

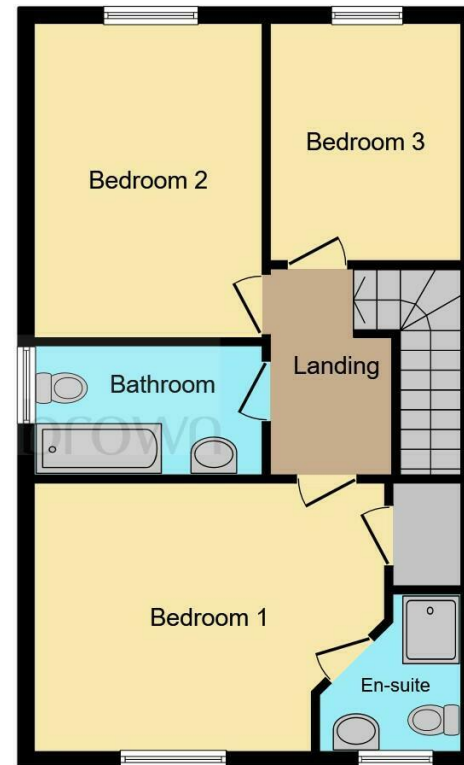
Grainfield Lane, Digby, Lincoln

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B	85	
(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	



Ground Floor



First Floor

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

£250,000 Freehold

Located in a select development of just 17 homes is this modern and well-presented Three Bedroom Semi-Detached Home which has been finished to a high specification throughout. The property boasts underfloor heating, 'A' rated windows, a stunning open plan Kitchen/Dining Area and overlooks an open green area to the front aspect. There are also stylish bi-folding doors to the rear which open out onto the garden. Outside, to the rear is a driveway offering off street parking for two vehicles leading to the Detached Single Garage. The rear garden benefits from a paved patio area and pathway leading to the back gate, whilst the majority of the garden is laid to lawn and enclosed by fencing to all aspects.

HIGH SPECIFICATION | THREE WELL PROPORTIONED BEDROOMS | SPACIOUS ACCOMMODATION | DRIVEWAY AND GARAGE | OPEN PLAN LIVING AREA | OPEN GREEN AREA TO FRONT ASPECT | EN-SUITE & FAMILY BATHROOM | POPULAR VILLAGE LOCATION | STUNNING INTERIOR | WELL PRESENTED THROUGHOUT

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ACCOMMODATION

Entrance Hall

Lounge - 16'6" x 14'9" (5.03m x 4.5m)

Open Plan Kitchen/Dining Area - 18'4" x 14'3" (5.6m x 4.34m)

Downstairs Cloakroom

Bedroom One - 14'7" x 11'5" (4.45m x 3.48m)

En Suite - .

Bedroom Two - 9'9" x 13'6" (2.97m x 4.11m)

Bedroom Three - 10'2" x 8'2" (3.1m x 2.5m)

Family Bathroom - 5'7" x 9'9" (1.7m x 2.97m)

Detached Single Garage

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

