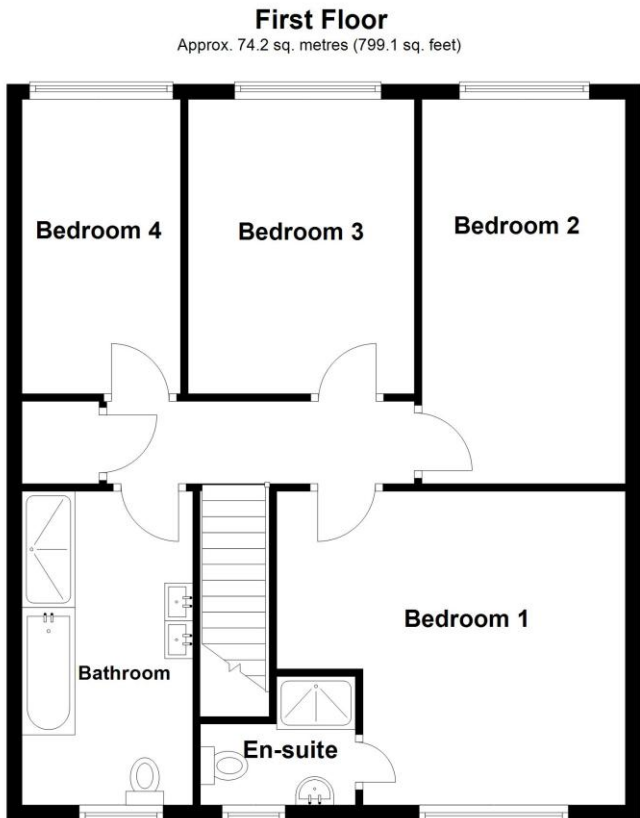
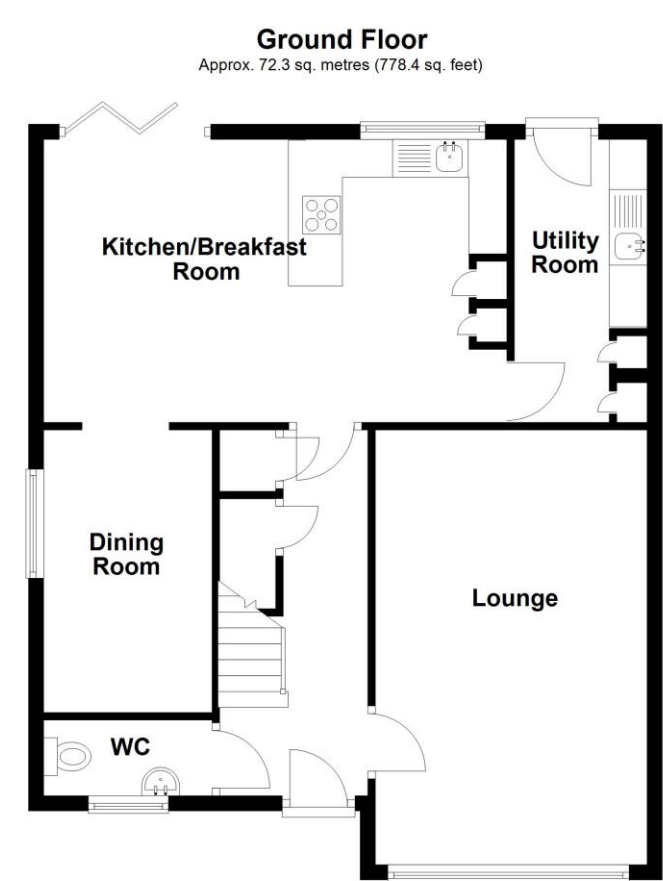


Grainfield Lane, Digby, Lincoln

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Total area: approx. 146.6 sq. metres (1577.5 sq. feet)



12 Grainfield Lane, Digby, Lincoln, Lincolnshire, LN4 3NY

£375,000 Freehold

This impeccably presented family home has been built and finished to an exceptional standard by the renowned local builder, Stonewell Homes. Located in a small development on the outskirts of this charming and popular village, the property boasts high-quality kitchens and bathrooms, making it a must-see to fully appreciate. It features gas-fired central heating with underfloor heating on the ground floor and uPVC double glazing, including bi-fold doors that open onto the garden.

Immaculately Presented Family Home | Built To A High Specification | Edge Of Village Location | Approx 1600 Sqft Of Accommodation | 4 Double Bedrooms, Master With En-Suite | Open-Plan Family Kitchen/Breakfast Room | Beautifully Landscaped Rear Gardens | Ample Parking | Detached Garage



Dining Room - 12'3" x 7'4" (3.73m x 2.24m)

Lounge - 18'10" x 12'7" (5.74m x 3.84m)

WC - 5'11" x 3'8" (1.8m x 1.12m)

Bedroom 1 - 15'4" x 14'6" (4.67m x 4.42m)

En- suite

Bedroom 2 - 16'8" x 8'10" (5.08m x 2.7m)

Bedroom 3 - 12'9" x 9'10" (3.89m x 3m)

Bedroom 4 - 12'9" x 6'10" (3.89m x 2.08m)

Bathroom - 12'3" x 7'5" (3.73m x 2.26m)

Agents Note - An annual management fee is payable to Lambert Smith Hampton.



The accommodation spans approximately 1596 sqft and includes a spacious hallway, cloakroom, large under-stairs cupboard, lounge, dining room, and an open-plan family kitchen with a breakfast area and integrated appliances. The first floor offers a landing, four generously sized bedrooms, with the master featuring an en-suite shower room, as well as a family bathroom with twin vanity basins, a bath, and a separate shower.

Outside, the property benefits from a driveway running alongside the house, providing parking and leading to a detached garage. The beautifully landscaped rear garden is a standout feature, offering an extensive patio area that overlooks the lawn, flower and shrub beds, a water feature, and a second patio. Behind the garage, there is an additional practical space with a lean-to greenhouse

ACCOMMODATION

Entrance Hall

Kitchen/Breakfast Room - 20'1" x 12'3" (6.12m x 3.73m)

Utility Room - 12'3" x 5'9" (3.73m x 1.75m)



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D