

***THE HURN,  
DIGBY, LN4 3NH***



***£190,000***

***Offered to the market with No Onward Chain, a Spacious Three Bedroom Semi-Detached House with Ample Parking, Good Sized and Fully Enclosed Rear Gardens, and Two Reception Rooms, located within a quiet Cul-De-Sac in a particularly popular village providing convenient access to both Lincoln and Sleaford. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms and Family Bathroom. Outside a drive provides Off Road Parking for several Vehicles with a Car Port enclosed by timber gates, whilst the Rear Gardens are fully enclosed and particularly private. Viewing of the property is strongly recommended to fully appreciate the spacious accommodation on offer, together with its peaceful setting.***

**Directions:**

Travelling from Sleaford on the A153, at the Speedway Corner roundabout take the first exit and proceed into the village of Ruskington. Continue to the next roundabout and take the first exit onto Rectory Road and follow the road as it bears to the right into Lincoln Road. Proceed out of the village and through Dorrington on the B1188 into the village of Digby. Take the second turning on the right into Church Street and continue into Beck Street. Follow the road as it bears to the left into Station Road and take the second turning on the left into The Hurn. Take the first turning on the left where the property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the **Hall** having coved ceiling, smoke alarm, and radiator.

**Lounge: 4.50m (14' 9") x 3.99m (13' 1")**

Having bay window, gas fire, coved ceiling, two wall light points, radiator, and arch providing access to the:

**Dining Room: 2.90m (9' 6") x 2.41m (7' 11")**

Having understairs store cupboard, radiator, and French doors providing access to the garden.

**Kitchen: 3.00m (9' 10") x 2.41m (7' 11")**

Having a range of matching wall and base units with worktop over, single stainless steel inset drainer sink with mixer tap, space for electric cooker with stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, tiled floor, coved ceiling, radiator, and side entrance door providing access to the car port.

Stairs from the hall provide access to the **First Floor Landing** having airing cupboard housing the Worcester Bosch combination boiler, smoke alarm, and loft access.

**Bedroom 1: 3.78m (12' 5") x 3.05m (10' 0")**

Having coved ceiling and radiator.

**Bedroom 2: 3.76m (12' 4") x 2.74m (9' 0")**

Having radiator.

**Bedroom 3: 2.39m (7' 10") x 2.08m (6' 10")**

Having radiator.

**Bathroom:**

Having close coupled W.C., pedestal hand washbasin with mixer tap, panelled bath with pillar taps and mains fed shower over with shower screen, towel radiator, and extractor fan.

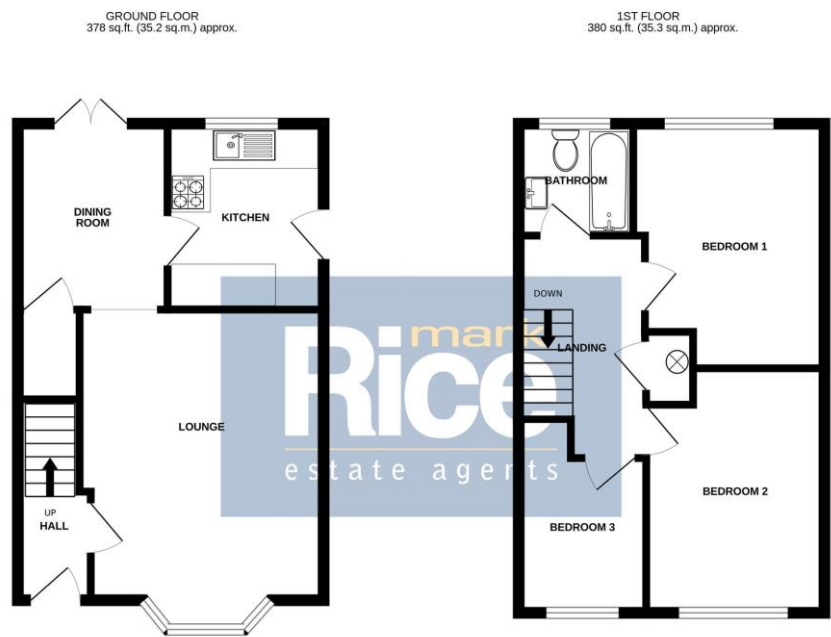
**Outside:**

A large drive to the front provides off road parking for a number of vehicles and approaches a timber gate which in turn provides access to the car port having an external 13amp double power point and wrought iron gate providing access to the rear garden. The front gardens are laid to lawn with

**Lounge****Dining Room****Kitchen****Bedroom 1****Bedroom 2**

decorative hedging, and a concrete path leading to the front entrance door. The rear gardens are laid mostly to lawn with patio area, fully enclosed by timber fencing and a timber shed is included.

Council Tax Band: B



TOTAL FLOOR AREA: 759 sq.ft. (70.5 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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Bedroom 3



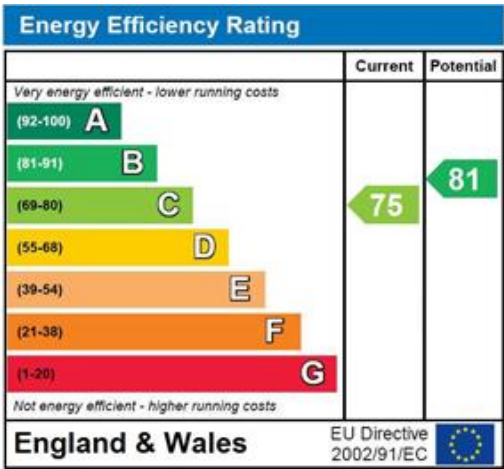
Bathroom



Rear Garden



Further Aspect



*Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 18/09/26*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**