



6 Gresswell Field
Digby, Lincoln. LN4 3NN



6 Gresswell Field, Digby

Built in 2020/21, this excellently presented three-bedroom semi-detached property presents 'as new', with stunning modern fixtures, enjoying a private position on this no through road location, with underfloor heating to the ground floor and oak features throughout, the property enjoys use of dedicated parking space, and lawned plus patio space to the rear with rural view.

6 Gresswell Field is an excellent modern family home, set to an attractive location with the county city of Lincoln 12 miles away, and Sleaford six miles' distance with a full range of services and amenities on offer.

ACCOMMODATION

Hallway with wood obscure double glazed front entrance door, staircase up to first floor, built in understairs storage space, ceiling light and power points. Doors to first floor accommodation.

Lounge having uPVC double glazed window to rear aspect; wood burning stove inset to exposed brick surround with stone tile hearth and oak mantel, carpeted floor, TV point, ceiling light and power points.

Kitchen having an excellent range of kitchen units to base and wall levels, 1 1/2 bowl sink and drainer inset to wood roll edge worktop with breakfast bar continuation, Neff oven and grill, induction hob beneath extractor, integrated fridge, freezer, wine fridge and dishwasher. Tiled floor, ceiling spotlights and power points. Open to:

Dining Room with uPVC double glazed bi-fold doors to rear, windows to side aspect; tiled floor, ceiling spotlights and power points.

Utility having uPVC double glazed window to front aspect; range of units to base level with full height cupboard housing gas fired wall mounted Ideal boiler, ceramic sink inset to bevel edge worktop with space and connections for under counter washing machine and dryer. Tiled floor, ceiling spotlights and power points.





Cloakroom with uPVC obscure double glazed window to front aspect; low level WC, wash hand basin inset to storage unit, extractor fan and ceiling light.

First Floor - Gallery Landing with uPVC double glazed window to rear aspect; oak balustrade with glass infill, carpeted floor, loft access hatch, ceiling light. Doors to first floor accommodation.

Family Bathroom having uPVC obscure double glazed window to rear aspect; freestanding slipper bath with column tap over, walk in low threshold shower cubicle with Bristan shower over, tiled Surround, wash hand basin inset to storage unit and low level WC. Tiled flooring, wall mounted heated towel rail, extractor fan and ceiling spotlights.

Bedroom with uPVC double glazed window to front aspect; built in wardrobe space, carpeted floor, radiator, TV point, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, TV points, ceiling light and power points.

Main Bedroom having uPVC double glazed window to rear aspect; built in wardrobe space, carpeted floor, radiator, TV point, ceiling light and power points. Door to:

En-suite comprising; walk in shower cubicle with monsoon and regular head over, tiled surround, wash hand basin inset to storage unit with illuminate mirror above and low level WC. Wood effect flooring, wall mounted heated towel rail, extractor fan and ceiling spotlights.

OUTSIDE

The property is approached via a brick paved no-through road, with parking spaces to the front and further guest parking available. There are established beds to the front with paved path leading to the front door and down the side.

The rear garden is laid to lawn, with post and rail fence to the rear allowing for views across the paddock/farmland behind. Timber fences to the side ensure a private, child and pet friendly area, with an attractive stone patio leading off the lounge and dining room. Personnel gate runs from the side pathway to secure from the front.

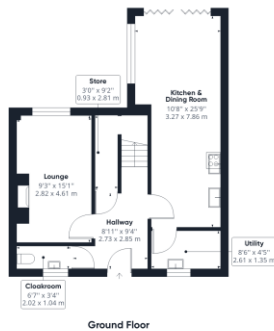


North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
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