

- 1879 Converted Chapel
- 2 Bedroom Terraced House
- Charming Internal Features
- Breakfast Kitchen
- Lounge Diner
- Master Bedroom With En-Suite
- Separate Bathroom
- Low Maintenance Garden & Off Street Parking

North Street, Digby, LN4 3LY,  
£175,000



This converted chapel was finished in 2009 with the original dating back to 1879. Converted into 3 terrace houses this property comes with 2 bedrooms, 2 bathrooms and spacious living accommodation to the ground floor. There are charming internal features throughout with the ground floor comprising of a breakfast kitchen with a range of base level units and breakfast bar area and a good size lounge diner. Rising to the first floor there are 2 bedrooms with vaulted ceilings and exposed beams, en-suite shower room to master bedroom and a separate 3 piece bathroom suite. External grounds are low maintenance and the property offers off street parking. Further benefits of the property includes gas central heating boiler and hardwood sealed windows. For further information or to arrange a viewing. Contact Starkey&Brown. Council tax band: B. Freehold.



## Entrance Hall

Having front door entry to side aspect, stairs rising to first floor, radiator and a wall mounted Ideal Logic Plus combination boiler. Access to:

## Kitchen

8' 11" x 12' 4" (2.72m x 3.76m)

Having a range of base and eye level units with counter worktops, integral oven, 4 ring hob with extractor hood over, space and plumbing for further appliances, sink and drainer unit, wood framed double glazed sash window to side aspect, tiled flooring and breakfast bar.

Double doors leading into:

## Lounge Diner

15' 10" x 12' 11" (4.82m x 3.93m)

Having wooden frame sash window to front and side aspects, BT openreach broadband point, wood laminate flooring and understairs storage cupboard.

## First Floor Landing

Having loft access and access to bedrooms.

## Master Bedroom

12' 7" x 11' 6" (3.83m x 3.50m)

Having wood framed double glazed feature window to front and side aspects, exposed beams, radiator and aerial point. Access to:

## En-Suite

8' 1" x 5' 1" (2.46m x 1.55m)

Having shower cubicle, vanity hand wash basin unit, low level WC, extractor unit, vinyl flooring and chrome heated hand towel rail.

## Bedroom 2

9' 1" x 10' 6" (2.77m x 3.20m)

Having feature wood framed double glazed window to side aspect, aerial point, radiator and exposed beam.

## Bathroom

6' 5" x 6' 10" (1.95m x 2.08m)

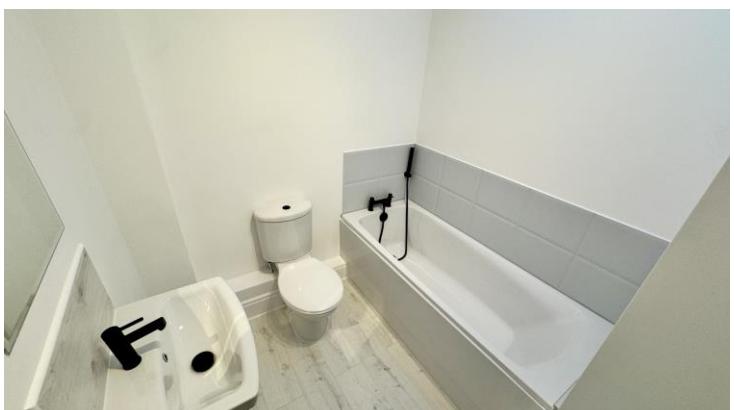
Having Velux window, chrome heated hand towel rail, pedestal wash hand basin unit, low level WC and bath tub.

## Outside Rear

Having an enclosed garden with fenced perimeters being mostly gravelled, with paved pathway to front door entry.

## Outside Front

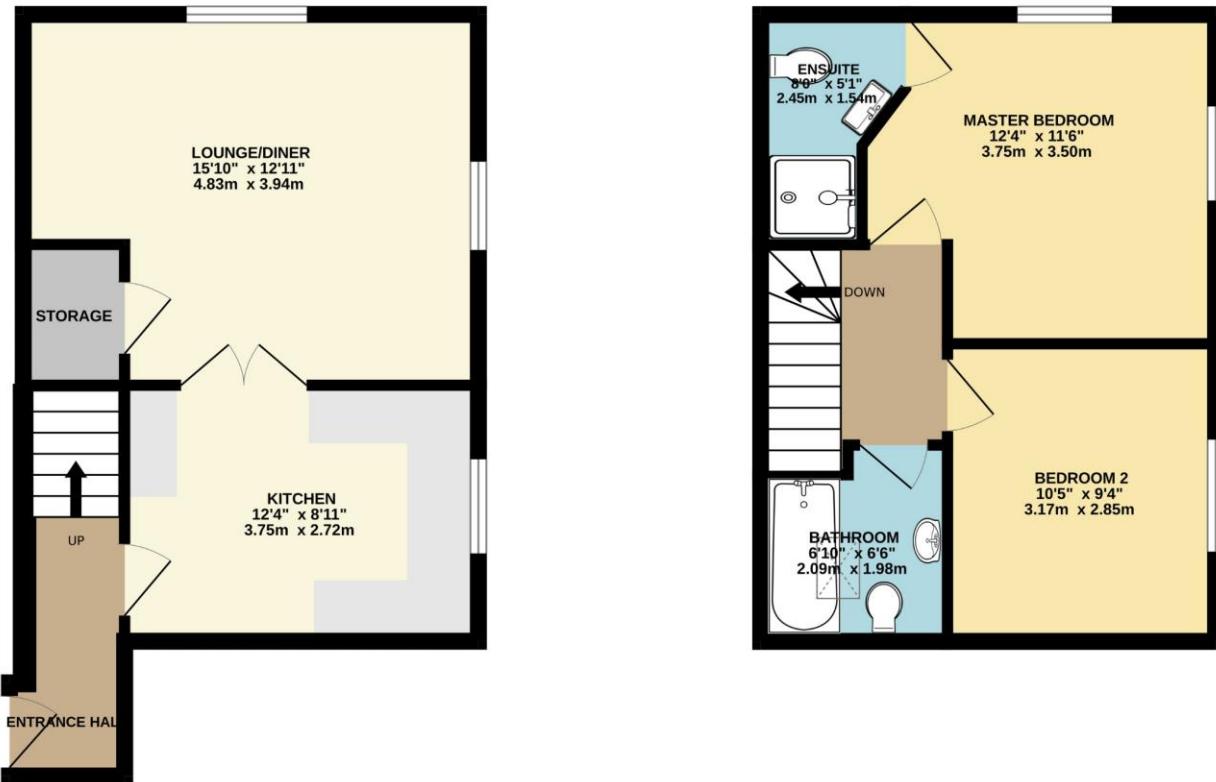
Having off street parking for 1 vehicle.





GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: lincoln@starkeyandbrown.co.uk



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)