



Grainfield Lane, Digby Lincoln LN4 3NY

welcome to

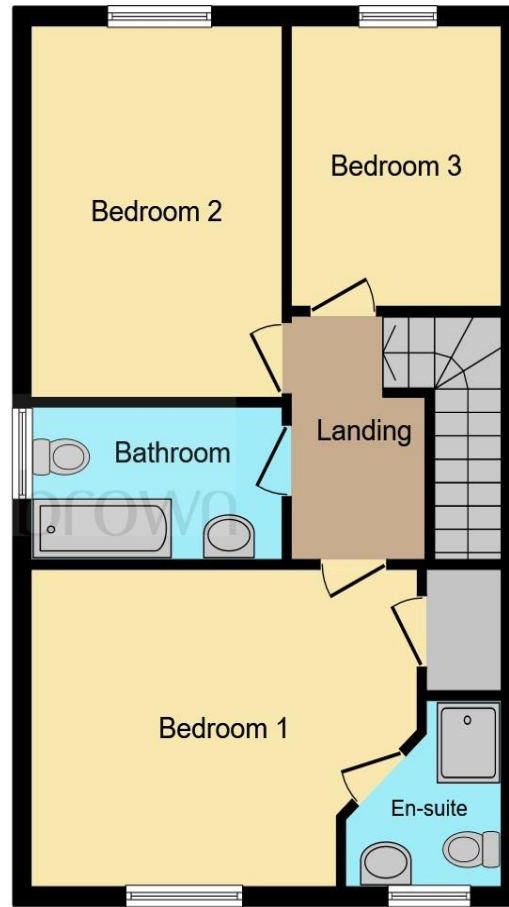
Grainfield Lane, Digby Lincoln

Early viewing is essential for this modern family home situated within the popular village of Digby, benefitting from open plan living downstairs with zonal underfloor heating and bi-fold doors to rear garden, double bedrooms with en suite to the master, off road parking and garage.





Ground Floor



First Floor

Entrance Hall

Lounge

16' 6" x 14' 9" max (5.03m x 4.50m max)

Kitchen / Living Space

18' 4" x 14' 3" (5.59m x 4.34m)

Cloakroom

First Floor Landing

Bedroom One

14' 7" max x 11' 5" max (4.45m max x 3.48m max)

En Suite

Bedroom Two

9' 9" x 13' 6" (2.97m x 4.11m)

Bedroom Three

10' 2" x 8' 2" (3.10m x 2.49m)

Bathroom

5' 7" x 9' 9" (1.70m x 2.97m)

Outside

Detached Single Garage

Vendor's Note

Agent's Note

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Grainfield Lane, Digby Lincoln

- GUIDE PRICE £250,000 - £260,000
- WELL PRESENTED & MODERN SEMI-DETACHED FAMILY HOME - SPACIOUS OPEN PLAN ACCOMMODATION
- THREE DOUBLE BEDROOMS, ENSUITE TO MASTER
- FRONT & REAR GARDENS
- OFF ROAD PARKING & GARAGE

Tenure: Freehold EPC Rating: B

guide price

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR120818



Property Ref:
LCR120818 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk