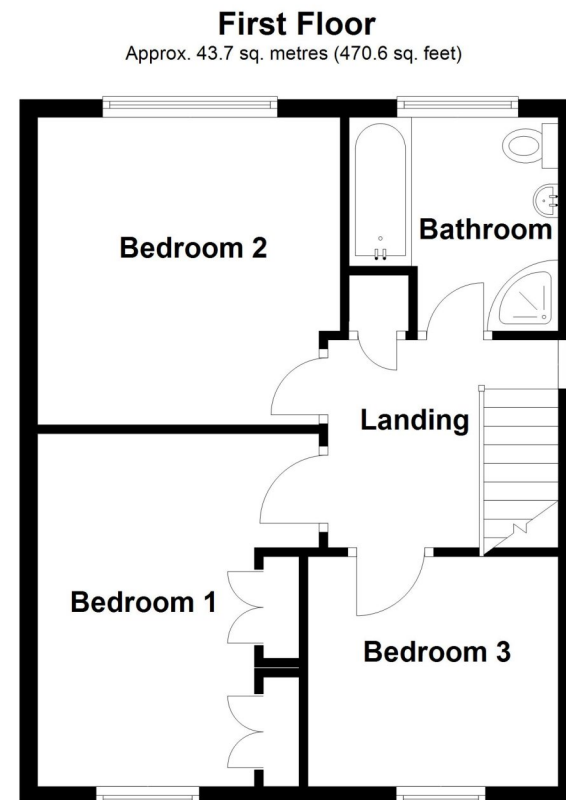
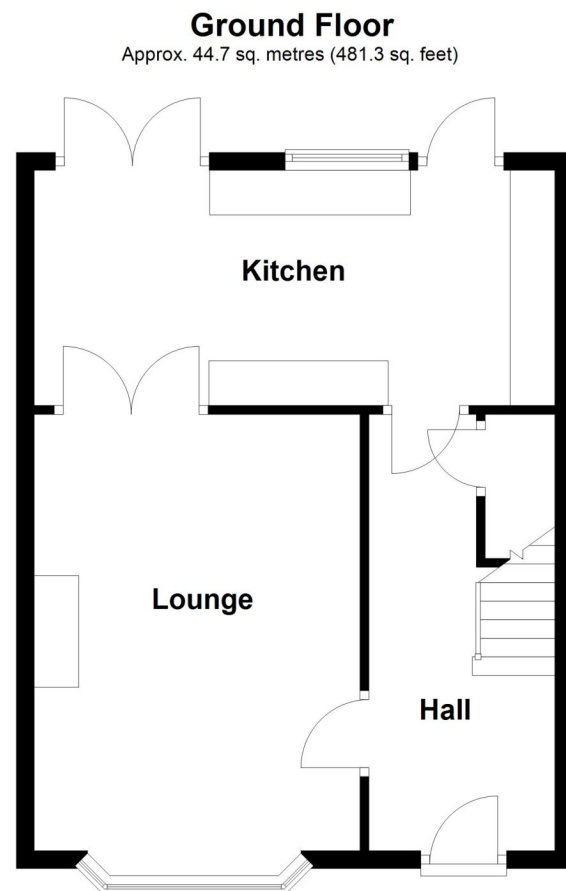


16A, North Street, Digby, Lincoln

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 88.4 sq. metres (951.9 sq. feet)

16A, North Street, Digby, Lincoln, Lincolnshire, LN4 3LY

£265,000 Freehold

Nestled in the heart of the picturesque and highly desirable village of Digby, this beautifully presented Three Bedroom Detached home enjoys a prime location just 100 yards from the renowned Red Lion pub, and is perfectly positioned between Sleaford and Lincoln.

Prime Location Near Digby Village Pub | Conveniently Located Between Sleaford And Lincoln | Recently Modernised Throughout | Lovely Sleek Kitchen | Stylish Family Bathroom | Spacious Lounge & Kitchen/Diner | Three Well Proportioned Bedrooms | Block Paved Driveway | Detached Garage | Enclosed Rear Garden

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## DESCRIPTION

The property has been thoughtfully updated by the current owners, with recent improvements including a brand-new kitchen, modern boiler, stylish cloakroom, and elegant redecoration throughout.

The interior offers a well-designed layout, comprising an inviting Entrance Hall, a generously sized Lounge, a sleek and modern Kitchen/Diner, a convenient Downstairs Cloakroom, Three well-proportioned Bedrooms, and a stylish Family Bathroom.

Externally, the property boasts a block paved driveway providing off-road parking and access to a single detached garage. The front garden is enclosed with a charming picket fence, featuring well-maintained lawns and colourful flower beds. The rear garden offers additional lawned areas, landscaped flower beds, and a paved patio, perfect for relaxing or entertaining. A side gate from the driveway provides easy access to the garden, adding both convenience and privacy.

A viewing is strongly recommended to fully appreciate the exceptional quality of this lovely home.

## ACCOMMODATION

**Kitchen/Diner** - 19'2" x 8'8" (5.84m x 2.64m)

**Lounge** - 16' x 12' (4.88m x 3.66m)

**Bedroom 1** - 13' x 11'2" (3.96m x 3.4m)

**Bedroom 2** - 11'2" x 10'4" (3.4m x 3.15m)

**Bedroom 3** - 9' x 7' (2.74m x 2.13m)

**Bathroom**

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C

