



High Street, Eagle, Lincoln

Asking Price £219,950





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Bungalow - Detached
2 Bedrooms, 1 Bathroom

Asking price of £219,950

- Village Location
- Detached Bungalow
- Spacious Living Room Area
- Sunroom
- Driveway Parking With Garage
- Enclosed Rear Garden
- Two Double Bedrooms
- Local Amenities
- Tenure: Freehold
- Council Tax - C / EPC Rating - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Two bedroom detached bungalow within the desirable village of Eagle. This property offers a great opportunity for a buyer to carry out a degree of modernisation and build upon the potential this property holds.

Comprising internally of an entrance hall, a spacious living room, sunroom, two bedrooms and a shower room. Externally the property offers an enclosed rear garden with driveway parking and a large tandem garage, space suitable for two vehicles.

Eagle is a well served village offering a local primary school, village hall, public house and a post office.

EPC Rating - E

Council Tax Band - C
Tenure - Freehold

Hallway

Double glazed glass panelled entrance aluminium door with carpet flooring, pendant lighting, storage heater and G&C thermostat control. Loft hatch and storage cupboard which houses the water cylinder.

Kitchen

16'11" x 9'10"

Base and eye level units with roll edge roll surfaces, a double bowl stainless steel sink and drainer with mixer tap plus tiled splashbacks. Fitted electric oven, four ring halogen hob with overhead extractor, space



and plumbing for a washing machine and dishwasher. Tiled flooring, PVC window to the rear aspect, a side PVC door that leads out to the driveway. Storage cupboard which houses the mains consumer unit and electrical supply.

Living Room 22'8" x 13'8"

Spacious living room with a large pitcher window to the front aspect and rear PVC window to the rear aspect, carpet flooring with a selection of wall lights. Access to the sunroom.

Bathroom 6'6" x 6'0"

Vinyl flooring with a three piece suite comprising of a low level WC, pedestal wash basin and panelled bath with electric Triton shower. A PVC side aspect window, pendant light fitting and heated towel rail.

Bedroom 13'11" x 9'9"

PVC window to the front aspect, carpet flooring, pendant light fitting and a storage heater.

Bedroom 16'1" x 10'8"

PVC window to the front aspect, carpet flooring, pendant light fitting and a storage heater.

Sunroom 9'2" x 6'4"

Part brick sunroom with PVC windows, tiled flooring with power supply and door to rear garden.

Garage 25'9" x 11'2"

Additional length single garage, space for two cars, with power, water supply and light fitting. An up and over garage door with service door to the side that leads to rear garden.

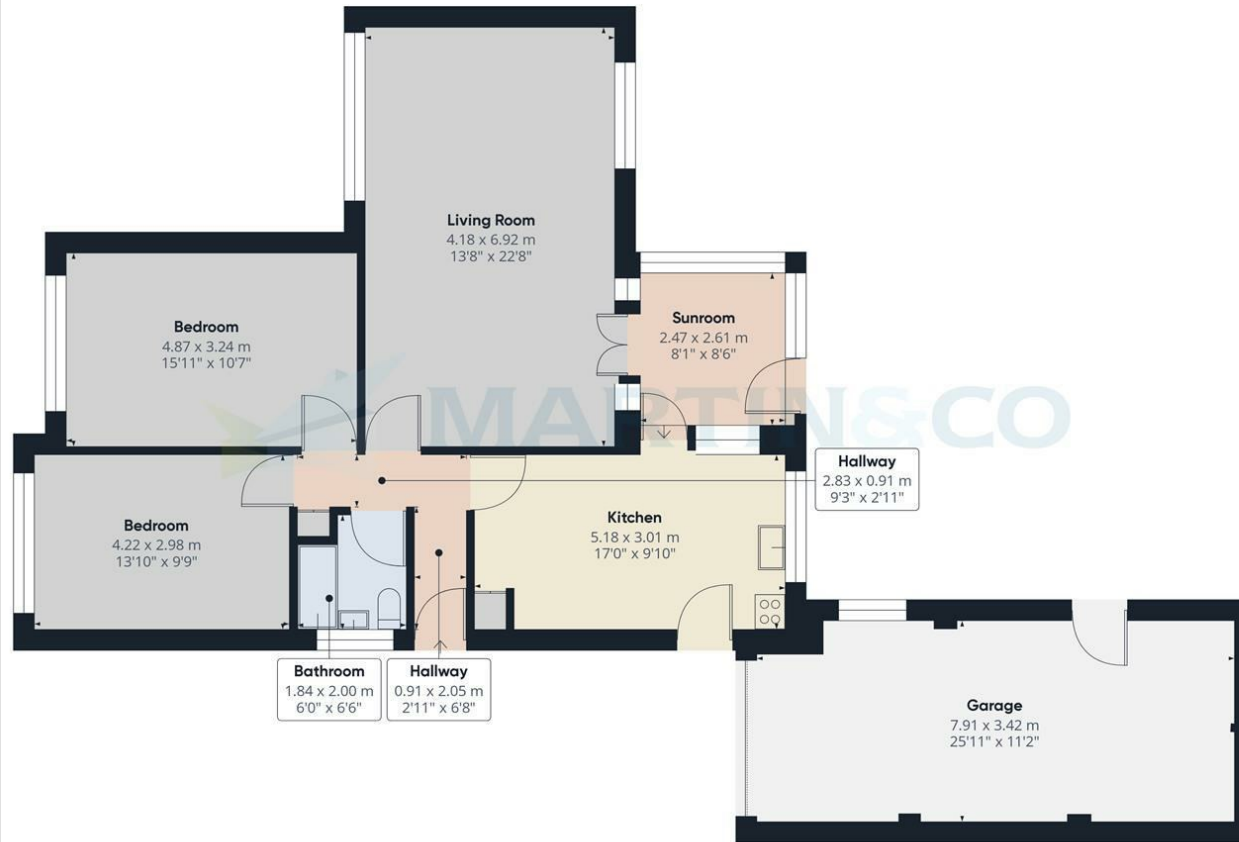
Outside Space

To the front is a spacious half concrete and gravelled driveway suitable for multiple vehicles, with concrete walled borders. The rear is south east facing which offers a private and enclosed garden being mainly laid to lawn with a patio and planted shrub borders

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Approximate total area⁽¹⁾

115.44 m²
1242.58 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Background User

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.