

***BECK STREET,
DIGBY, LN4 3NE***



New Price £294,000

A charming and well presented Three Bedroom Semi Detached Cottage which has been extended by the current owners and offering Ample Off Road Parking and a Fully Enclosed and Particularly Private Rear Garden. Built circa 1895, the property is located within the popular village of Digby in a non estate setting with views to the front of the Beck and offers spacious accommodation comprising Entrance Hall, Lounge, Dining Room, Inner Hall, Ground Floor Cloakroom, Kitchen Diner with walk-in pantry and to the first floor there are Three Double Bedrooms with a Dressing Room off the master bedroom and a Family Shower Room. There is Parking for a number of vehicles to the front of the property and the rear garden has a variety of mature trees and shrubs with a Fully Insulated Summer Lodge with En-Suite which would be perfect for use as a guest suite or home office. To fully appreciate the space this family home offers and its tranquil setting, early viewing is strongly recommended.

Location:

Digby is a popular village situated on the B1188 which runs from Ruskington to Lincoln, approximately 14 miles South of Lincoln. It has amenities comprising, primary school, village hall, public house, playing fields and is located close to the larger village of Ruskington with amenities to cater for most day to day needs.

Directions:

Travelling North from Sleaford on the A153 towards Ruskington, at the Speedway corner roundabout, take the first exit into the village of Ruskington. Continue into the village and at the next mini roundabout, turn left into Rectory Road. Follow this road as it bears into Lincoln Road and proceed out of the village and past Dorrington. Upon entering the village of Digby, take the second turning on the right into Church Street which gives main access to the village. Proceed past the monument and the Red Lion public house into Beck Street where the property is located on the left hand side.

A security composite entrance door provides access to the Entrance Hall.

Lounge: 4.27m (14'0") x 3.05m (10'0")

Having feature gas fire with surround, two wall light points, dual aspect Upvc double glazed sash windows to the front elevation and radiator.

Dining Room: 4.27m (14'0") x 3.58m (11'9")

Having understairs storage cupboard, radiator and Upvc double glazed sash window to the front elevation.

Inner Hall:

Having stable style side entrance door.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, tiled splashbacks and wall mounted Baxi central heating boiler.

Kitchen Diner: 4.93m (16'2") x 4.19m (13'9")

Having a range of matching base units with wooden worktop over, 1½ bowl single drainer ceramic sink with mixer tap and waste disposal unit, space for Range cooker, two Velux windows, space and plumbing for washing machine, space and plumbing for dishwasher, space and plumbing for fridge freezer with cold water feed facility, Kick board heaters, breakfast bar, tall radiator and walk-in pantry.

Stairs from the hall provide access to the **First Floor Landing** having loft access and airing cupboard.

Bedroom 1: 4.27m (14'0") x 3.56m (11'8")

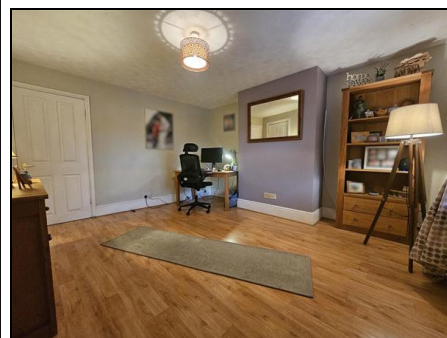
Having ceiling downlighters, radiator, walk-in wardrobe and Upvc double glazed sash window to the front elevation.

Bedroom 2: 4.22m (13'10") x 2.95m (9'8")

Having over stairs storage cupboard,, vanity hand washbasin with pillar taps, radiator and upvc double glazed sash window to the front elevation



Lounge



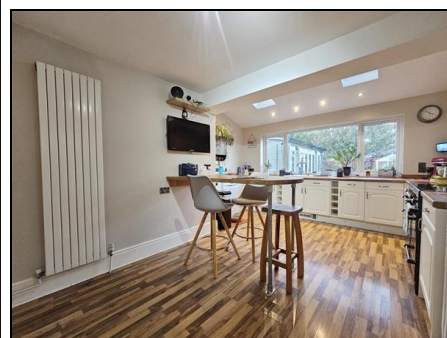
Dining Room



Kitchen Diner



Further Aspect



Further Aspect

Bedroom 3: 3.51m (11'6") x 2.36m (7'9")

Having radiator.

Shower Room:

Having close coupled w.c, pedestal hand washbasin with Victorian style pillar taps, double shower cubicle with mains fed power shower, extractor fan and radiator.

Outside:

A drive to the front provides **Ample Off Road Parking** and is partially enclosed by timber fencing and mature hedging. The Rear Garden is fully enclosed by a combination of timber fencing and a traditional brick wall with gravelled borders and mature hedging, potted plants, an artificial lawn area, a water irrigation system, **Green House, Workshop, Timber Shed** and an external power point and two cold water taps are fitted. There is also outside lighting powered by a switch in the kitchen. There is access to the rear garden from a driveway to the side of the property.

Summer Lodge: 5.26m (17'3") x 3.76m (12'4")

Having a direct LAN port, power and lighting, roof insulation and a cold water feed.

En-Suite:

Having close coupled w.c, pedestal hand washbasin, shower cubicle with electric unit, mermaid board splashbacks and extractor fan.



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



Summer Lodge



Rear Garden



Further Garden Aspect



View To Front

GARDEN CABIN
215 sq.ft. (20.0 sq.m.) approx.

GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Agents 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 21/11/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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