



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

£264,950

3 Bedroom Semi-Detached House

- Freehold
- Spacious family home some 1128 sqft
- Built to a high standard on small development
- Dining kitchen with bi fold doors to garden
- 3 generous double bedrooms
- Bathroom & en suite
- Gas central heating, UPVC double glazing
- Garage & tandem driveway
- Immaculately presented
- EPC Rating - B, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 7 Grainfield Lane, Digby, Lincoln, Lincolnshire, LN4 3NY](#)



Overview

Built to a high standard by reputable local builder Stonewell Homes this modern family home is pleasantly situated on this small development on the edge of this popular village. The accommodation is also quite spacious extending to some 1128 sqft and features gas fired central heating with a combination boiler, zonal underfloor heating to the ground floor, and uPVC double glazing. Viewing recommended to fully appreciate.

The accommodation briefly comprises hallway, lounge which is open to the dining kitchen with built in appliances and bi fold doors with blinds opening to the gardens, landing, three double bedrooms, en-suite shower room and main house bathroom. The kitchen units include washing machine, dish washer, hob, oven and fridge freezer.

Outside the property has a tandem driveway and garage. The rear garden is enclosed and left simple with lawn and patio.

AGENTS NOTE The property is freehold but a maintenance charge is payable in respect to the communal grounds/grassed areas. We understand this is currently approximately £30pcm.





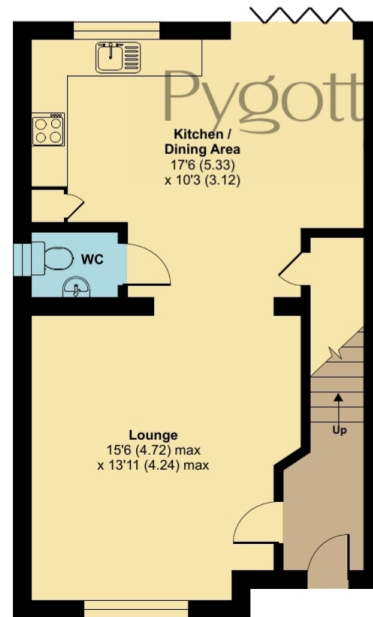
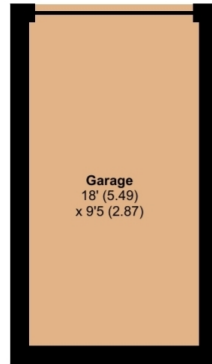
Grainfield Lane, Digby, Lincoln, LN4

Approximate Area = 1128 sq ft / 104.8 sq m

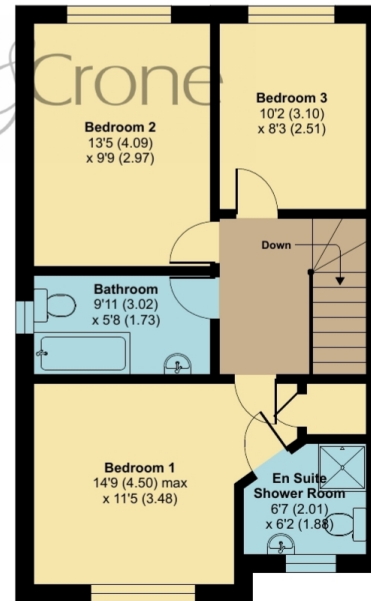
Garage = 171 sq ft / 15.9 sq m

Total = 1299 sq ft / 120.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1289505



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Ahmed Jilil
Financial Services Director

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







Houses. Homes. Harmony.



7 Grainfield Lane, Digby
is on the market with our Sleaford branch

19 Southgate, Sleaford NG34 7SU

01529 414333