



North Street, Digby
£275,000



3



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2

- Detached House
- Three Bedrooms
- Immaculately Presented Throughout
- Private Rear Garden
- Sought After Village
- Modern Kitchen Diner
- Freehold
- EPC rating D
- Current Council Tax Band: C



Nestled in the sought-after village of Digby, positioned between the Town of Sleaford and the historic city of Lincoln, this immaculately presented three-bedroom detached home offers stylish and spacious living and is offered for sale with NO ONWARD CHAIN. The property boasts a modern kitchen diner, separate lounge, welcoming entrance hall, and a convenient cloakroom on the ground floor. Upstairs features three well-proportioned bedrooms and a contemporary four-piece family bathroom. Outside, there's ample parking for three vehicles to the front, with access to a detached single garage at the rear. The private rear garden offers a peaceful and picturesque setting. A viewing is highly recommended.

Entrance Hall

The property is entered via a partly glazed composite door to the front elevation leading to the hallway with stairs to the first floor landing, wooden flooring, radiator and downstairs cloakroom.

Lounge

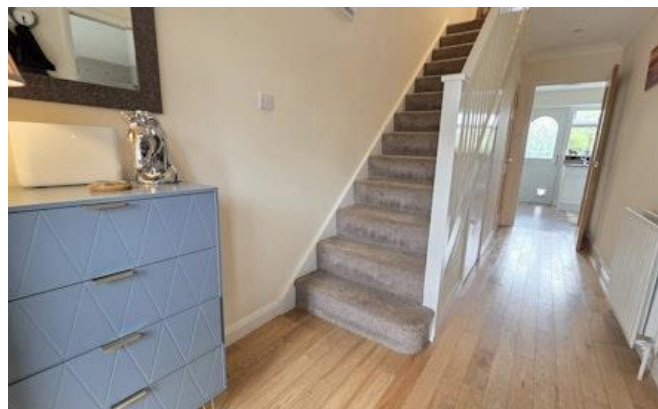
4.88m x 3.66m (16'0" x 12'0")

With window to the front elevation, two radiators, inset coal effect gas fire, tv point and glazed double doors to the kitchen diner.

Kitchen Diner

2.44m x 5.79m (8'0" x 19'0")

With French doors to the garden, part glazed composite door to the rear elevation, range of base and eye level units with worktop, stainless steel sink, cooker point with chimney style extractor, plumbing for washing machine and dishwasher.



Cloakroom

With low level wc, vanity unit with hand basin and window to side aspect.

Landing

With stairs taken from the entrance hall, built in airing cupboard, loft access and window to the side elevation.

Bedroom One

3.96m x 2.44m (13'0" x 8'0")

With window to the front elevation and radiator.

Bedroom Two

3.35m x 3.35m (11'0" x 11'0")

With window to the rear elevation and radiator.

Bedroom Three

2.74m x 2.13m (9'0" x 7'0")

With window to the front elevation and radiator.

Family Bathroom

With window to the rear elevation, heated towel rail, panelled bath, separate shower cubicle, low level wc and pedestal wash basin.

Garage

5.18m x 2.74m (17'0" x 9'0")

Brick built garage with up and over door, side personal door with power and light connected.

Outside

To the front of the property there is a lawned garden and block paved driveway with a shared drive leading to the rear garden and garage. The rear garden is mainly laid to lawn with various flower beds enclosed by fencing and hedging. A paved patio and pathway lead to a second gravelled patio area.



Agents Note

These are draft particulars awaiting vendor approval.

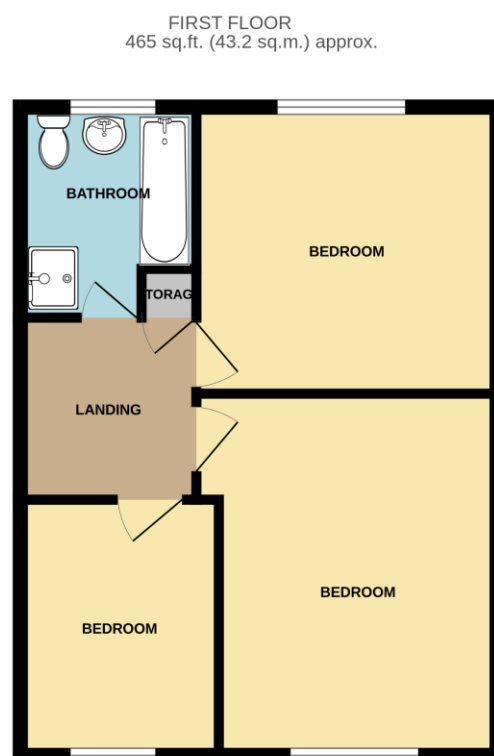
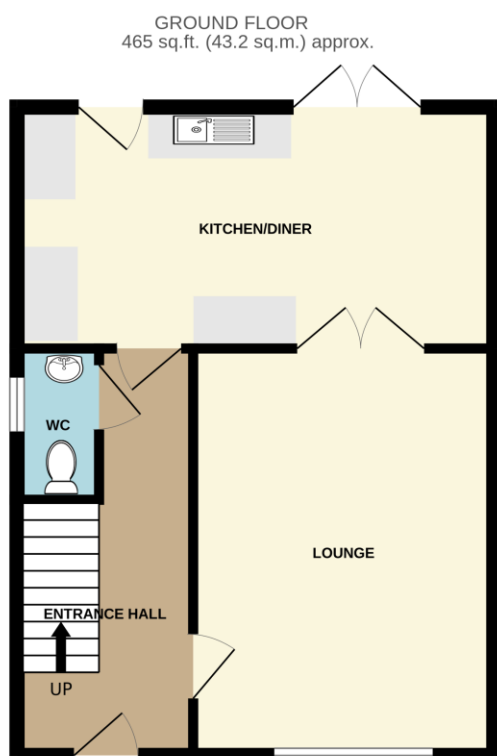
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Floorplan



NORTH STREET DIGBY LN4 3LY

TOTAL FLOOR AREA : 930 sq.ft. (86.4 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.
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