



Sage Cottage
Digby

MOUNT & MINSTER



Sage Cottage

Digby

Rural living at its finest, this warm and welcoming cottage enjoys generous living accommodation presented to an attractive standard throughout, with a pleasantly landscaped garden offering something for all the family.

- Village Cottage
- Three Reception Rooms
- Two Bath/Shower Rooms
- Three Double Bedrooms
 - Attractive Kitchen
 - Garage
- Good-Sized Garden



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DESCRIPTION

A delightful cottage situated in the heart of this idyllic rural village. This desirable home enjoys versatile accommodation on the ground floor with a kitchen and snug, dining room and the main lounge. Upstairs, the property benefits from three double bedrooms and the family bathroom.

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.

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.

ACCOMMODATION

Lounge

4.94m x 3.40m (16'2" x 11'1")

Dining Room

4.98m x 3.45m (16'4" x 11'3")

Snug

4.60m x 3.48m (15'1" x 11'5")

Kitchen

4.21m x 2.94m (13'9" x 9'7")

Utility

2.10m x 1.75m (6'10" x 5'8")

Shower Room

2.07m x 1.76m (6'9" x 5'9")





Master Bedroom

4.58m x 3.46m (15'0" x 11'4")

Bedroom Two

3.45m x 3.21m (11'3" x 10'6")

Bedroom Three

3.62m x 3.00m (11'10" x 9'10")

Bathroom

2.56m x 1.88m (8'4" x 6'2")

OUTSIDE

The property is approached onto the driveway with direct vehicular access into the garage. The rear garden is predominantly laid to lawn with a dedicated decking area providing an ideal area for outdoor eating and entertaining. There are additional beds, trees and shrubs dotted around this generous garden.

SERVICES

The property is centrally heated throughout with mains gas, water, drainage and electricity.

ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: B

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

PARTICULARS

Drafted and photographs taken following clients' instructions of November 2020.

VIEWING

Strictly by prior arrangement with the Agents (01476 515329).

ADDITIONAL INFORMATION

For further details please contact Mount & Minster:

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North Street, Digby



Approx. Gross Internal Floor Area 1515 sq. ft / 140.69 sq. m

Produced by Elements Property

