



## 19 Hilltop Close

Eagle, Lincoln, LN6 9HG

**£225,000**

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.



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**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.





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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 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 thoroughly checked.

**GENERAL**

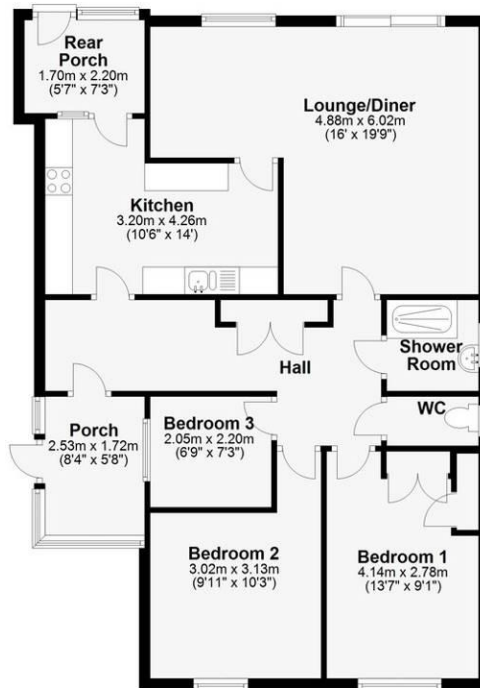
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**Ground Floor**

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.

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