

**CHURCH STREET & ANNEXE  
DIGBY LN4 3LZ**



***New Price £595,000***

***A unique opportunity to secure a spacious and Detached Four/Five Bedroom Detached Stone Fronted Scandia House with separate Self- Contained Annexe, Double Garage, and further Purpose Built Dwelling (Pavilion), with the advantage of No Forward Chain and situated on a generous plot measuring 0.88 Acres (subject to survey). The property is tucked away within this quiet village down a private driveway with electric gates leading into the large oval driveway with feature lawn area. The main dwelling benefits from Triple Glazing and Gas Central Heating and has accommodation comprising Entrance Hall, Lounge, Dining Room, Sun Room, Kitchen, Utility Room, Fifth Bedroom/Snug, Four Good Size Bedrooms with En-Suite to the Master Bedroom and Family Bathroom. The Detached Annexe has Electric Heating and is Triple Glazed with accommodation comprising Entrance Hall, Lounge, Kitchen, Bathroom and Jack and Jill En-Suite together with a fully enclosed separate rear garden with parking for one vehicle. Outside there is a Detached Double Garage with a Workshop Area to the rear and the Pavilion has accommodation comprising Entrance Hall, Reception Room, Jacuzzi Room, separate entrance to the Kitchen and further Reception Room. The Garden to the primary dwelling is fully enclosed with a Summer House and is particularly private and sheltered. To appreciate everything this property has to offer, viewing is strongly recommended.***

**Location:**

Digby is a popular village located between Sleaford and Lincoln and has amenities comprising, primary school, village hall, public house, playing field and is located close to the larger village of Ruskington with amenities to cater for most day to day needs.

**Directions:**

Travelling North from Sleaford on the A153 towards Ruskington, at the Speedway Corner roundabout take the first exit into Ruskington. At the next mini roundabout turn left into Rectory Road and follow this road as it leads into Lincoln Road and proceed towards the village of Digby. Upon entering the village, take the second turning on the right into Church Street and take the first turning on the left and turn left into a private driveway where the property is located.

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A timber door provides access to the **Porch** having tiled floor, coved ceiling and door to the **Vestibule** having coved ceiling, smoke alarm and radiator.

**Cloakroom:**

Being fully tiled and having low level w.c, pedestal hand washbasin with pillar taps, coved ceiling and radiator.

**Lounge: 5.61m (18'5") x 3.53m (11'7")**

Having living flame effect gas fire with surround, coved ceiling and two radiators.



**Bedroom 5/Snug: 3.15m (10'4") x 3.17m (10'5")**

Having coved ceiling and radiator.



**Dining Room: 3.20m (10'6") x 2.90m (9'6")**

Having coved ceiling, radiator and double doors opening to the Sun Room.



**Sun Room: 3.78m (12'5") x 2.92m (9'7")**

*Having quarry tiled floor, radiator and French doors providing access to the rear garden.*



**Kitchen: 2.95m (9'8") x 2.90m (9'6")**

*Having matching wall and base units with worktop over, 1½ bowl single drainer composite sink with mixer tap, eye level electric double oven, electric hob with extractor hood, tiled splashbacks, space and plumbing for dishwasher, space for under counter fridge, radiator and door providing access to the Utility Room.*



**Utility Room: 2.34m (7'8") x 1.85m (6'1")**

*Having wall and base units to match kitchen with worktop over, single drainer inset sink with mixer tap, space and plumbing for washing machine, wall mounted Worcester Bosch boiler, tall cupboard, tiled splashbacks, extractor fan and side entrance door.*

*Stairs from the Vestibule provide access to the **First Floor Landing** having coved ceiling, loft access with ladder and smoke alarm.*

**Bedroom 1: 3.76m (12'4") x 3.23m (10'7")**

*Having coved ceiling and radiator.*



**En-Suite: 2.31m (7'7") x 1.70m (5'7")**

*Being fully tiled and having low level w.c, vanity hand washbasin with mixer tap, double shower cubicle with mains fed monsoon shower and separate jets, tiled floor, shaver point, extractor fan and radiator.*



***En-Suite***

***Bedroom 2: 3.51m (11'6") x 2.90m (9'6")***

*Having built-in double wardrobe with sliding mirror doors, coved ceiling and radiator.*



***Bedroom 3: 2.92m (9'7") x 2.90m (9'6")***

*Having built-in double wardrobe with sliding mirror doors, coved ceiling and radiator.*

