



8 High Street

Eagle, Lincoln, LN6 9DH

Offers over £399,950

Standing beautifully in the rural village of Eagle, a five bedroom period detached home with imposing and spacious accommodation. The internal accommodation briefly comprises of Hall, Lounge with log burner, large Dining Room, Games Room, Study, Breakfast Kitchen, Utility Room, Boiler Room, Laundry Room, Rear Entrance Hall with second staircase, five Double Bedrooms, Master with an En-Suite Shower Room, Family Bathroom and a further Shower Room. Outside there is a gravelled front garden, a side driveway providing off street parking and a Detached Double Garage. There is also a spacious enclosed rear garden. The property has many period features and due to the layout would lend well to create annex accommodation (subject to necessary consents). There is some renovations needed. Viewing of the property is highly recommended to appreciate the accommodation on offer.





SERVICES

Mains Electricity, water and drainage. Oil Central Heating.

EPC RATING – E

COUNCIL TAX BAND – F

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

LOCATION

Eagle is a small village located approx. 7 miles to the south west of the historic Cathedral and University City of Lincoln. The village offers a local primary school, post office, village hall, park/playing field and a public house. Lincoln City Centre has all the usual facilities and is easily accessible via Doddington Road or the A46 Bypass which also links you to the A1 and Newark with mainline railway stations.

ACCOMMODATION

HALL

With staircase to the first floor and wood flooring.

LOUNGE

22' 4" x 12' 0" (6.82m x 3.67m) With double glazed sash window to the front aspect with wooden shutters, French doors to the games room, multi fuel burner in an attractive fireplace and two radiators.





DINING ROOM

23' 10" x 14' 0" (7.28m x 4.29m) With two double glazed sash windows with wooden shutters, wood flooring and two radiators.

STUDY

12' 8" x 8' 8" (3.88m x 2.65m) With double glazed sash windows to the front and side aspects, cast iron fireplace and radiator.

GAMES ROOM

19' 9" x 17' 4" (6.02m x 5.30m) With double glazed windows and door to the rear garden, laminate flooring and two radiators.

KITCHEN DINER

17' 8" x 9' 8" (5.39m x 2.95m) Fitted with a range of base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, space for Range cooker, tiled flooring, splashbacks, understairs storage area, two double glazed windows, French doors to the rear aspect and radiator.

UTILITY ROOM

10' 4" x 6' 8" (3.15m x 2.05m) Fitted with base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer and double glazed window to the side aspect.

BOILER ROOM

8' 8" x 5' 6" (2.66m x 1.70m) With hot water tank and radiator.

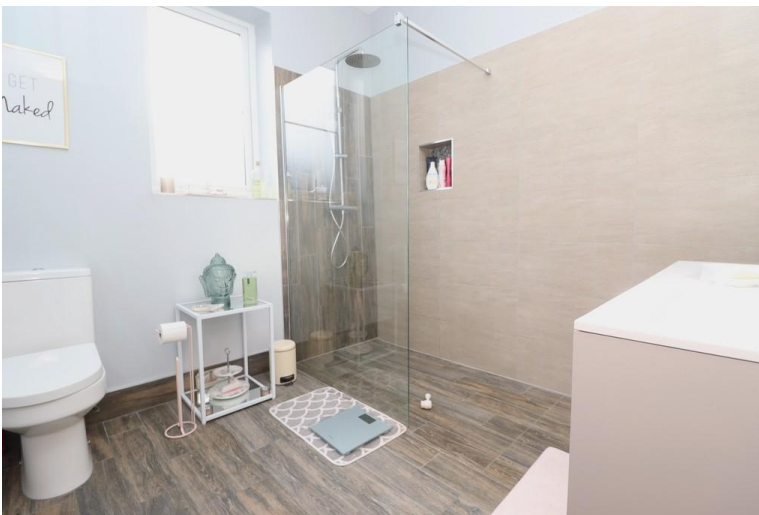


LAUNDRY CUPBOARD

With oil fired boiler, storage shelving and double glazed window to the side aspect.

REAR ENTRANCE HALL

14' 9" x 10' 11" (4.52m x 3.33m) With staircase to the first floor, three double glazed windows to the side aspects and radiator.



CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, wood flooring, tiled splashbacks and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With double glazed sash window to the front aspect.



INNER HALLWAY

With double glazed sash window to the front aspect.

BEDROOM 1

17' 6" x 12' 0" (5.34m x 3.67m) With double glazed window to the rear aspect and radiator.

EN-SUITE SHOWER ROOM

8' 9" x 8' 4" (2.67m x 2.55m) With walk in shower cubicle, close coupled WC, vanity unit with twin wash hand basins, wood flooring, tiled splashbacks, spotlights, radiator and double glazed window to the side aspect.



BEDROOM 2

13' 1" x 11' 10" (4.00m x 3.62m) With double glazed sash window to the front aspect and radiator.

BEDROOM 3

12' 9" x 8' 11" (3.91m x 2.72m) With double glazed sash window to the front aspect, double glazed window to the side aspect and radiator.

REAR LANDING

With double glazed window to the side aspect.

BEDROOM 4

19' 1 (max)" x 10' 4 (max)" (5.82m x 3.15m) With three double glazed windows to the side and rear aspects and radiator.

BEDROOM 5

14' 0" x 10' 4" (4.29m x 3.16m) With double glazed sash window to the front aspect and radiator.

BATHROOM

9' 3" x 9' 9" (2.84m x 2.99m) Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, storage cupboards, radiator and double glazed window to the rear aspect.

SHOWER ROOM

6' 9" x 5' 11" (2.08m x 1.81m) With shower cubicle, wood flooring, radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a gravelled garden enclosed behind brick wall. To the side there is a gated driveway providing off street parking for multiple vehicles and giving access to the double garage. The double garage has twin up and over doors, power and lighting, double glazed window to the side aspect and side personal door. To the rear there is a generous enclosed garden laid mainly to lawn with patio seating area, sheds and mature shrubs.

WEBSITE

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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Total area: approx. 206.7 sq. metres (2071.1 sq. feet)
For information purposes only
Measurements are approximate

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