



Station Road, Digby Lincoln LN4 3NF

welcome to

Station Road, Digby Lincoln

Semi-detached house set in the popular village of Digby, with open field views to the front and a well maintained enclosed rear garden. This property is ideal for a first time buyer or someone looking for a quiet village location. Viewing is highly advised.



Entrance Hall

Having a radiator.

Lounge

15' 10" x 11' 11" (4.83m x 3.63m)

Featuring a log burner, radiator, TV point, wood effect flooring and two uPVC windows.

Kitchen

15' 10" x 8' 5" (4.83m x 2.57m)

Fitted with a range of wall and base units with work surfaces over, single drainer sink, eye level electric oven, electric hob, pantry area and radiator.

Conservatory

16' 7" x 10' (5.05m x 3.05m)

Having windows to two sides, radiator and door to the rear.

Bathroom

11' 4" x 7' 10" (3.45m x 2.39m)

Fitted with a suite comprising of a bath, double shower cubicle, wash hand basin with storage below, WC, radiator and two windows.

First Floor Landing**Bedroom One**

12' 4" x 10' 9" (3.76m x 3.28m)

There are fitted wardrobes, radiator, oak door and window.

Bedroom Two

13' x 9' 10" (3.96m x 3.00m)

Having fitted wardrobes, oak door, radiator and two windows.

Bedroom Three

10' 9" x 6' 6" (3.28m x 1.98m)

There is an oak door, radiator and window.

Outside Front**Rear Garden**

The enclosed rear garden has a lawn with seating area and shed.



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Station Road, Digby Lincoln

- Quiet rural village location
- Open field views to front
- Front and rear gardens
- Driveway for multiple vehicles
- Large conservatory to rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112389 - 0003

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