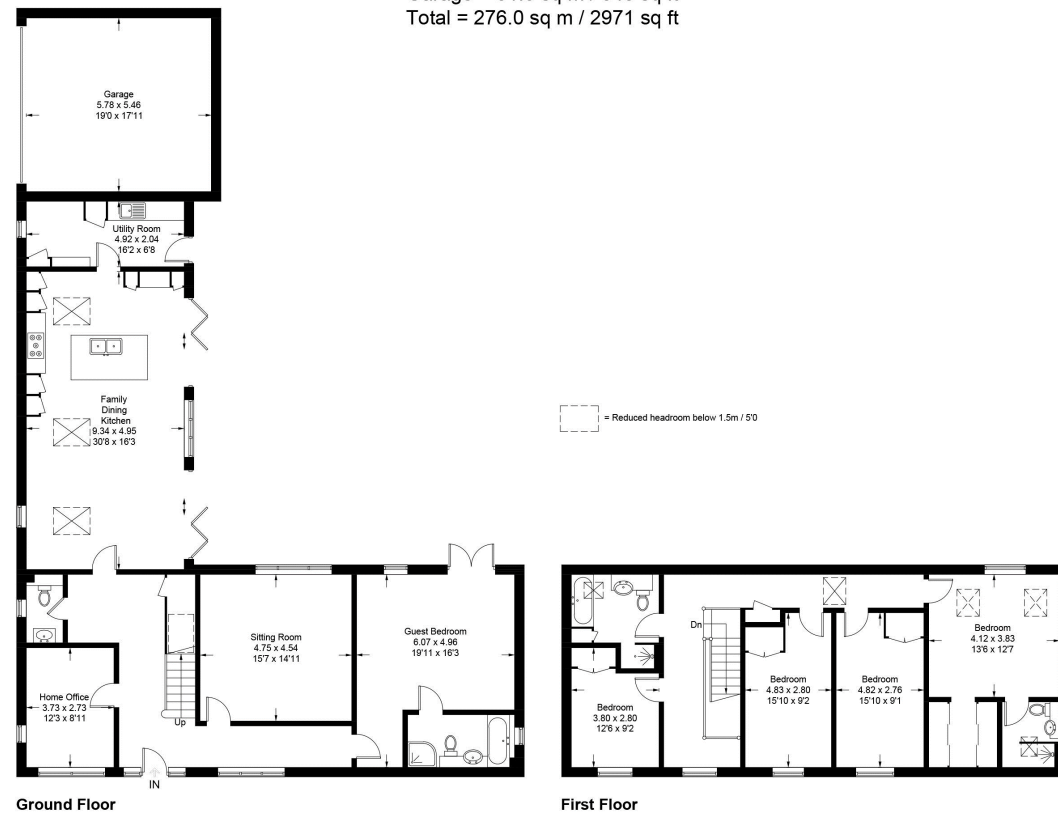


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

5 Gresswell Field
 Approximate Gross Internal Area
 Ground Floor = 151.8 sq m / 1634 sq ft
 First Floor = 92.6 sq m / 997 sq ft
 Garage = 31.6 sq m / 340 sq ft
 Total = 276.0 sq m / 2971 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.



5 Gresswell Field, Digby, Lincoln, Lincolnshire, LN4 3NN

£700,000 Freehold

This stunning & individual 'Barn style' property was built only a few years ago by the highly reputable builders, Woodbank Construction. The property is situated in an exclusive development of only 9 family homes, in the idyllic and well served village of Digby, offering an easy access to both Lincoln and Sleaford.

Built Only A Few Years Ago | High Specification Throughout | Modern Kitchen with Integrated Neff Appliances | Built By Woodbank Construction | Integral Double Garage | Ample Parking | Five Double Bedrooms | Two En-Suites & a Family Bathroom | Non Estate Position | Idyllic Village Location

Winkworth

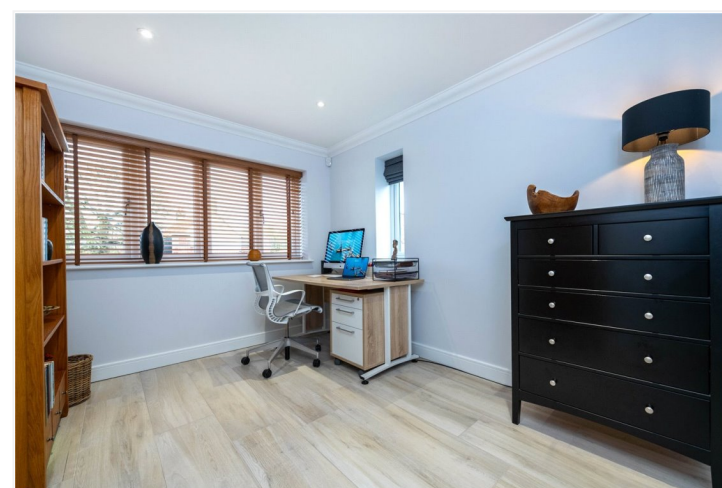
Winkworth



DESCRIPTION

Boasting in excess of 2,600 sqft, the property offers flexible accommodation with the added benefit of a large Guest Bedroom downstairs with an En-Suite Bathroom. Offering plenty of curb appeal the property was constructed in a stone effect brick with a grey slate roof and sage green UPVC windows and doors throughout. The Kitchen is a fantastic selling point, measuring in at a whopping 30' x 16' room with two sets of bifolding doors and a set of full height glazed windows to the side aspect overlooking the garden, along with exposed beams, velux windows and a vaulted ceiling, adding a blend of character to this modern contemplator home. The kitchen is finished to a high specification with a range of high quality fitted appliances with quartz worktops and a centre island also with quartz worktop and ample storage space. Next to the Kitchen is the conveniently placed Utility Room to provide additional storage, with a door that leads straight into the integral Double Garage. The Double Garage has light, power and an electric door to front aspect. There is also a separate Office/Snug which would make a perfect 'Work from home' study and a separate Sitting Room with a window to rear aspect overlooking the garden. To the First Floor, there are Four well-proportioned double Bedrooms, with the Master Bedroom benefitting from a dressing area with built in storage and an En-Suite Bathroom. The three further Bedrooms are all a great size and boast built in wardrobes and UPVC windows to the front aspect. To the outside, there is ample parking to the front and side of the garage with electrically operated gates providing more parking. The rear garden is of particular note, being principally laid to lawn with edged borders well planted with plants and shrubs, fencing to all aspects, side gate, outside lights and an outside tap. The property further benefits from a fully working alarm system, CCTV and a conveniently placed EV charger.

A property of this calibre has to be viewed to really appreciate the size and quality it has to offer.



ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Living Room - 15'7" x 14'11" (4.75m x 4.55m)

Study - 12'3" x 8'11" (3.73m x 2.72m)

Guest Bedroom - 19'11" x 16'3" (6.07m x 4.95m)

En-Suite Bathroom

Family/Dining Kitchen - 30'8" x 16'3" (9.35m x 4.95m)

Utility Room - 16'2" x 6'8" (4.93m x 2.03m)

Bedroom One - 13'6" x 12'7" (4.11m x 3.84m)

Dressing Area

En-Suite Shower Room

Bedroom Two - 15'2" x 9'1" (4.62m x 2.77m)

Bedroom Three - 15'2" x 9'1" (4.62m x 2.77m)

Bedroom Four - 12'6" x 9'2" (3.8m x 2.8m)

Family Bathroom

Double Garage - 19' x 17'11" (5.8m x 5.46m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F