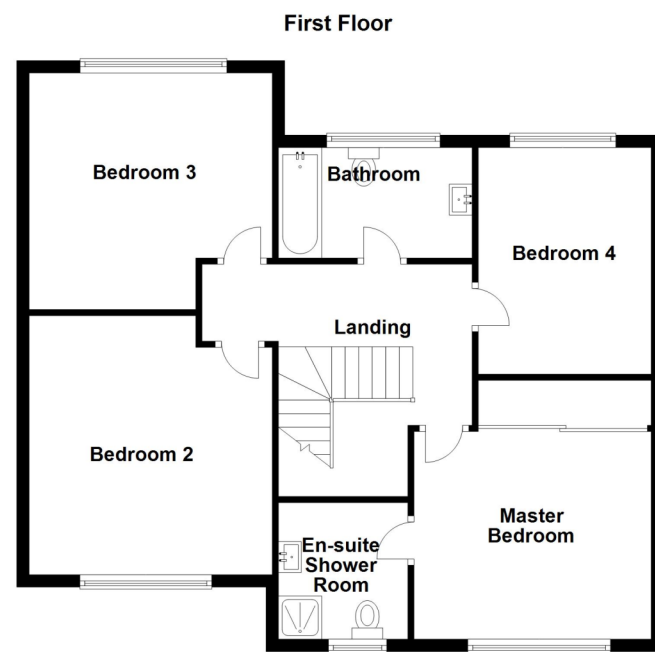
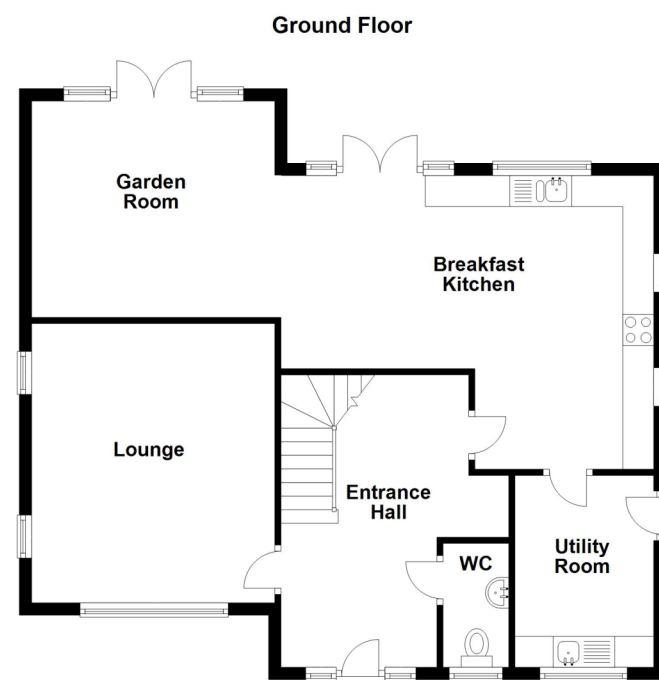


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



3 Vicarage Close, Digby, Lincoln, Lincolnshire, LN4 3YJ

£450,000 Freehold

Winkworth are delighted to offer for sale this STUNNING Four Bedroom Detached Family home situated in the popular village of Digby which boasts easy travel links to both Sleaford & Lincoln. Internally the property has been recently re-decorated, boasting oak doors throughout, a stylish bathroom and En-Suite. The accommodation comprises of Entrance Hall, Lounge, Garden Room/Dining room, an open plan Breakfast Kitchen, Utility room, Four double bedrooms, En-suite shower room and a large family bathroom. The loft has been converted into a fantastic storage space area that would make an ideal man cave. To the front of the property there is a block paved driveway leading up to the detached double garage. The driveway has room for up to four vehicles. To the side of the property there is a gate which leads you to the large back garden.

You must view this stunning property!

Modern Detached Family Home | Large Rear Garden | Immaculately Presented Throughout | Modern Fitted Breakfast Kitchen & Utility Room | Four Double Bedrooms | Master with En-Suite | Gas Fired Central Heating | uPVC Double Glazing Throughout | Detached Double Garage



ACCOMMODATION

Entrance Hallway

Downstairs Cloakroom

Lounge - 14'10" x 12'10" (4.52m x 3.9m)

Dining Room - 12'9" x 11'5" (3.89m x 3.48m)

Kitchen Diner - 19'10" x 15'4" (6.05m x 4.67m)

Utility Room - 10'8" x 7'4" (3.25m x 2.24m)

Bedroom One - 12'7" x 11'7" (3.84m x 3.53m)

Bedroom Two - 14' x 12'10" (4.27m x 3.9m)

Bedroom Three - 12'10" x 12'4" (3.9m x 3.76m)

Bedroom Four - 12' x 9'2" (3.66m x 2.8m)

Family Bathroom

Double Garage - 17'2" x 14'11" (5.23m x 4.55m)

Agents Note - The loft has been boarded out and plaster boarded a partially area of the roof space which would make an ideal man cave or dry storage facility. There is also power and light.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

