



Eagle Road, Spalford, Newark, NG23 7HA

- BEAUTIFUL peaceful HAVEN including LAKE (for which FISHING is INCLUDED)
- GENEROUS grey gravelled DRIVE and OWN GARDENS laid to lawn
- ALL FURNISHINGS as seen INCLUDED (incl furniture, appliances, soft furnishings etc)
- MODERN fitted KITCHEN DINER including APPLIANCES
- You can add your own DECKING and HOT TUB if required, as well as a PVC/metal shed with power and plumbing
- BRAND NEW TWO BEDROOM (double and twin bedrooms with built in furniture) home with ALL YEAR round, 52 weeks USE
- PETS ALLOWED (at the site owners discretion)
- Dual aspect open plan LOUNGE with feature BAY and exterior FRENCH doors
- MODERN BATHROOM with SHOWER extension over bath
- ONLY 2 miles from VILLAGE having public house and a shop with post office, only 11 miles from the CATHEDRAL CITY of Lincoln

£49,000



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 bedroom (double and twin bedrooms with built in furniture) 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 generous 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.

This brand new property also benefits from UPVC double glazing including French and exterior doors, central heating and you can add your own decking area including hot tub if required, as well as a PVC/metal shed with power and plumbing.

The property consists of double aspect lounge with feature bay and exterior French doors, vaulted ceiling, fireplace, and is open plan to the modern fitted kitchen diner including appliances, with doors to both the exterior and inner hall, modern bathroom with shower extension over the bath, master bedroom with vaulted ceiling and extensive range of built in furniture, and there is the second bedroom with twin beds and built in wardrobe.

Furniture includes all curtains, curtain rails, blinds, three piece suite, TV stand, dining table with four chairs, beds and mattresses, bedside cabinets, as well as all the fitted furniture and appliances.

Outside this property are gardens laid to lawn including to the lounge French doors and there is also this property's generous own grey gravelled drive.

The annual ground rent is £2,900 pa and includes water and drainage.

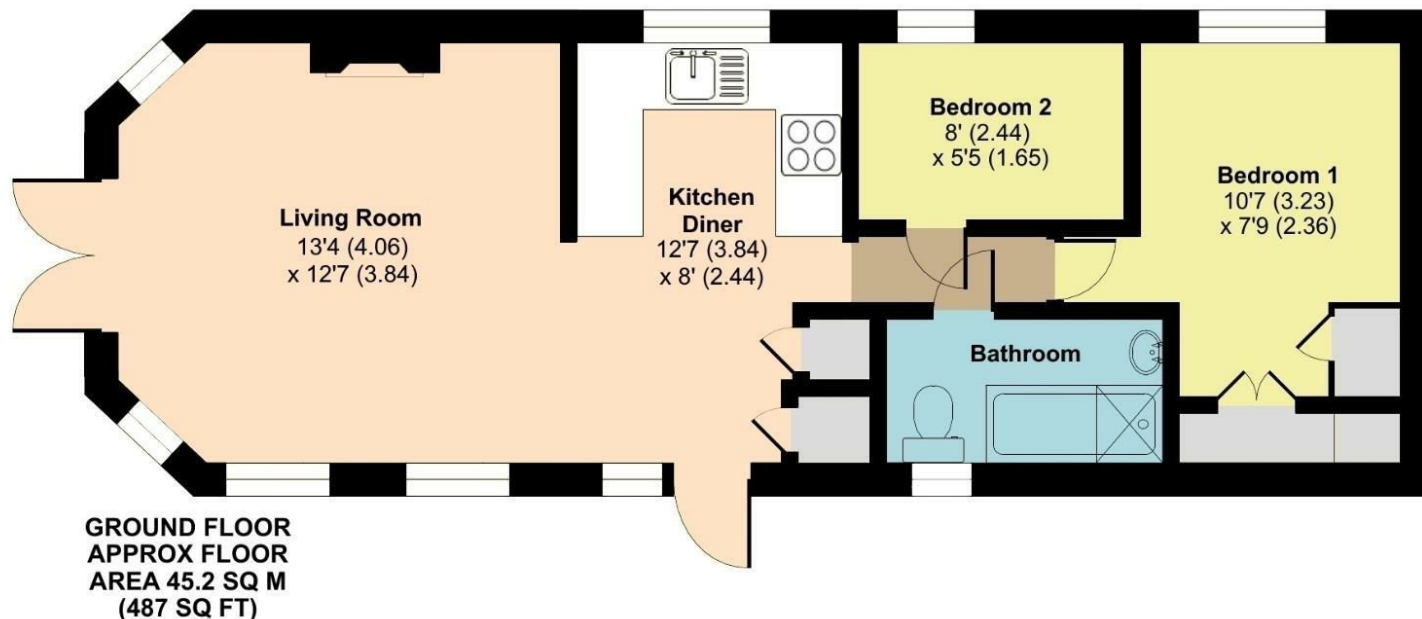




Eagle Road, Spalford, Newark, NG23

Approximate Area = 487 sq ft / 45.2 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group, REF: 864719

Viewings

Please contact 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 <https://www.hunters.com>

