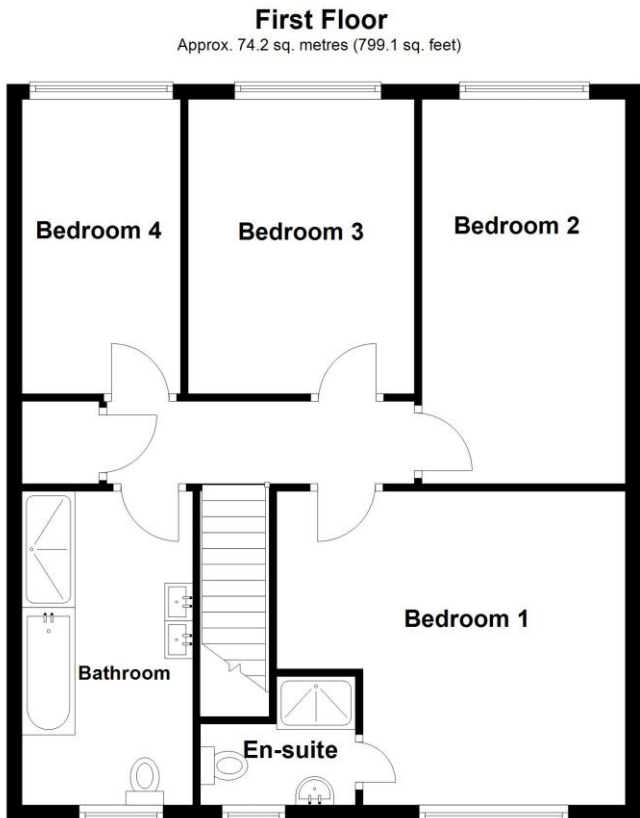
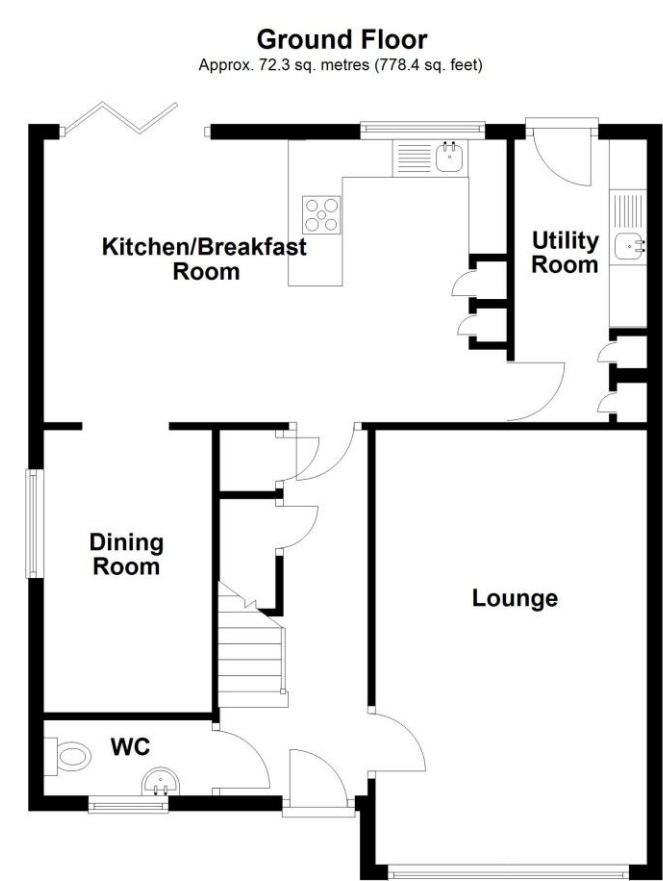


Grainfield Lane, Digby, Lincoln

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

£365,000 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