



The Hurn, Digby  
£199,950 - No Chain



- Semi-Detached House
- Three Bedrooms
- Immaculately Presented Throughout
- NO ONWARD CHAIN
- Conservatory
- Converted Garage
- Freehold
- EPC Rating: TBC





Immaculately presented throughout and offered with no onward chain, this impressive three-bedroom semi-detached home provides stylish, energy-efficient living in a sought-after location. The property benefits from solar panels and a smart garage conversion that creates valuable extra living space while still retaining useful storage to the front. Inside, the accommodation includes an entrance hall, lounge, modern kitchen, separate dining room, and a generous conservatory overlooking the garden. Upstairs offers three well-proportioned bedrooms and a family bathroom. Externally, a large driveway provides ample parking, complemented by a well-presented rear garden ideal for relaxing or entertaining. A superb home that must be viewed to be fully appreciated.

### Entrance

With part glazed uPVC door, stairs leading to 1st floor and radiator.

### Lounge

4.49m x 3.97m (14'8" x 13'0")

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

### Dining Room

2.92m x 2.43m (9'7" x 8'0")

With patio doors to conservatory, storage cupboard under stairs and radiator.



### Kitchen

3.05m x 2.4m (10'0" x 7'11")

Modern kitchen with a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, eye level integrated double oven, four ring gas hob with extractor hood over, space and plumbing for washing machine, tumble dryer and dishwasher, window to conservatory and part glazed door to side.

### Conservatory

2.87m x 4.41m (9'5" x 14'6")

Part brick and uPVC build with French doors to rear garden.

### Landing

With stairs taken from Entrance hall, storage cupboard and access to loft space.

### Bedroom One

3.82m x 3.04m (12'6" x 10'0")

With window to rear aspect and radiator.

### Bedroom Two

3.75m x 2.8m (12'4" x 9'2")

With window to front aspect and radiator.

### Bedroom Three

2.99m x 2.08m (9'10" x 6'10")

With window to front aspect and radiator.

### Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

### Garage

With storage space to front accessed via up and over garage door, the remaining space has has been converted in to a useable room with electric and lighting, accessed via a door to rear (3.89m L x 2.32m W)





## Outside

Generous sized plot with large gravel driveway to front, further laid to lawn with side access to rear. The rear garden is a well presented space with a patio area, further laid to lawn with artificial turf to side.

## Solar Panels

Please note that the solar panels are owned.

## 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

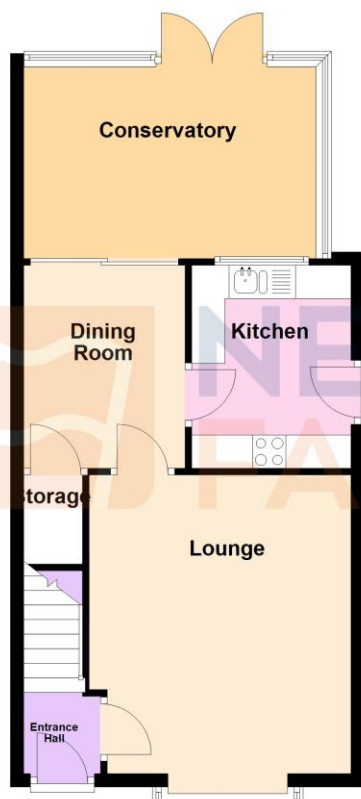
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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 27 Southgate, Sleaford, NG34 7SY.



## Floorplan

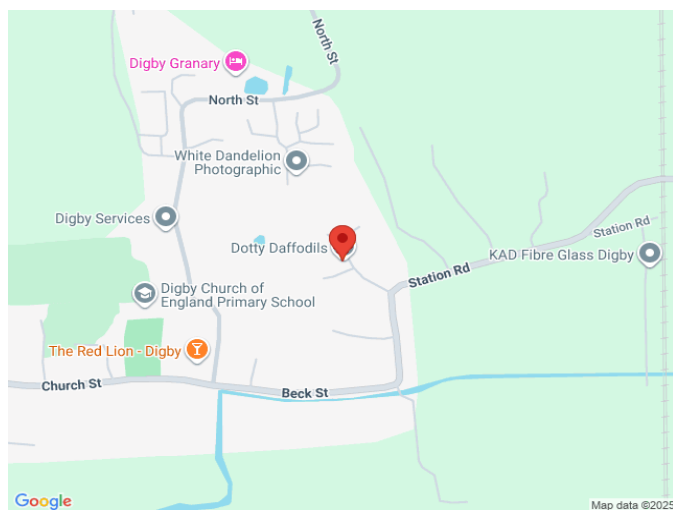
### Ground Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



### First Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



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