

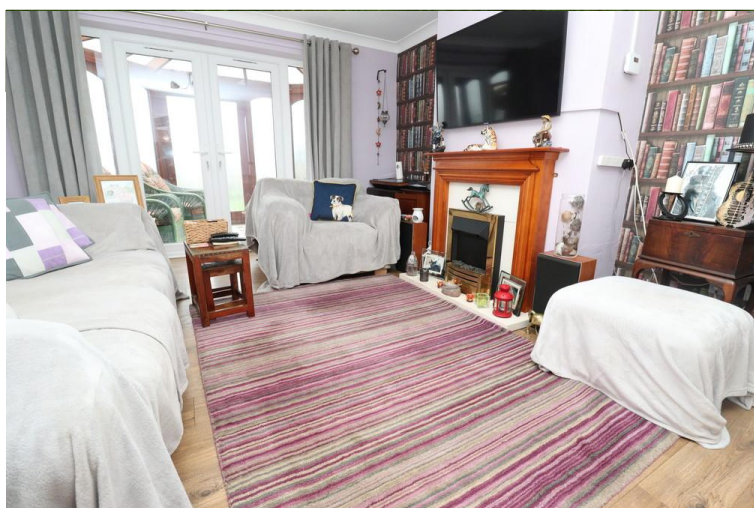
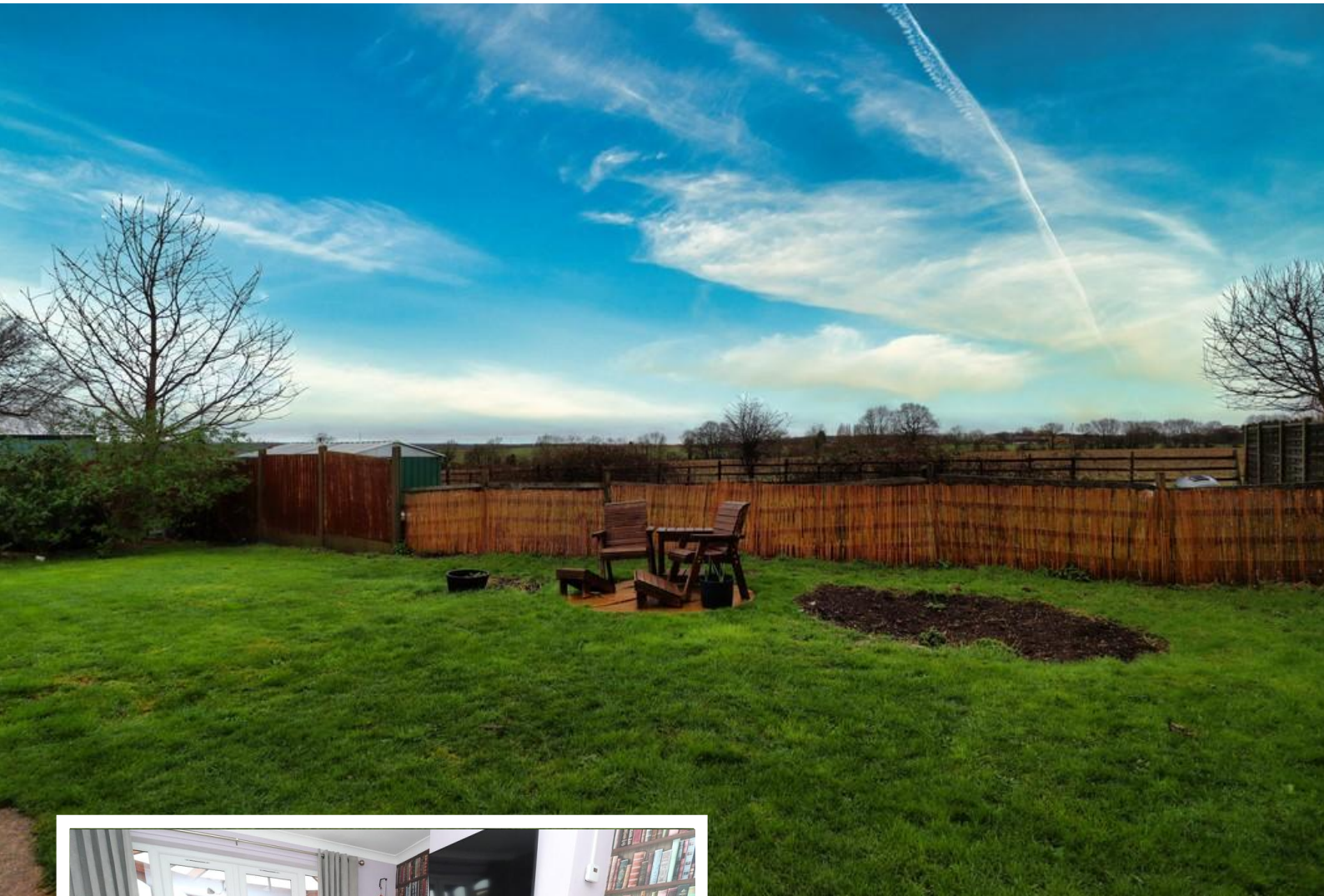


