



North Street, Digby  
£385,000



4



2



2



4 2 2

## Key Features

- Detached Family Home
- Three/Four Bedrooms
- Two Reception Rooms
- Character and Period Features Throughout
- Envious Plot
- NO ONWARD CHAIN
- EPC rating D
- Freehold







Built in 1870 is this Three/Four Bedroom Detached Family Home, offered for sale with NO ONWARD CHAIN. Located in the popular village of Digby, the property sits on a generous sized plot with a single garage with ample parking to front and a large rear garden. Internally being well presented throughout comprising; Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Study/4th Bedroom Downstairs, Cloakroom, Three Bedrooms upstairs with a Family Bathroom. An early viewing is highly recommended to fully appreciate the character and size of property on offer.



The idyllic village of Digby is 20 minutes from the City of Lincoln and 15 minutes from the closest Town of Sleaford, with public transport to both. The property sits in the centre of the village, within a stones throw of the Primary School and Local Pub.

#### Entrance Hall

With part glazed Entrance Door, tiled flooring and stairs to 1st floor.

#### Lounge 3.90m x 3.68m (12'10" x 12'1")

With gas fire place set in decorative surround, BT and TV point, window to front aspect and radiator.

#### Dining Room 3.90m x 3.68m (12'10" x 12'1")

With wooden flooring, feature fire place set in decorative surround, radiator and window to front aspect.

#### Breakfast Kitchen 7.55m x 2.43m (24'10" x 8'0")

With a range of base and eye level units with work surface over, ceramic one and a half sink with drainer and mixer tap, freestanding Rangemaster oven with 5 ring gas burner and extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, windows to front and side aspects and radiator. A large pantry to the side measuring 4'0 W x 8'0 L, provides further storage and a window to side aspect.



#### Inner Hall

With part glazed door to garden and radiator.

#### Cloakroom 0.00m x 0.00m (0'0" x 0'0")

With hand wash basin, low level wc, this room does have plumbing for a shower to be installed if required.

#### Study/4th Bedroom 2.44m x 2.71m (8'0" x 8'11")

With radiator and French doors to garden.

#### Landing

With stairs taken from Entrance hall, airing cupboard and access to loft which offers excellent storage space being fully boarded and with a fitted loft ladder.

#### Bedroom One 3.90m x 3.68m (12'10" x 12'1")

With original feature fire place, TV point, window to front aspect and radiator.

#### Bedroom Two 3.90m x 3.68m (12'10" x 12'1")

With original feature fire place, window to front aspect and radiator.

#### Bedroom Three 3.90m x 2.41m (12'10" x 7'11")

With window to rear aspect and radiator.

#### Family Bathroom

Modern four piece suite comprising rolltop bath, separate electric corner shower cubicle, hand wash basin, low level wc, chrome heated towel rail, radiator and window to rear aspect.

#### Garage 2.71m x 4.53m (8'11" x 14'11")

With up and over garage door, window to side aspect, electric and lighting.





### Outside

The front of the property offers ample parking on the gravel driveway leading to single garage and side access to rear, a raised garden area is mainly laid to lawn with brick wall and wrought iron fence surround.

The current owners purchased increased the size of the rear garden by purchasing a section from the neighbour (see Agents Notes), being well maintained and laid to lawn with decorative borders and shrubbery, outside tap, timber and hedge surround.

Two outbuildings with electric and lighting provide further storage space and could also be used as a workshop.

### Agents Note

A section of the garden is separated over two titles, both are owned by the current owner and included in the sale. This would require two Land Registration fees at the point of purchase, please contact our office for further information.

### Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

### Financial Services

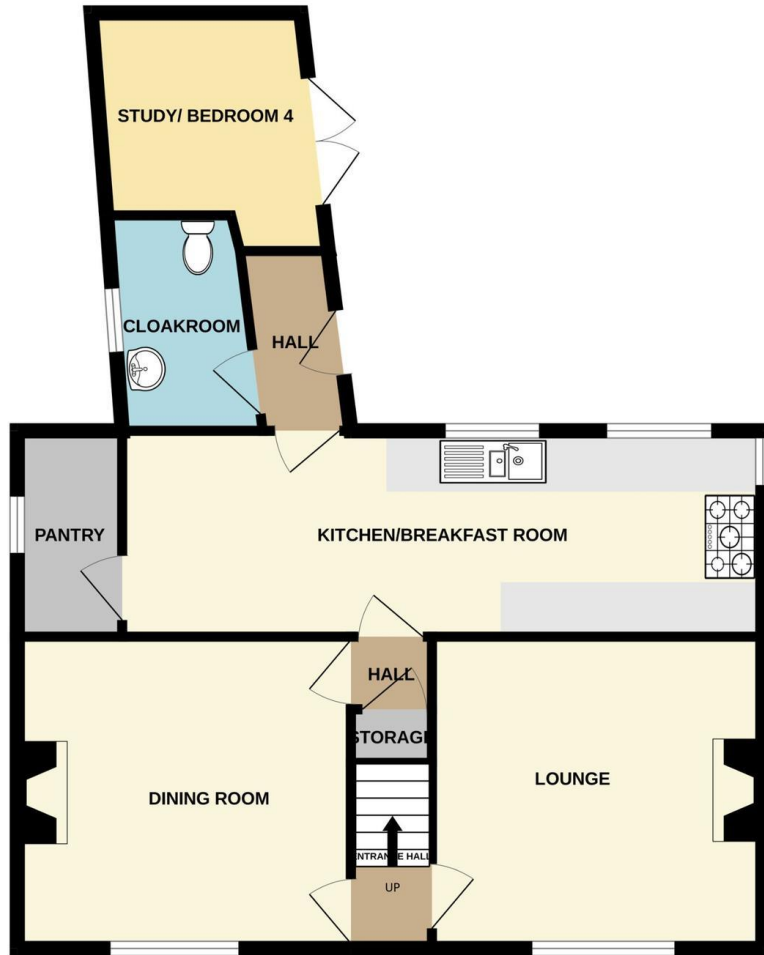
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.



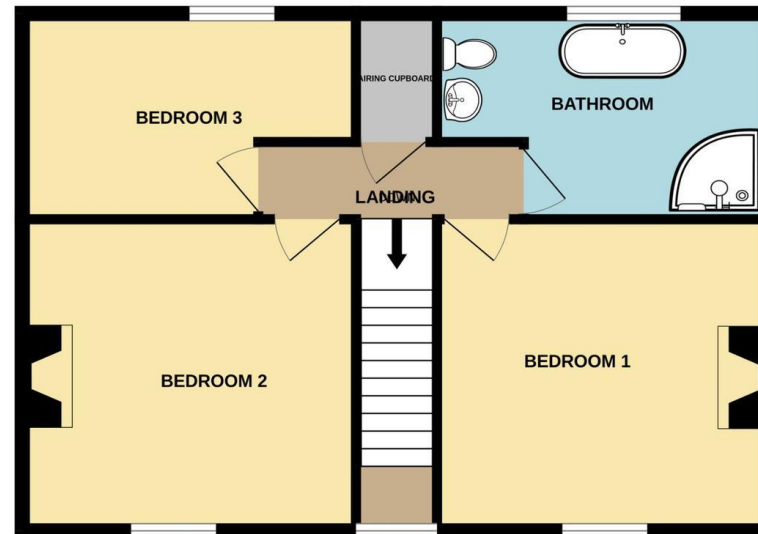




GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024

