



Chestnut Close
Digby

MOUNT & MINSTER

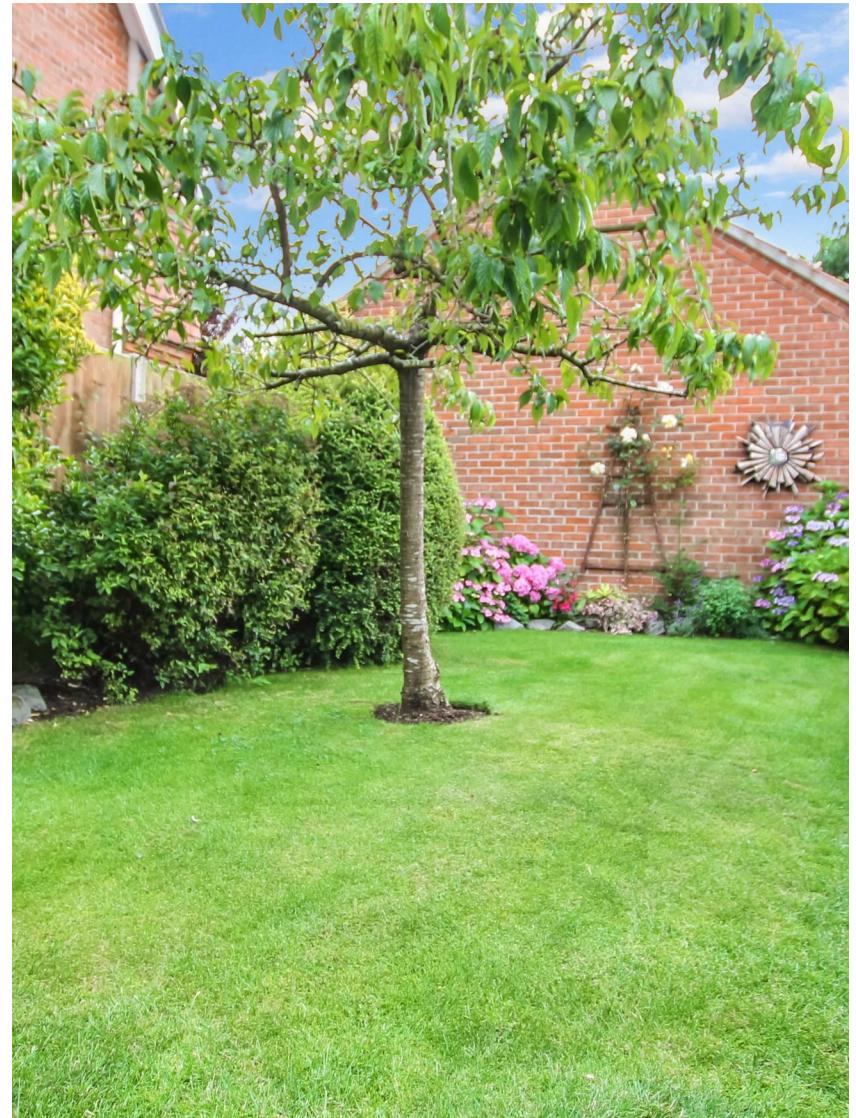


Chestnut Close

Digby

Tucked away in a tranquil and private position looking out over the open countryside to the rear, this pretty house is beautifully presented and offers comfortable living in an immaculate residence.

- Detached Home
 - Lounge
 - Home Office
 - Kitchen & Utility
 - Dining Room
 - Three Bedrooms
 - Bathroom
- Private Driveway
 - Garage
- Open Rural Views



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DESCRIPTION

A very attractive residence in an equally charming village, enjoying multiple reception rooms and an enviable level of finish from top to bottom. Accommodation briefly includes a spacious lounge with a feature brick inglenook fireplace, a separate sitting room with French doors leading out to a newly constructed conservatory, a dedicated home office, a light and airy kitchen that leads through to the dining area and is complimented by a utility room. The ground floor reception rooms could easily be used as additional bedrooms if required with a downstairs shower room installed off the hallway. The first floor has three generous bedrooms and a bathroom with both a bath and a shower.

OUTSIDE

The property is approached onto a tarmac driveway with private parking for multiple vehicles, as well as direct vehicular access into the detached garage. There is a grassed lawn to the front and side aspects, with a few small trees, shrubs and flower beds. The rear garden is predominately laid to lawn with a paved pathway leading to a similarly paved patio with space for outdoor dining and entertaining. There are further trees and shrubs together with a garden shed and views over the open fields.

LOCATION

Digby is situated just 12 miles south of the Cathedral City of Lincoln. Closer extensive amenities can be found in Sleaford, 7 miles further south of the village. Further amenities are located in Ruskington a mere 2.5 miles away including a supermarket, post-office, pharmacy, opticians, farm shop, a butcher, a baker, garden centre, petrol station, restaurants, hairdressers, coffee shops, florist and news agents.

Nestled in the heart of the Lincolnshire countryside, Digby offers a charming blend of rural tranquility and modern convenience, making it an ideal location for those seeking a serene lifestyle without compromising on amenities. This picturesque village boasts a rich history, evident in its beautiful period homes, popular pub and the stunning St. Thomas' Church, which dates back to the 12th century. The community is vibrant and welcoming, with local events and activities fostering a strong sense of belonging.

Digby is not only a haven for those who appreciate nature and history but also caters to modern family needs. The village is home to a highly regarded primary school and is within the catchment area for several outstanding secondary schools. Recreational facilities, including local parks and walking trails, provide ample opportunities for outdoor activities. The village's close-knit community, coupled with its scenic surroundings and accessibility, makes Digby a desirable location for prospective homeowners looking for a blend of rural charm and modern conveniences. Transport links are very good with the A1 to the west and train stations are located in both Sleaford and Lincoln, as well as nearby Newark and Grantham, the latter taking approximately 1 hour by train to London Kings Cross.





SCHOOLS

Digby offers local primary schools including Digby the Tedder Primary School which has an 'Outstanding' Ofsted rating. Close by there are secondary schools which include Carre's Grammar School, St George's Academy and Kesteven and Sleaford High School.

SERVICES

The dwelling is centrally heated throughout and is connected to mains water, gas, drainage and electricity.

ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: D

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by prior arrangement with the Agents (01476 851400).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster, Grantham:

T: 01476 851400

@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Chestnut Close, Digby



Approx. Gross Internal Floor Area 1998 sq. ft / 185.75 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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