



Eagle Road, Spalford



**Guide Price £350,000 to £375,000**

- Extended Detached Home
- Three Bedrooms
- Ensuite, Shower Room & G/F WC
- Dual Aspect Dining Kitchen
- Lounge & Orangery
- Landscaped Rear Garden
- Double Garage & Workshop
- Council Tax band: C
- Tenure: Freehold
- EPC Rating: C



Enjoying a delightful quiet position in the rural village of Spalford, this quaint extended detached home is located down a shared drive, where only four properties can be found, and benefits hugely from outbuildings and a generous driveway.

The property's accommodation comprises to the ground floor: inviting entrance hallway, WC, dual aspect dining kitchen with French doors opening to the rear garden as well as appliances that include a range cooker, fridge/freezer and dishwasher, cosy lounge with feature multi-fuel burning stove and a gorgeous orangery with atrium roof and bi-folding doors opening to the rear garden. The first floor has a quality shower room and three bedrooms, all of which having a form of fitted storage, and the main bedroom also having a luxurious ensuite with a feature roll top bath.

Outside, the property is approached by a shared drive with a sliding gate opening to a large private gravelled driveway providing off street parking for multiple vehicles. There is also access to an oversized double garage with an opening through to a generous workshop, and timber store on the side. The WEST FACING rear garden has been beautifully landscaped and is fully enclosed. It has a tiered design with a paved seating area overlooking the garden, and steps down to a lawned area, decked seating area and access to a useful garden shed. Other features of this home include UPVC double glazing and central heating by way of an air source heat pump. Viewing will be key to appreciate the quality and tranquil nature of this delightful home.





## ACCOMMODATION - Rooms & Measurements

### Entrance Hallway

5.13m x 1.88m (16'10 x 6'2) maximum measurements

### Ground Floor WC

1.63m x 1.04m (5'4 x 3'5)

### Lounge

5.44m x 2.87m (17'10 x 9'5)

### Orangery

4.32m x 3.71m (14'2 x 12'2)

### Dining Kitchen

5.44m x 2.54m (17'10 x 8'4)

### First Floor Landing

3.61m x 1.88m (11'10 x 6'2) maximum measurements

### Bedroom One

3.61m x 2.92m (11'10 x 9'7)

### Ensuite

2.44m x 1.7m (8'0 x 5'7) maximum measurements

## Bedroom Two

2.59m x 2.59m (8'6 x 8'6) maximum measurements

## Bedroom Three

2.74m x 2.59m (9'0 x 8'6) maximum measurements

## Shower Room

2.34m x 1.7m (7'8 x 5'7)

## Double Garage

5.36m x 5.28m (17'7 x 17'4)

## Workshop

7.75m x 2.82m (25'5 x 9'3)

## Shed

4.57m x 1.22m (15'0 x 4'0)

## Services

Heating via Air Source Heat Pump. Electricity and water and are connected. drainage is via sceptic tank shared with one property.





### Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

### Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

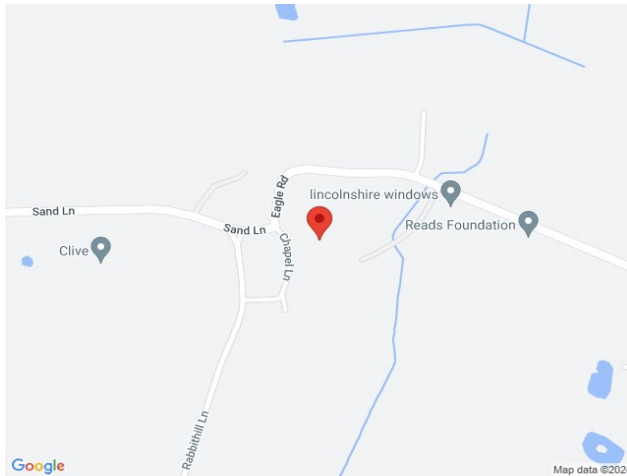
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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