



**Fledgling Close, Eagle, Lincoln**

**£1,050 Per Month**

  
**MARTIN&CO**

# Fledgling Close, Eagle, Lincoln

Bungalow - Detached  
2 Bedrooms, 2 Bathroom

£1,050 Per Month

Date Available: 19th December  
2025

Deposit: £1,211

## Unfurnished

- High Specification Build
- Fitted Kitchen with Integrated Appliances
- Open Plan Living
- Four Piece Bathroom
- Front and Rear Gardens
- Driveway Parking with EV Charging Point
- Single Garage
- Desirable Village Location
- EPC Rating - B
- Council Tax Band - B

Two bedroom detached bungalow situated within an exclusive development in the desirable village of Eagle. Built to a high specification with solar panels, air source heat pump and underfloor heating. Comprising internally of open plan living kitchen, two bedrooms and a four piece bathroom.



Two bedroom detached bungalow situated within an exclusive development in the desirable village of Eagle. Built to a high specification with solar panels, air source heat pump and underfloor heating. Comprising internally of open plan living kitchen, two bedrooms and a four piece bathroom. Externally offering front and rear gardens, occupying a corner plot plus driveway parking with EV charging point and a single garage.

Unfortunately we cannot accept smokers on this property.  
 Pets may be considered on a case by case basis.

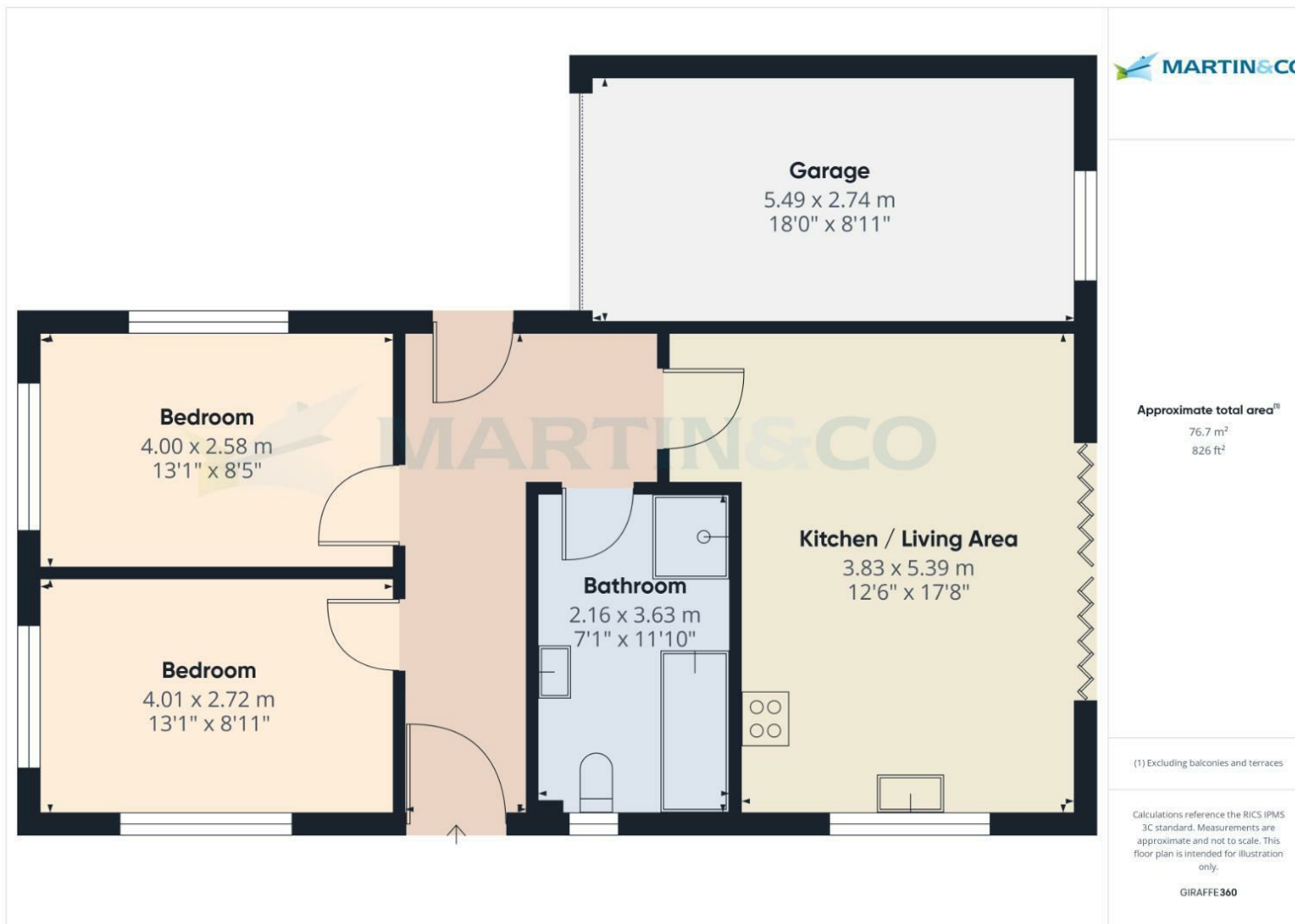
Length of tenancy - 6 months initial tenancy

EPC Rating - B  
 Council Tax Band - B - North Kesteven



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) <b>A</b>	<b>100+</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>A</b>	
(69-80) <b>B</b>	
(55-68) <b>C</b>	
(39-54) <b>D</b>	
(21-38) <b>E</b>	
(1-20) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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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.

