

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Stanley Barn, North Street, Digby, Lincoln, Lincolnshire, LN4 3LY

£333,000 Freehold

WOW! This stunning Two Bedroom Barn is a real show stopper which has been finished to a high specification throughout.

Upon entering, you are greeted by a spacious open-plan kitchen/living area, where the warmth of the stone walls is complemented by the modern & bespoke Kitchen furnishings and solid wood flooring. The kitchen is equipped with numerous integral appliances, including an integrated double oven, integrated fridge/freezer and integrated dishwasher, and boasts an island with a complementing worktop space providing a space to entertain guests.

TWO BEDROOM DETACHED BARN | SPACIOUS ACCOMMODATION | CHARACTER HOME | STUNNING KITCHEN | HIGH SPECIFICATION THROUGHOUT | UNDERFLOOR HEATING | SHORT WALK TO VILLAGE CENTRE | BESPOKE KITCHEN | SOLID WOOD FLOORING | OFF STREET PARKING FOR TWO CARS



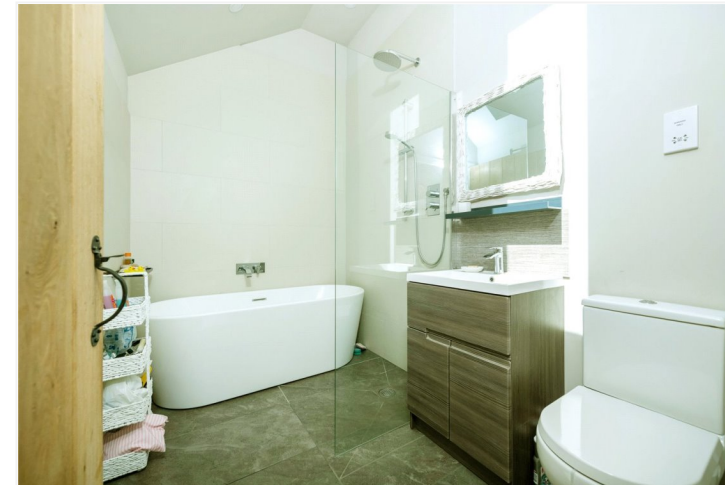
## ACCOMMODATION

Open Plan Kitchen/Dining Living Area - 28' x 17'2" (8.53m x 5.23m)

Bedroom One - 13'3" x 11'11" (4.04m x 3.63m)

Bedroom Two - 12'8" x 11' (3.86m x 3.35m)

Family Bathroom



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C

## DESCRIPTION

The windows are a sage green 'Acoya' which are maintenance free and specialised windows which really complement the stone construction of this Barn style property. The property also benefits from solid oak flooring and oak internal doors.

The two bedrooms offer peaceful sanctuaries for rest and with each bedroom being well proportioned with high ceilings and ample storage space.

The family bathroom is a haven of relaxation, featuring a four piece suite with a free standing bath, a walk in double shower, vanity unit housing hand wash basin and low level w/c.

To the outside, there is a gravel driveway offering off street parking for two vehicles with a wooden bin store and external power points. There is a paved pathway leading to the entrance door, as well as a further gravelled seating area to follow the sun around the garden. There is also a side garden housing a timber shed.

In conclusion, Stanley Barn offers a blend of both of old-world charm and contemporary luxury. This won't be for sale long, come and have a look!

The property is conveniently located just 12 miles south of Lincoln which has a plethora of big shops, and only 7 miles from the market town of Sleaford which has great transport links. From Sleaford, you can take the train to Grantham station which takes you direct to London Kings Cross in approximately 1 hour. The closest trainline would be located at Ruskington which is just a couple of miles away. Digby also boasts a Church, pub, school and village hall.