24 Hilltop Close

Eagle, Lincoln, LN6 9HG

£269,950

A well-presented and spacious three double bedroom detached bungalow situated on the edge of the rural village of Eagle, with fantastic open field views. The property has accommodation comprising of Lounge, Dining Room, fitted Kitchen, Inner Hallway, three Double Bedrooms, En-Suite Shower Room and Family Bathroom. Outside there is a front garden, a gated driveway, single attached garage and a generous rear garden with open field views. Viewing of the property is highly recommended.



SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

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

LOUNGE

14' 9" x 12' 2" (4.50m x 3.72m), with double glazed French doors to the rear aspect, electric fire in decorative fireplace, laminate flooring and radiator.

DINING ROOM

11' 10" x 7' 3" (3.63m x 2.23m), with three double glazed windows to the front, side and rear aspects, laminate flooring and radiator.

KITCHEN

10' 9" x 8' 8" (3.29m x 2.65m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, spaces for a fridge and washing machine, oil-fired central heating boiler, tiled splashbacks, radiator, laminate flooring and double glazed window to the side aspect.

INNER HALLWAY

With radiator and access to the loft which is partially boarded with a ladder in-situ and lighting.

BEDROOM 1

11' 6" x 9' 10" (3.52m x 3.02m), with double glazed window to the front aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with electric shower, close coupled WC and wall-mounted wash hand basin, part-tiled walls, tiled flooring and double glazed window to the side aspect.

BEDROOM 2

14' 9" x 10' 9" (4.50m x 3.29m), with double glazed window to the front aspect and radiator.

BEDROOM 3

14' 10" x 8' 5" (4.54m x 2.58m), with two double glazed windows to the side and rear aspects and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over, close coupled WC and pedestal wash hand basin, part-tiled walls, tiled flooring, chrome towel radiator and two double glazed windows to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and trees and a gated side driveway providing off-street parking for multiple vehicles and access to the single garage. The garage has an up and over door, rear personal door, light and power.

To the rear of the property there is a generous garden laid mainly to lawn with a patio seating area, mature trees and shrubs and open field views.





WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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

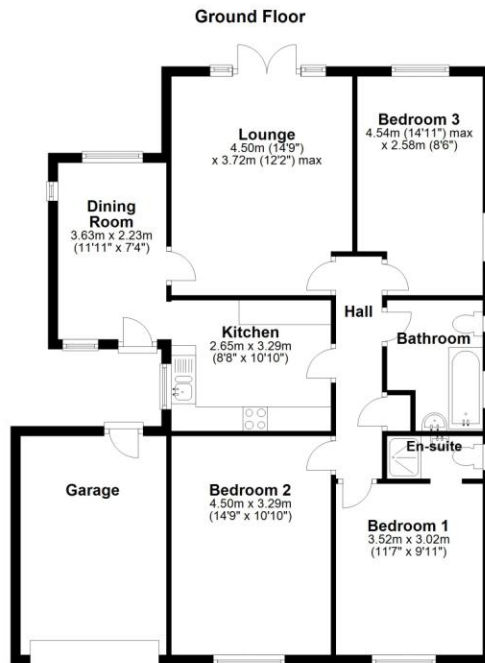
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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For illustration purposes only.
Plan produced using PlanUp.
24 hilltop, Lincoln

**29 – 30 Silver Street
Lincoln
LN2 1AS**

**22 Queen Street
Market Rasen
LN8 3EH**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

