

## 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), Off road PARKING
- ONLY 2 miles from VILLAGE having public house and a shop with post office, only 11 miles from the CATHEDRAL CITY of Lincoln
- MODERN fitted KITCHEN includes soft closure units, peninsula with sink and 4 seat breakfast bar, and range of BUILT-IN APPLIANCES
- Modern BATHROOM with separate SHOWER over the bath, Modern EN-SUITE with DOUBLE WIDTH shower
- BRAND NEW TWO DOUBLE BEDROOM home with ALL YEAR round, 52 weeks USE, OWN GARDENS laid to lawn AND grey gravelled DRIVE
- GLASS balustrade enclosed DECKING with LAKE VIEWS and FULLY FURNISHED (including furniture, appliances, soft furnishings)
- Dual aspect open plan LOUNGE KITCHEN DINER with part VAULTED ceiling, FULL HEIGHT windows and FRENCH doors to decking
- MASTER bedroom with open plan DRESSING ROOM having range of built in wardrobes, and an EN-SUITE, Dual aspect SECOND DOUBLE bedroom with built in double wardrobe
- UPVC double glazed including external and French doors, Gas CENTRAL HEATING

**Price £139,000**



# Eagle Road, Spalford, Newark, NG23 7HA

## DESCRIPTION

In a beautiful location with both lake (for which fishing is included) and far reaching countryside views, this is a brand new two double bedroom (as well as dressing room) holiday home with all year round, 52 weeks, use that is fully furnished (including furniture, appliances and soft furnishings) that 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, a bespoke Tingdene 'Harrington' 40 ft x 20 ft park home, consists of recessed front door porch with ceiling light, open plan entrance lobby and hall, and dual aspect open plan lounge kitchen diner with part vaulted ceiling, full height windows and French doors to the decking with lake views. The modern fitted kitchen includes soft closure units, peninsula (with sink and 4 seat breakfast bar), built in fridge freezer etc. There is also the modern bathroom (having a separate shower over the bath, and a shaver light), the master bedroom with open plan dressing room (having range of built in wardrobes), and a modern en-suite with double width shower, while the dual aspect second double bedroom has a built in double wardrobe.

Outside with both lake having fishing included and far reaching countryside views, the gardens are fully laid to lawn and extend around the property including to the French doors accessed glass balustrade enclosed balcony having views over the lake. To the front there is this property's own grey gravelled drive.

This brand new property also benefits from UPVC double glazing including French and exterior doors, central heating, external lighting.

The annual ground rent is £2,800 pa and includes fishing, water and drainage.

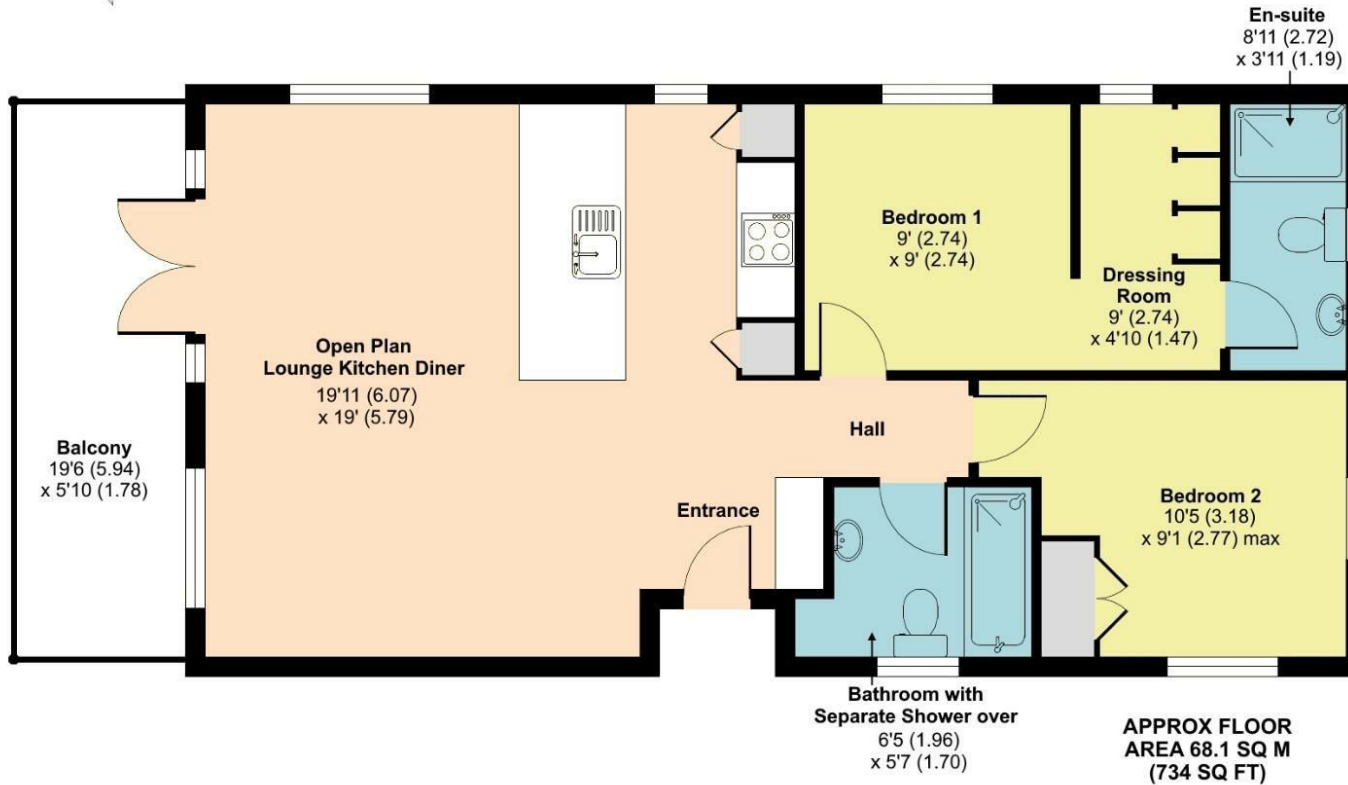




# Eagle Road, Spalford, Newark, NG23

Approximate Area = 734 sq ft / 68.1 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). © nrichecom 2024. Produced for Hunters Property Group. REF: 1165920

## 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>

