4 3LY***



£260,000

Viewing is highly recommended of this well presented Two Bedroom Detached Bungalow, providing more than Ample Parking and having good sized private and sheltered gardens. The property is offered to the market with No Forward Chain and is in a tucked away position in the centre of the village. The bungalow further benefits from Gas Central Heating, Double Glazing and uPVC fascias, and the full accommodation comprises Reception Hall, 21' Kitchen Diner, Lounge, Two Double Bedrooms and a recently Re-fitted Shower Room. Outside there are delightful, sheltered gardens and parking to the side of the property for a number of vehicles and there is also a brick outbuilding which was formerly a barn.

Location:

Digby is a popular village located between Sleaford and Lincoln and has amenities comprising primary school, village hall and public house and is located close to the larger village of Ruskington with amenities to cater for most day to day needs. Digby is served by mobile Post Office van twice a week.

Directions:

Travelling from Sleaford on the A153 road, at the mini roundabout head towards the village of Ruskington. Continue through Ruskington and Dorrington and upon reaching Digby, turn right into Church Street. Continue to the centre of the village and at the monument, turn left into North Street where the property is located on the right hand side.

A double glazed entrance door with side screen provides access to the **Reception Hall** having radiator and built-in cupboard with radiator.

Lounge: 3.89m (12'9") x 3.43m (11'3")
Having radiator, stove and two windows.

Kitchen Diner: 6.40m (21'0") x 3.43m (11'3")
Having a range of wall and base units, worktop, 1½ bowl single drainer inset sink with monobloc tap, wall mounted combination boiler, rear entrance door, French doors to the garden, plumbing for washing machine, integrated fridge, freezer and dishwasher, inset five ring gas hob, cooker hood, oven, tiled splashbacks, part tiled floor and radiator.

Bedroom 1: 3.45m (11'4") x 3.25m (10'8") max
Having double radiator and double wardrobe with sliding doors.

Bedroom 2: 4.06m (13'4") x 3.12m (10'3")
narrowing to 2.36m (7'9")
Having double radiator.

Shower Room:
Having separate double shower cubicle with mains fed shower, low level w.c, vanity hand washbasin with mixer tap and heated towel rail.

Outside:
The bungalow is located in good sized gardens with the front garden laid mostly to border, and a gravelled drive provides access to double opening gates which in turn provide access to the further gravelled parking areas to the side of the property. There is a **Brick Built Store** with power. The **Rear Garden** is particularly sheltered with a large patio area, lawn, well stocked borders, a low maintenance gravelled area and a **Summer House** to one corner.

Council Tax Band C.



Reception Hall



Lounge



Kitchen Diner

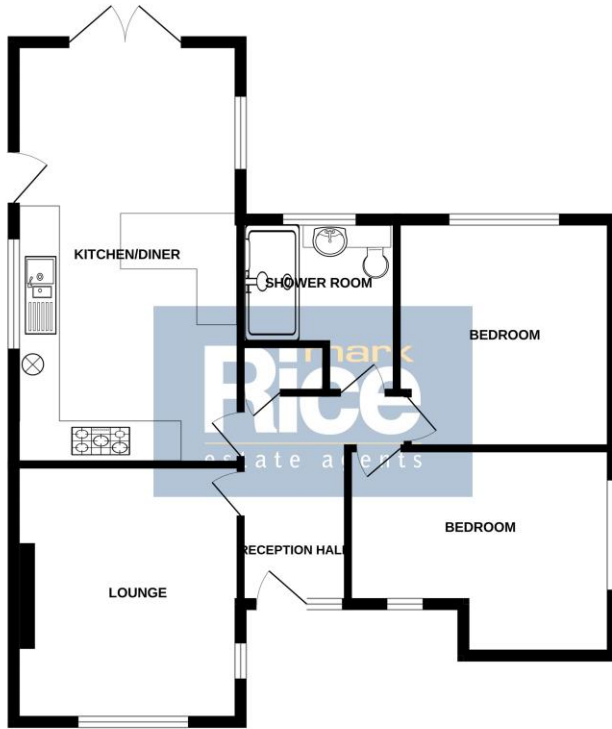


Further Aspect



Bedroom 1

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq ft. (69.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan compiled 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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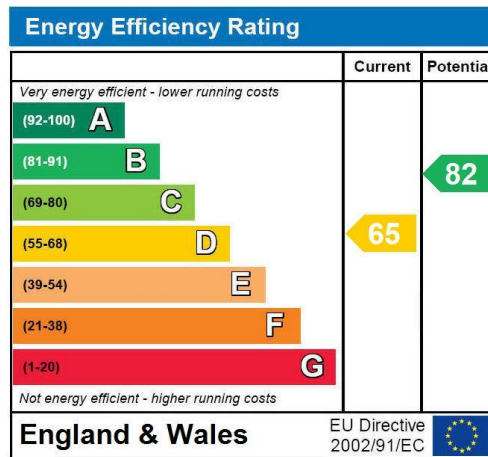
Bedroom 2



Shower Room



External Photos



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 07/02/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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