

**LINCOLN ROAD,
DIGBY, LN4 3NB**



£275,000

Located on the fringe of this popular village in a non estate setting and with views over countryside, a larger than average Three Bedroom Detached House with Garage and Workshop, a Much Larger Than Average Rear Garden and Ample Parking. Whilst the property is in need of some cosmetic updating, it offers the opportunity for a potential buyer to put their own stamp on it and the property further benefits from Oil Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Dining Room, Lounge with open fire, 18'4 Dining Kitchen, Utility Room, Boot Room, Three Double Bedrooms and Family Bathroom. The Rear Garden is fully enclosed and not overlooked and a drive to the front of the property provides parking for a number of vehicles. To fully appreciate everything this property has to offer and its potential, early viewing is recommended.

Location:

Digby is a popular village located between Sleaford and Lincoln and has amenities comprising, primary school, village hall, public house and playing field and is located close to the larger village of Ruskington with amenities to cater for most day to day needs. Digby is served by a mobile post office van twice a week.

Directions:

Travelling from Sleaford on the A153 towards Ruskington, at the Speedway Corner roundabout take the first exit into Ruskington. At the next mini roundabout, turn left into Rectory Road and follow the road as it bears to the right into Lincoln Road. Proceed out of the village and through the village of Dorrington and enter Digby. The property is located on the right hand side as indicated by our 'For Sale' board.

A timber entrance door provides access to the Entrance Hall.

Dining Room: 3.45m (11'4") x 3.35m (11'0")

Having bay window, open fire, picture rail and radiator.

Lounge: 3.61m (11'10") x 3.45m (11'4")

Having bay window, open fire, picture rail, dado rail and radiator.

Kitchen Diner: 5.59m (18'4") x 3.12m (10'3")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, space for electric cooker, understairs pantry cupboard, tiled splashbacks and radiator.

Utility Room: 2.06m (6'9") x 1.93m (6'4")

Having base units, inset single drainer sink with pillar taps, space and plumbing for washing machine, close coupled wc and tiled floor.

Boot Room: 3.07m (10'1") x 1.63m (5'4")

Having tiled floor and side entrance door.

Stairs from the hall provide access to the First Floor Landing.

Bedroom 1: 3.48m (11'5") x 3.35m (11'0")

Having picture rail and radiator.

Bedroom 2: 3.68m (12'1") x 3.51m (11'6")

Having original feature fireplace, picture rail, built-in wardrobe and radiator.

Bedroom 3: 3.12m (10'3") x 2.77m (9'1")

Having built-in wardrobe with sliding doors, picture rail and radiator.

Bathroom:

Having low level w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and mains fed shower over, tiled splashbacks and radiator.



Lounge



Kitchen Diner



Further Aspect



Bedroom 1



Bedroom 2

Outside:

A gravel drive provides **Parking** for a number of vehicles with a block paved path around the edge of the property, all partially enclosed by mature hedging. A wrought iron gate provides access to the further Parking Area and **Double Garage 5.21m (17'1") x 5.89m (19'4")** having double manual up and over doors, eaves storage, power, lighting and an arch providing access to the: **Workshop: 5.21m (17'1") x 3.05m (10'0")** with timber door providing access to the **Extensive East Facing Rear Garden**. The rear garden is laid predominantly to lawn with a large greenhouse, two timber storage sheds, well stocked borders and a block paved pathway down the side leading back towards the property. There is a good sized patio area and a cold water tap is fitted.

Council Tax Band C.



Bathroom



Rear Garden

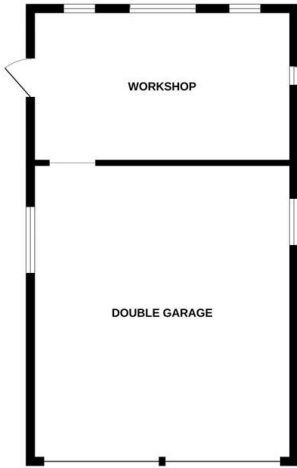


Driveway



View To Front

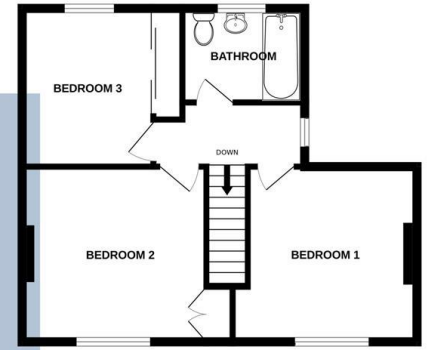
GARAGE/OUTBUILDINGS
500 sq.ft. (46.4 sq.m.) approx.



GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.9 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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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 11/03/2024

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