



High Street, Eagle, Lincoln

£229,500


MARTIN & CO

High Street, Eagle, Lincoln

Bungalow - Detached
3 Bedrooms, 3 Bathroom

£229,500

Date Available:
Deposit:
null

- Spacious Dormer Bungalow
- Corner Plot
- Owned Solar Panels
- Conservatory
- Off Road Parking
- Single Garage
- Private Rear Garden
- Village Location
- Council Tax - B
- Freehold / EPC Grading - D

Deceptively spacious dormer bungalow occupying a corner plot 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. Viewings are highly recommended to fully appreciate.



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Comprising internally of an entrance hall with stairs rising to the first floor, dual aspect lounge and kitchen, dining room, conservatory, three bedrooms and a shower room. Externally the property offers a front and enclosed rear garden with driveway parking and a single garage.

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

EPC Rating - D
Council Tax Band - B
Tenure - Freehold

PORCH
4'11" x 3'1"
Entrance door to the side aspect, parquet flooring and a light fitting.

HALL
Parquet flooring, light fitting, radiator and stairs rising to the first floor.

DINING ROOM
15'9" x 8'11"
Patio doors into the conservatory, parquet flooring, light fitting and a radiator.

CONSERVATORY
14'2" x 10'3" approximate measurements
Part brick, part PVC construction with tiled flooring, lighting and doors leading to the garden.

LOUNGE
14'11" x 12'8"
Dual aspect room with double glazed windows to the front and side, parquet flooring, two radiators, light fitting and a feature multi fuel burning stove.

BEDROOM/STUDY
15'10" x 6'9"
Double glazed window to the rear aspect, parquet flooring, light fitting and a radiator.

BEDROOM
12'10" x 8'11"
Double glazed window to the rear aspect, parquet flooring, light fitting and a radiator.

SHOWER ROOM
8'9" x 5'8"
Low level WC, vanity sink and an electric power shower cubicle. Tiled flooring, double glazed windows to the side, light fitting and a radiator.

KITCHEN
14'11" x 10'7"
Base and eye level units with roll edge worksurfaces, inset composite sink and drainer plus tiled splashbacks. Fitted oven and microwave, hob with extractor over and an integrated fridge freezer. Space and plumbing for both a washing machine and a dishwasher. Tiled flooring, double glazed windows to the front and side plus a door, mains consumer unit housed, floor standing Eurostar boiler and a hot water cylinder cupboard.

STAIRS/LANDING
Carpet flooring, double glazed window to the side and a light fitting.



Energy Efficiency Rating		
Current	Potential	
		98
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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
Current	Potential	
		98
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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England & Wales		



Floor 0



Floor 1

Approximate total area⁽¹⁾

117.98 m²

1269.94 ft²

Reduced headroom

3.58 m²

38.55 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360

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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.