

***STATION ROAD,  
DIGBY, LN4 3NF***



**£300,000**

*Located in this enviable non estate setting on the fringe of the village with open views to the front, an Extended Five/Six Bedroom Link Detached House. The property is located within a good sized corner plot offering further scope to extend or improve, whilst the current accommodation would also be ideal for the extended family or for use with an annexe as Bedroom Six is on the ground floor and has an adjacent Shower Room. The full accommodation comprises Entrance Hall, Lounge with Dining Room off, 11'4 Kitchen with Further Kitchen Area, Ground Floor Bedroom/Office and Ground Floor Shower Room, whilst to the first floor there are Five Bedrooms with large Re-Fitted Bathroom with separate shower. To the front of the property is Ample Parking and the rear garden is particularly private and fully enclosed. To appreciate the location of the property and the views, early 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 and playing field and is located close to the larger village of Ruskington with amenities to cater for most day to day needs. Digby is served by a mobile post office van twice a week.

**Directions:**

From our office, head out of the town on the A153 road and at the Speedway Corner roundabout, continue straight ahead towards Ruskington. Proceed through the villages of Ruskington and Dorrington and upon entering Digby, continue into Beck Street. Follow the road as it bears to the left and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed door and side screen provide access to the Hall having radiator and understairs store cupboard.

**Lounge:** 4.32m (14'2") x 3.40m (11'2")

Having tiled floor, radiator and fireplace.

**Dining Room:** 2.92m (9'7") x 2.84m (9'4")

Having radiator and French doors to the:

**Conservatory:** 2.87m (9'5") x 2.64m (8'8")

Having French doors to the garden.

**Kitchen:** 3.45m (11'4") x 2.57m (8'5") with further Kitchen Area 3.15m (10'4") x 1.63m (5'4")

Having wall and base units with worktop over, 1½ bowl single drainer inset sink with monobloc tap, two built-in cupboards, Range cooker, cooker hood, wall mounted boiler, plumbing for washing machine and dishwasher and rear entrance door. A sliding door provides access to the Inner Lobby.

**Wet Room Shower Room:**

Having low level w.c, hand washbasin, shower unit and chrome towel radiator.

**Bedroom 6/Office:** 4.39m (14'5") x 2.62m (8'7")

Having radiator.

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

**Bedroom 1:** 3.58m (11'9") x 3.51m (11'6")

Having radiator.

**Bedroom 2:** 3.12m (10'3") x 2.90m (9'6") extending to 3.84m (12'7")

Having radiator.

**Bedroom 3:** 3.45m (11'4") x 2.03m (6'8")

Having radiator and dormer window.

**Bedroom 4:** 2.87m (9'5") x 2.16m (7'1")

Having radiator.



**Lounge**



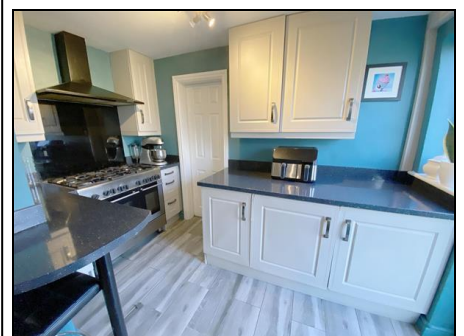
**Dining Room**



**Conservatory**



**Kitchen**



**Further Aspect**



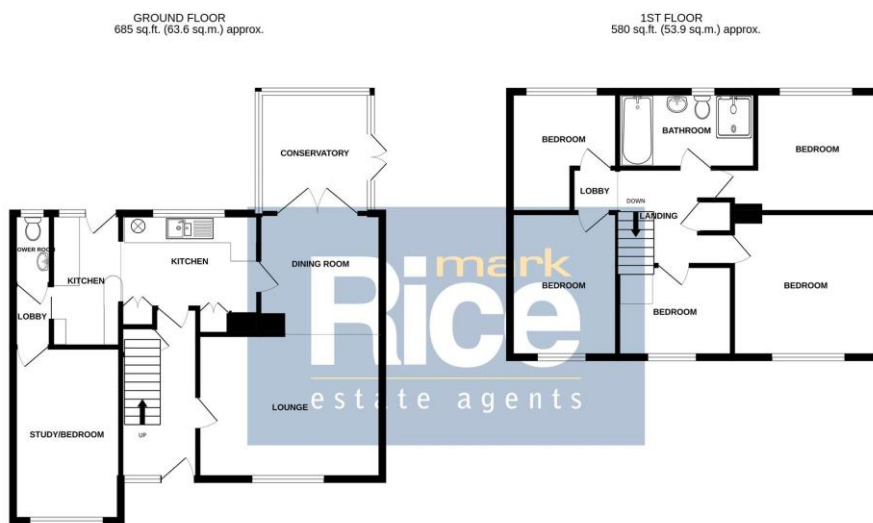
**Bedroom 5: 2.79m (9'2") x 2.62m (8'7")**  
Being 'L' shaped and having radiator.

**Bathroom: 3.45m (11'4") x 1.68m (5'6")**  
Being fully tiled and having pedestal hand washbasin with mixer tap, low level w.c, separate mains fed shower, bath, chrome towel radiator and tiled floor.

**Outside:**

A drive to the front of the property provides **Ample Parking** and this is adjacent to a large lawn area which continues alongside the property which could provide further parking if required. There are also open views to the front. The **Rear Garden** is fully enclosed and laid mostly to lawn.

**Council Tax Band B.**



TOTAL FLOOR AREA: 1265 sq.ft. (117.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description 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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**Bathroom**



**Bedroom 1**



**Bedroom 3**



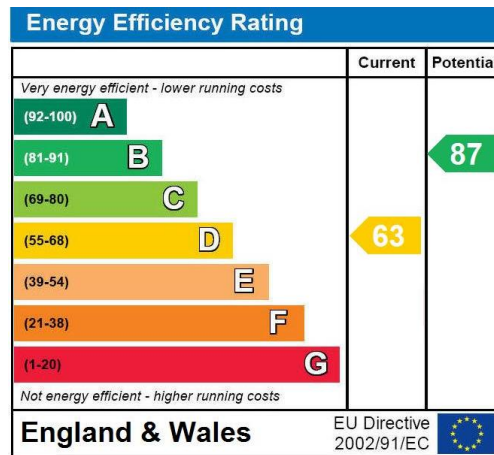
**Bedroom 4**



**Rear Garden**



***View To Front***



*Agent's 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 29/01/25*

**Viewing Strictly by Appointment With Mark Rice Estate Agents**  
**Telephone 01529 414488**