***Bedroom 4: 3.53m (11'7") x 2.59m (8'6") max***

*Having coved ceiling and radiator.*



***Bathroom: 2.90m (9'6") x 2.77m (9'1") max***

*Being fully tiled and having low level w.c, vanity hand washbasin with mixer tap, 'P' shaped bath with mains fed monsoon style shower with separate jets, airing cupboard downlighters, shaver point, extractor fan and radiator.*



**Outside:**

A private drive with electric wrought iron gates provides access to the large oval driveway which wraps around a decorative lawned area with mature trees and which approaches the **Detached Double Garage 7.54m (24'9") x 5.31m (17'5")** having two electric up and over doors, power, lighting and loft storage. A door provides access to the **Workshop Area - 7.54m (24'9") x 2.06m (6'9")** with power, lighting and door to the rear garden. The remainder of the front garden is laid to the side of the garage with a good sized raised lawn area partially enclosed by mature hedging and leading to the large vegetable plot with several timber and metal sheds. A paved path leads towards the rear garden and the Pavilion.

The **Rear Garden** is fully enclosed and is divided into several attractive areas with two generous lawned areas with a variety of mature trees and hedging, a large patio area, plum slate path sheltered by numerous pergolas leading to the **Timber Summer House**, all of which are enclosed by timber fencing and mature hedging. The Summer House has its own electricity and water supply.



**Front Garden and Driveway**



**Rear Garden & Summer House**

### ***Pavilion:***

*This is a purpose-built detached dwelling which could provide a multitude of uses and has accommodation comprising:*

***Entrance Hall:*** *Having doors to the:*

***Reception Room:*** *3.81m (12'6") x 2.95m (9'8")*

***Jacuzzi Room:*** *5.71m (18'9") x 2.90m (9'6")*

*Having tiled floor, extractor fan, corner shower cubicle with mains fed shower and separate jets. There is currently a separate access to the:*

***Kitchen:*** *2.34m (7'8") x 2.90m (9'6")*

*Having base units with worktop over, single drainer stainless steel inset sink with mixer tap, tall store cupboard, tiled floor and an arch provides access to the:*

***Further Reception Room:*** *3.38m (11'1") x 2.95m (9'8")*

*Having tiled floor.*



***Front***



***Jacuzzi Room***



***Kitchen***

### ***Annexe:***

*The annexe is a separate detached dwelling which offers a wealth of options either as a self-contained residential annexe or which could serve as a holiday let (subject to the necessary permissions).*



*The full accommodation comprises:*

***Entrance Hall:***

*Having two store cupboards.*

***Kitchen:*** *2.84m (9'4") x 3.25m (10'8")*

*Having matching wall and base units with worktop over, 1½ bowl single drainer inset composite sink with mixer tap, double eye level electric oven, four ring gas hob with extractor hood over, space and plumbing for washing machine, space for under counter fridge, tiled floor, coved ceiling, electric storage heater and door leading to the Lounge.*



***Kitchen***

***Lounge: 4.14m (13'7") x 3.99m (13'1") max***

*Having free standing electric fire with hearth, coved ceiling and electric storage heater.*



***Bedroom: 4.50m (14'9") x 2.67m (8'9")***

*Having coved ceiling, electric storage heater and door providing access to the garden.*



***Jack & Jill En-Suite: 2.84m (9'4") x 2.64m (8'8")***

*Being fully tiled and having low level w.c, pedestal hand washbasin with pillar taps, double shower cubicle with mains fed monsoon style shower and separate jets, coved ceiling and electric towel radiator.*



***Outside:***

*A small extension off the main drive provides Parking for this annexe and an independent wrought iron gate provides access to the fully enclosed rear garden which is separate from the main dwelling and is laid to lawn with a variety of decorative hedges enclosed by timber fencing. This garden is particularly private and not overlooked.*

***Agents Note:***

*Both the Pavilion and the Annexe are on electric sub meters and have their own water supply.*



*Approach to the property*

GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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*Main Dwelling*





TOTAL FLOOR AREA: 1712 sq.ft. (159.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### *Annexe & Outbuildings*

Council Tax band for Main Dwelling – E

Council Tax Band for the Annexe - A

**Agents Note:**

*These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:**

*Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money Laundering  
Regulations 2003:*

*We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 16/05/2023*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**