

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

The vicarage

Approximate Gross Internal Area
Ground Floor = 86.9 sq m / 935 sq ft
First Floor = 81.1 sq m / 873 sq ft
Outbuildings = 24.9 sq m / 268 sq ft
Total = 192.9 sq m / 2076 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Vicarage, 3 Beck Street, Digby, Lincolnshire, LN4 3NE

£525,000 Freehold

The Vicarage is an attractive and substantial four-bedroom detached period home, offering around 1,800 sq ft of well-proportioned accommodation, together with useful outbuildings. Full of character and occupying a generous plot with a private walled garden, the property combines traditional features with a practical layout that works particularly well for family life.

Attractive Detached Period Home | Four Generous Bedrooms | Over 1,800 Sq Ft Of Accommodation | Two Spacious Reception Rooms | 21'4" Kitchen/Dining Room | Separate Utility Room | Four-Piece Family Bathroom | Generous Established Gardens | Garage And Workshop | Two Useful Garden Stores | Ample Off-Road Parking | Full Of Character Throughout

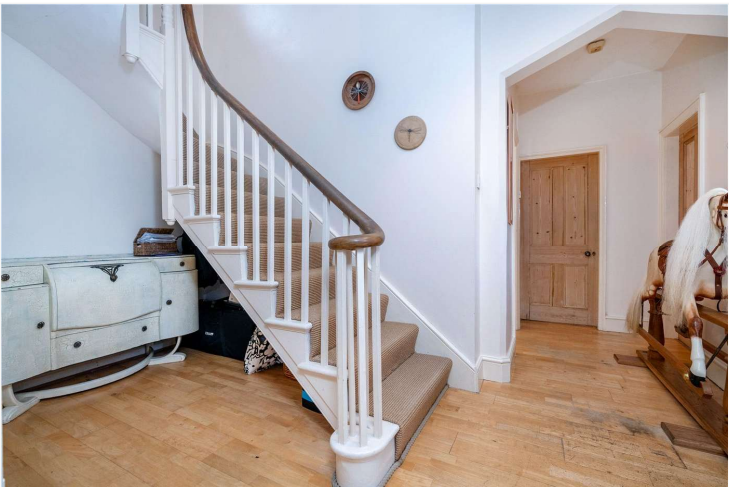


To the front is a spacious sitting room with a bay window and an attractive feature fireplace, while the separate family room offers excellent flexibility as an additional reception room, playroom or home office.

At the heart of the home is the impressive 21'4" kitchen/dining room. This generous space provides plenty of room for everyday dining and entertaining, a free standing island, extensive work surfaces and a range-style cooker. A separate utility room adds further practicality, while a ground-floor WC completes the accommodation on this level.

Upstairs, the first floor provides four well-proportioned bedrooms, including three particularly generous doubles. The family bathroom is fitted with both a freestanding bath and separate shower enclosure, alongside twin wash basins.

Outside, the property is complemented by established gardens with a large lawn, mature trees, shrubs and planted borders. A sheltered patio creates an appealing space for outdoor seating and dining, and a seperate decked area. Further benefits include a garage, adjoining



workshop and two useful garden stores, providing excellent storage and scope for hobbies.

With its handsome stone frontage, generous accommodation and attractive gardens, The Vicarage offers a rare opportunity to acquire a distinctive family home with plenty of space both inside and out.

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Sitting Room - 14' x 13'10" (4.27m x 4.22m)

Family Room - 13' x 12'11" (3.96m x 3.94m)

Kitchen/Dining Room - 21'4" x 14'7" (6.5m x 4.45m)

Bedroom One - 14' x 14' (4.27m x 4.27m)

Bedroom Two - 15' x 9' (4.57m x 2.74m)

Bedroom Three - 13'1" x 10'8" (4m x 3.25m)

Bedroom Four - 11'1" x 10' (3.38m x 3.05m)

Family Bathroom

Garage - 14'10" x 8'2" (4.52m x 2.5m)

Workshop - 8' x 7' (2.44m x 2.13m)

Store - 8'6" x 7'1" (2.6m x 2.16m)

Garden Store - 7'1" x 4'6" (2.16m x 1.37m)

Agents Note - Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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