



Chestnut Close  
Digby

MOUNT & MINSTER



## Chestnut Close

Digby

A charming home of generous proportions, updated by the current owners to create a modern residence complemented by character features.

- Detached Residence
  - Large Lounge
  - Modern Kitchen
  - Dining Room
  - Conservatory
- Three Double Bedrooms
- Two Bath/Shower Rooms
  - Double Garage
  - Gated Entrance
- Front & Rear Gardens



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## DESCRIPTION

Tucked away on the edge of this pretty village with views over the open countryside, this glorious home stands in a prominent position behind double wrought iron gates. Accommodation includes an entrance hall, a newly fitted contemporary kitchen, a dining room, a large lounge with an impressive inglenook fireplace and log burner, a conservatory looking out over the rear garden, three double bedrooms and two bathrooms, including an ensuite to the master bedroom.

## OUTSIDE

The property is approached onto a tarmac driveway with ample private parking. The front garden is lawned, with flower beds to the borders and direct vehicular access to the double garage. The larger rear garden is predominantly laid to lawn with a large paved area providing an ideal space for outdoor dining and entertaining. There are two vegetable patches and a pretty summer house.

## 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](mailto: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 1879 sq. ft / 174.57 sq. m (Including Garage)**

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

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