

***WOODEND, FEN LANE,  
DIGBY, LN4 3NG***



***£295,000***

*Located in a rural setting within grounds of approximately 0.2 acres, a Detached House enjoying views over fields and having a Good Size Garden, Ample Parking and 24'11 x 10'3 Garage/Workshop. The property is offered to the market with No Forward Chain and benefits from Oil Central Heating and Double Glazing to the generous accommodation which comprises Hall, Cloakroom, 21'3 Dining Kitchen, 29'6 Lounge Diner, Two Double Bedrooms, Landing/Study Area and Bathroom. Early viewing is recommended to appreciate this well presented property and its rural setting.*

### **Location**

Digby is a popular village located between Sleaford and Lincoln and has amenities comprising Post Office and general store, primary school, village hall and public house and is located close to the larger village of Ruskington with amenities to cater for most day to day needs.

### **Directions:**

Travelling from Sleaford on the A153 road towards Ruskington, at the mini roundabout at Speedway Corner proceed into the village and continue through Ruskington and Dorrington. Upon reaching Digby, turn right into Church Street and follow the road past the Monument and continue into Beck Street. Bear left and right and continue out of the village over the railway bridge and follow the road until the fork in the road. Bear right and the property is located on the right hand side as indicated by our 'For Sale' board.

**What3words: *farmed crafts circular***

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A double glazed entrance door provides access to the Hall having radiator.

### **Cloakroom:**

Having low level w.c, hand washbasin, tiled splashbacks and boiler.

### **Dining Kitchen: 6.48m (21'3") x 2.74m (9'0")**

Having a range of wall and base units with worktop over, 1½ bowl single drainer sink with monobloc tap, space for cooker and two double radiators.

### **Lounge Diner: 8.15m (26'9") x 3.28m (10'9")**

Having three double radiators, two bow windows, open fireplace and door to garden.

Stairs provide access to the:

### **First Floor Landing/Study Area: 6.05m (19'10") x 2.72m (8'11")**

Having two radiators, picture window overlooking the rear garden and airing cupboard.

### **Bedroom 1: 3.63m (11'11") x 3.30m (10'10")**

Having double radiator and built-in wardrobe.

### **Bedroom 2: 3.58m (11'9") x 3.28m (10'9")**

Having double radiator and built-in cupboard.

### **Bathroom: 2.77m (9'1") x 2.01m (6'7")**

Having bath with Victorian style mixer tap and shower attachment, low level w.c pedestal hand washbasin, bidet, shaver point, radiator and tiled splashbacks.

### **Outside:**

The property is set within grounds of approximately 0.2 acres and vehicular access to the front is via a bridge over a small stream which in turn approaches the further **Parking Areas** and **Detached Garage/Workshop 7.59m (24'11") x 3.12m (10'3")**, having light and power points, loft storage and up and over door. A cold water tap is fitted. The remainder of the



**Kitchen**



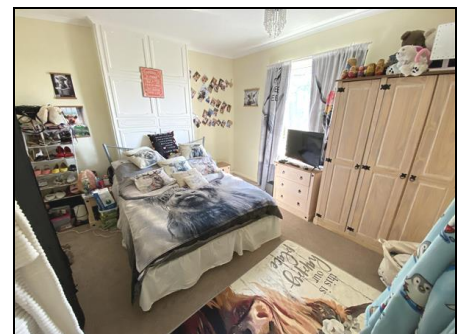
**Lounge Diner**



**Dining Area**



**Landing/Study Area**

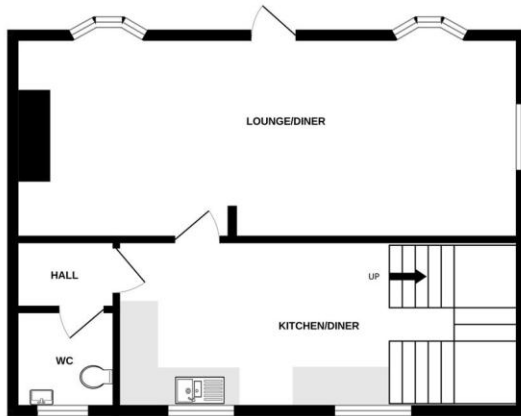


**Bedroom 1**

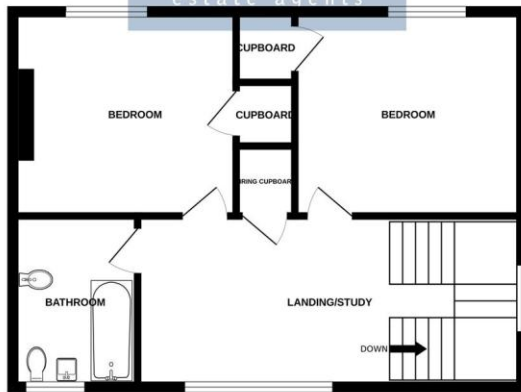
*garden surrounds the property and is laid mostly to lawn with borders. The garden overlooks farmland to one side.*

*Council Tax Band C.*

GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.

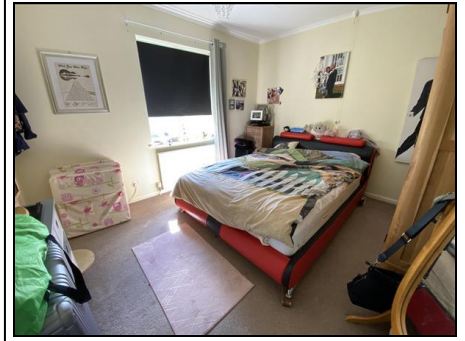


1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.2 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 2**



**Bathroom**



**Rear Garden**



**Further Aspect**



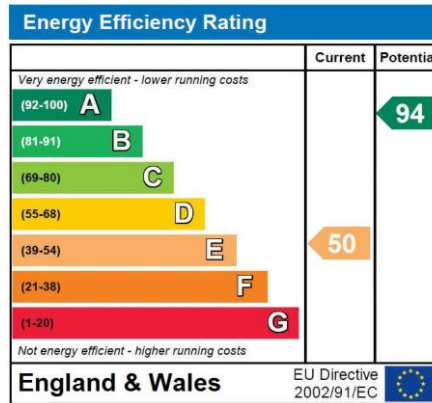
**Further Aspect**



**Further Aspect**



**View**



*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 01/04/2025*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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