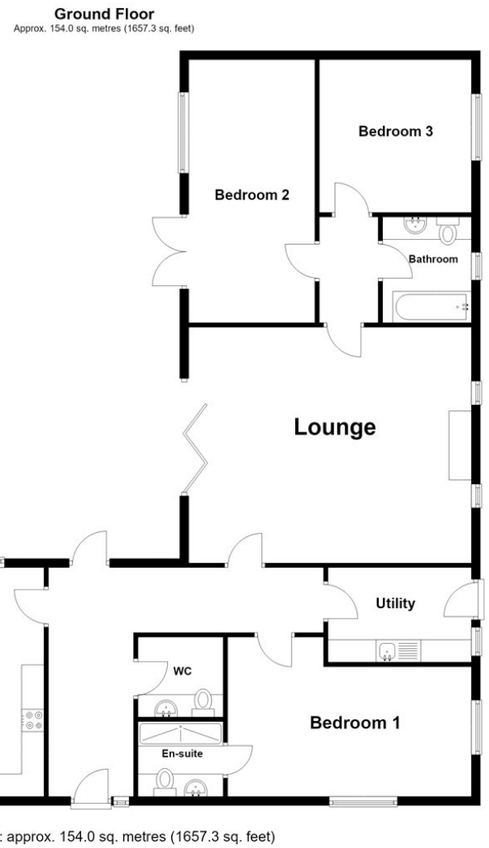
EPC TO FOLLOW



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

£425,000 Freehold

Situated in the popular village of Digby, this beautifully presented three-bedroom detached bungalow offers spacious and versatile accommodation extending to approximately 1600 sq. ft., finished to a high standard throughout and set within a generous, well-maintained plot.

Non Estate & Individually Designed | Beautifully Presented Three Bedroom Detached Bungalow | Approximately 1600Sq. Ft. Of Accommodation | Village Centre Location | Accessed Via Private Driveway | Ample Parking | Impressive Open-Plan Kitchen/Diner With Central Island | Spacious Lounge With Log-Burning Stove | Principal Bedroom With Modern En-Suite Shower Room | Second Bedroom With French Doors To The Garden | Stylish Family Bathroom & Cloakroom | Utility Room With External Access | Generous, Private & Beautifully Landscaped Garden | Extensive Patio Area Ideal For Entertaining | All Double Bedrooms | Spacious & Versatile Single-Storey Accommodation | Sought-After Village Location In Digby

The heart of the home is the impressive open-plan kitchen/diner, featuring stylish shaker-style units, quartz-effect worktops, a large central island with breakfast bar seating and plenty of space for a family dining table. Large bi-folding doors open directly onto the rear patio, making this a fantastic space for entertaining and everyday family living. A separate utility room provides additional practicality, with access to the outside.

The spacious lounge offers a comfortable place to relax, with a charming log-burning stove set within an exposed brick fireplace and oak mantel. Sliding doors lead onto the patio, allowing plenty of natural light into the room and providing a lovely outlook over the garden.

There are three well-proportioned bedrooms, including a generous principal bedroom with its own modern en-suite shower room. The second bedroom benefits from French doors opening directly onto the garden, while the third bedroom offers flexibility for guests, family or use as a home office. A stylish family bathroom with a shower over the bath and a separate WC complete the accommodation.

Outside, the property really comes into its own, with an extensive, beautifully maintained garden offering a large lawn, mature trees, established borders and a substantial paved patio providing plenty of space for outdoor dining and entertaining. The garden enjoys a good degree of privacy, while the gravelled area to the side provides additional outdoor space.

ACCOMMODATION

Entrance Hall

Kitchen/Diner - 22'8" x 16'9" (6.9m x 5.1m)

Lounge - 20'3" x 17'2" (6.17m x 5.23m)

Cloakroom

Bedroom One - 14'1" x 11'6" (4.3m x 3.5m)

En-Suite Shower Room

Bedroom Two - 17'6" x 9'5" (5.33m x 2.87m)

Bedroom Three - 11'2" x 11'2" (3.4m x 3.4m)

Utility Room - 10'6" x 5'5" (3.2m x 1.65m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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