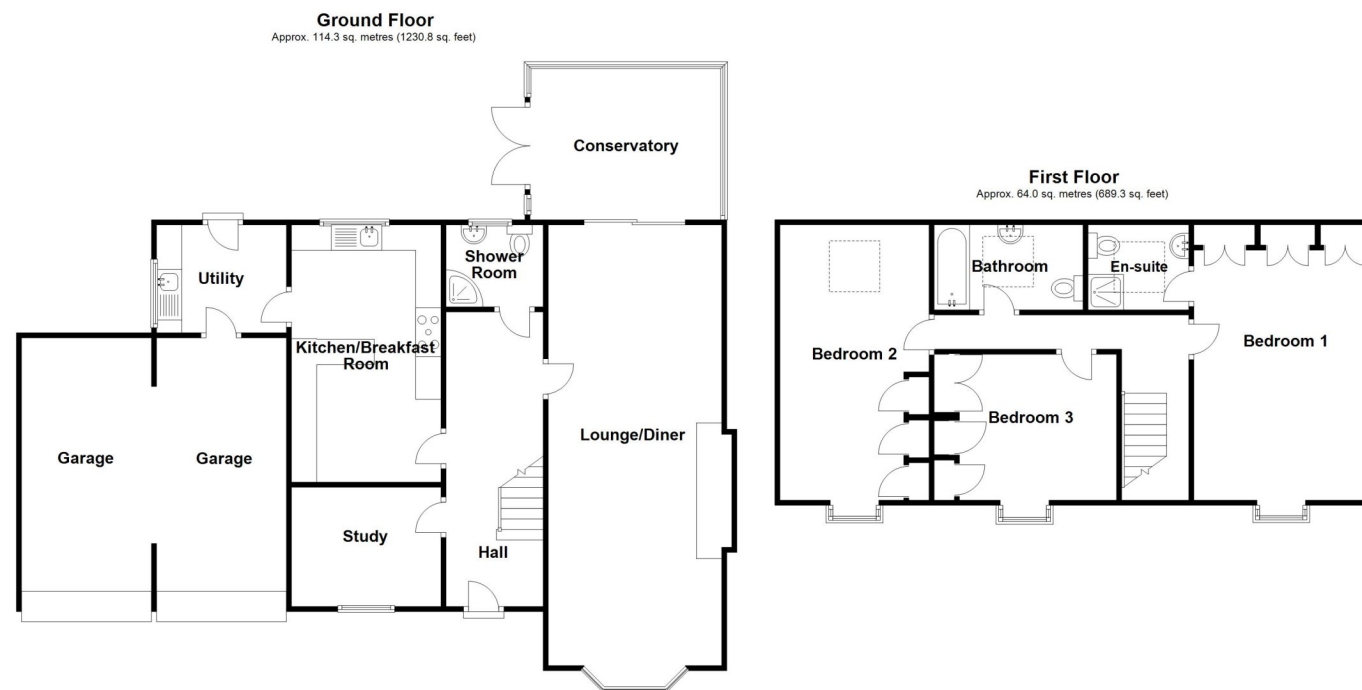


## Chestnut Close, Digby, Lincoln

*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.*

EPC TO FOLLOW



Total area: approx. 178.4 sq. metres (1920.1 sq. feet)



## 2 Chestnut Close, Digby, Lincoln, Lincolnshire, LN4 3LP

£399,950 Freehold

Winkworth are proud to offer for sale this modern & large Three Bedroom Detached Home situated in the village of Digby.

The property benefits from a corner plot position providing it with a large driveway and lawned area to the front leading to the Integral Double Garage.

Modern Detached Family Home | Quiet Village Location | Conservatory & Study/Bedroom | Huge Lounge/Diner | Inglenook Fireplace | Three Double Bedrooms | Ensuite to Master | Driveway & Garage | Ample Parking | Enclosed Rear Garden

**Winkworth**

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See things differently.

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## DESCRIPTION

The rear garden is of particular note, being westerly aspected enjoying the afternoon sun and boasting an immaculately maintained lawn area with edged borders well stocked with established plants, trees and shrubs, fencing to all aspects, a summer house, paved patio area, outside light and outside tap

Internally the property comprises of Entrance Hall, Lounge/Diner, Study, Conservatory, Kitchen, Utility Room, Three Double Bedrooms, Master with En-Suite and a Family Bathroom.

The property also benefits from UPVC double glazing, central heating, off road parking and a double garage.

A Viewing is Highly Advised.



## ACCOMMODATION

Entrance Hall

Lounge/Diner - 29'10" x 11'3" (9.1m x 3.43m)

Kitchen/Breakfast Room - 16'8" x 9'8" (5.08m x 2.95m)

Conservatory - 12' x 9'10" (3.66m x 3m)

Study - 9'8" x 8' (2.95m x 2.44m)

Utility Room - 8'5" x 6'11" (2.57m x 2.1m)

Cloakroom

Bedroom One - 15'1" x 11'5" (4.6m x 3.48m)

En-Suite Shower Room

Bedroom Two - 15'1" x 9'8" (4.6m x 2.95m)

Bedroom Three - 10' x 9'11" (3.05m x 3.02m)

Family Bathroom

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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