



## Eagle Road, Spalford, Newark, NG23 7HA

- Peaceful BEAUTIFUL HAVEN with LAKE (for which FISHING is INCLUDED) and FAR REACHING countryside VIEWS
- PETS ALLOWED (at the site owners discretion)
- You can add own DECKING and HOT TUB if required
- BRAND NEW TWO BEDROOM home with ALL YEAR round, 52 weeks USE, OWN GARDENS laid to lawn AND grey gravelled DRIVE
- FULLY FURNISHED (incl furniture, appliances, soft furnishings)
- ONLY 2 miles from VILLAGE having public house and a shop with post office, only 11 miles from the CATHEDRAL CITY of Lincoln
- Open plan DINING area and MODERN fitted KITCHEN including APPLIANCES
- Dual aspect MASTER bedroom with vaulted ceiling, en-suite W.C. and WALK-IN wardrobe and SECOND bedroom with twin beds and built in wardrobe
- Triple aspect open plan LOUNGE with VAULTED ceiling and FRENCH exterior doors
- SHOWER room with DOUBLE WIDTH shower, EN-SUITE W.C. and walk-in wardrobe

**Price £65,000**





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## DESCRIPTION

In a beautiful location with both lake (for which fishing is included) and far reaching countryside views, this is a brand new two bedroom (double with en-suite W.C. and walk-in wardrobe and twin bedroom) holiday home with all year round, 52 weeks, use that is fully furnished (including furniture, appliances and soft furnishings) and allows pets (at the site owners discretion), as well as the home having its own parking and gardens, there is an on-site reception and facilities at North Scarle village, only 2 miles away, include a shop with post office, a public house & primary school, and it is only 11 miles to the cathedral city of Lincoln.

The property consists of triple aspect lounge with vaulted ceiling, fireplace, exterior French doors and open plan to dining area and modern fitted kitchen including appliances, exterior door and door to inner hall, shower room with double width shower, dual aspect master bedroom with vaulted ceiling, en-suite W.C. and walk-in wardrobe and, and there is the second bedroom with twin beds and built in wardrobe.

Outside with both lake with fishing included and far reaching countryside views, is the main garden fully laid to lawn and extends around the property including to the lounge French doors. To the front there is this property's own grey gravelled drive.

Furniture includes all curtains, curtain rails, blinds, two and three seater settees, cushions, table with four chairs, double fronted TV base cabinet, matching coffee table, beds and mattresses, bedside cabinets, dressing table and mirrors, as well as all the fitted furniture and appliances.

This brand new property also benefits from UPVC double glazing including French and exterior doors, central heating, external and canopy lighting, and you can add your own decking area including hot tub if required, as well as a metal/PVC shed as with light and power. The annual ground rent is £2,800 pa and includes fishing, water and drainage.



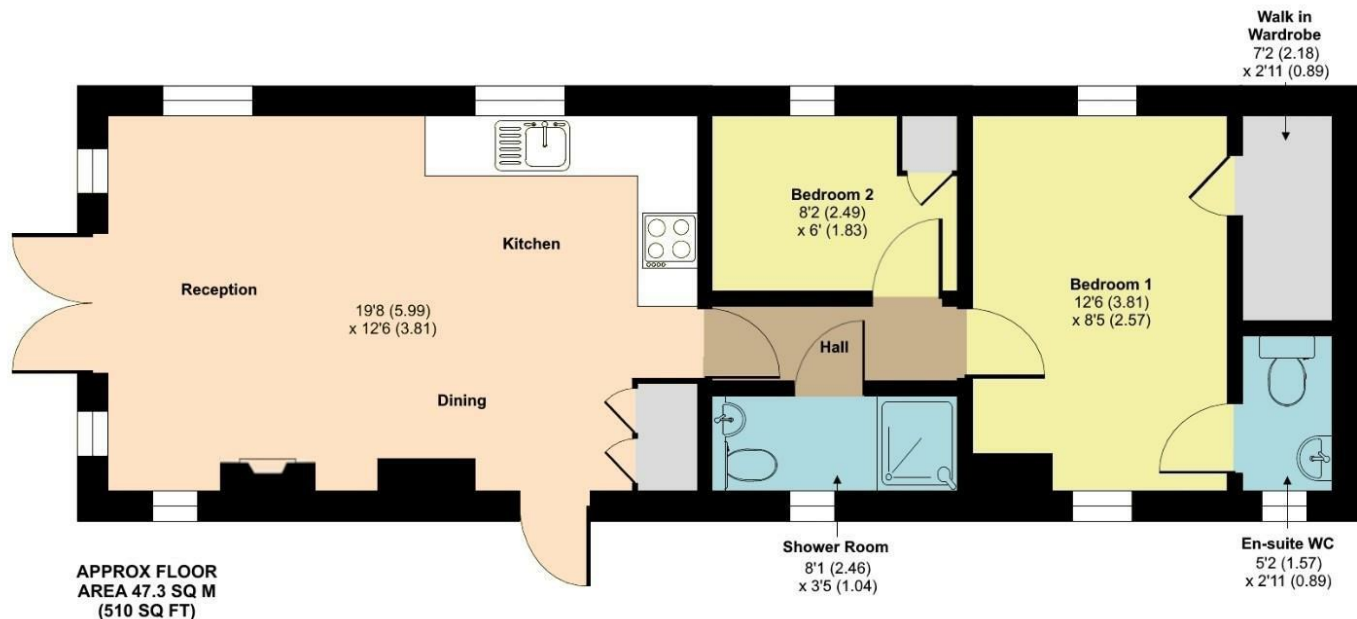




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Approximate Area = 510 sq ft / 47.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Hunters Property Group. REF: 1058796

## Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



10 East Street, Horncastle, LN9 6AZ  
Tel: 01507 524910 Email: [horncastle@hunters.com](mailto:horncastle@hunters.com) <https://www.hunters.com>

