

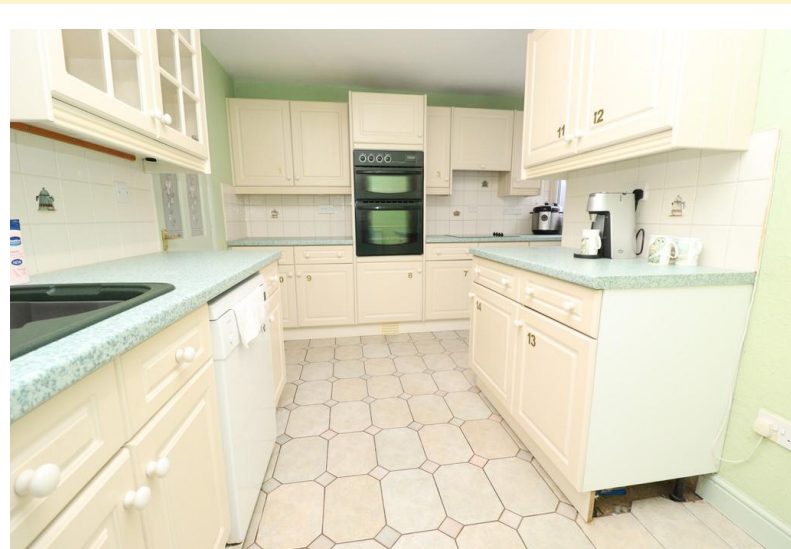


19 Hilltop Close

Eagle, Lincoln, LN6 9HG

£254,450

A well-presented three bedroom detached bungalow situated in the rural village of Eagle, to the South-West of the Cathedral City of Lincoln. The property has spacious accommodation comprising of Entrance Porch, Hall, L-shaped Lounge Diner, fitted Kitchen, Rear Porch, three Bedrooms, Shower Room and Cloakroom/WC. Outside there is a driveway for multiple vehicles, a single garage and front and rear gardens. The property further benefits from No Onward Chain.





SERVICES

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

EPC RATING – E

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

ENTRANCE PORCH

With double glazed windows to the front and side aspects.

HALL

With radiator, loft access point and airing cupboard.

LOUNGE/DINER

16' 0" x 19' 9" (4.88m x 6.02m), with double glazed window and double glazed sliding door to the rear garden, feature fire surround and two radiators.

KITCHEN

13' 11" x 10' 5" (4.26m x 3.20m), fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye-level electric oven, electric hob with extractor fan over, spaces for a washing machine and dishwasher, tiled splashbacks, radiator and double glazed window and door to the Rear Porch.

REAR PORCH

With double glazed window to the rear aspect and door to the rear garden.

BEDROOM 1

13' 6" x 9' 1" (4.14m x 2.78m), with a range of fitted bedroom furniture, double glazed window to the front aspect and radiator.

BEDROOM 2

10' 3" x 9' 10" (3.13m x 3.02m), with double glazed window to the front aspect and radiator.

BEDROOM 3

7' 2" x 6' 8" (2.20m x 2.05 m), with double glazed window to the side aspect and radiator.

SHOWER ROOM

With shower cubicle, wash hand basin in a vanity unit, tiled walls, tiled flooring, chrome towel radiator and double glazed window to the side aspect.

CLOAKROOM/WC

With close coupled WC and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a driveway providing off-street parking for multiple vehicles and access to the single garage. The front garden is gravelled for ease of maintenance. To the rear there is a private and enclosed garden with a lawned area, patio seating area, mature shrubs, fish pond, shed and summer house.

SINGLE GARAGE

With light, power and electric roller door.





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

SELLING YOUR HOME – HOW TO GO ABOUT IT

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

SMS & 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

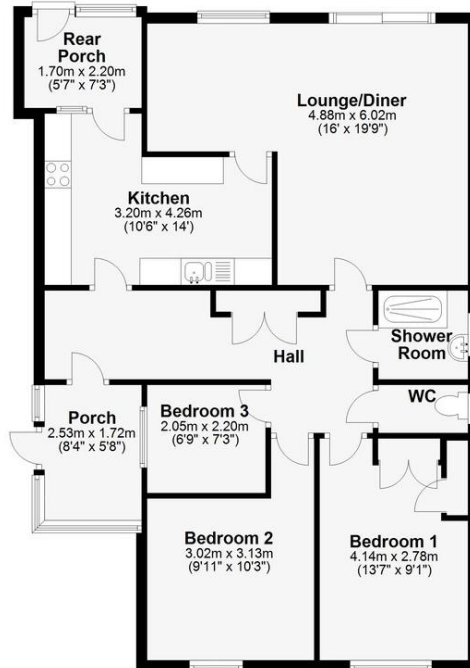
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 89.7 sq. metres (965.6 sq. feet)



Total area: approx. 89.7 sq. metres (965.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

