



Eagle Moor, Lincoln, LN6

£1,075,000

MARTIN & CO

House - Detached

5 Bedrooms, 5 Bathroom

£1,075,000

Date Available:

Deposit:

null

- Executive Family Home
- Flexible Living Accommodation
- Attic Rooms
- Quadruple Garage with Self Contained Annexe above
- Detached Single Garage
- 110m2 Steel Workshop
- Two Bedrooms with Walk In Wardrobes and Ensuites
- Open Field Views
- EPC - C / FREEHOLD
- Council Tax - D

Executive five bedroom family home plus a self contained annexe occupying a generous plot (approximately 0.8 acres STS) within the semi-rural hamlet of Eagle Moor. Benefits include but not limited to a quadruple garage, 110m2 steel workshop and open field views. Must be viewed to truly appreciate everything on offer!



The main house internally comprises an entrance with cloakroom, breakfast kitchen, lounge, garden room, utility, dining room, sun room, study and a bathroom to the ground floor. The first floor offers three double bedrooms and two further double bedrooms both with en-suites and walk in wardrobes, substantial balcony and a further shower room. The second floor offers three separate attic rooms.

The annexe includes a utility room, open plan lounge/diner, kitchen, bathroom and a bedroom with a balcony. Below has its own independent garage with doorway access to the further three garages. Being self contained with its own heating and power, this has the potential to generate a rental income or making for a perfect separate family accommodation.

The property has within its grounds a further detached garage and a large 50' steel workshop making for an ideal business opportunity. Despite the already extensive offering, there is potential for further development (STPP).

All mains services are available. Central heating is oil fired. The property has 3 Phase Electric plus two independent phone lines.

Eagle Moor is a hamlet outside Eagle village well positioned to offer excellent access to the A46 bypass into the city of Lincoln or Newark town plus a bus route including a service to the school. Eagle village has a primary school, post office, public house and park. Lots of countryside walks plus Whisby Nature Reserve, Whisby Garden Centre and Pennells Garden Centre available locally.

ENTRANCE

PVC side door entrance, tiled flooring, light fitting and a radiator.

CLOAKROOM

5'0" x 4'5"

Low level WC, vanity sink, PVC window to the front aspect, tiled flooring, radiator, light and extractor.

KITCHEN/BREAKFAST ROOM

26'11" x 18'4" max measurements

Base and eye level units with quartz worksurfaces and stainless steel double sink unit with inset drainer grooves. Range of integral appliances include a full size freezer, dishwasher, combination microwave oven and separate steamer oven. Rangemaster cooker with extractor over plus space for an American sized fridge freezer. Complimentary island for further cupboard and counter top space including a pop up socket. Two radiators, marble tiled flooring, spots and further ceiling lighting, PVC French doors to both sides and dual aspect windows. Cupboard housing the mains consumer units and three phase meters.

LOUNGE

30'7" x 16'5" max measurements

PVC French doors to the side with two PVC windows to the rear aspect, tiled flooring, feature brick fireplace with multi fuel stove, two radiators, ceiling and wall lighting.

GARDEN ROOM

25'1" x 13'7"

Bi-folding doors to the front aspect, wood flooring, spot lit ceiling and a radiator.

SECOND KITCHEN

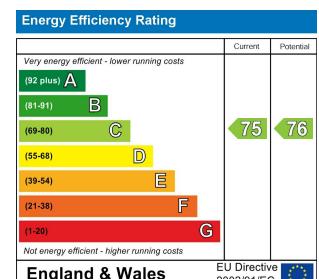
13'6" x 10'4"

PVC door and window to the front aspect, floor standing oil fired boiler with controls housed, base units with square edge worksurfaces and inset stainless steel sink and drainer. Space and plumbing for a washing machine, light, extractor and vinyl flooring.

DINING ROOM

21'4" x 10'10"

PVC window to the rear aspect, wood flooring, light fittings, radiator, PVC window and double doors into the sun room.





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