

Falcon Close, Eagle LN6 9DX



A detached two bedroom bungalow situated in a quiet cul-de-sac within this popular village location. In addition to the two double bedrooms, the property has an excellent sized lounge, fitted kitchen and bathroom. The property has ample off road parking, a detached garage, is double glazed and has oil fired central heating with an external boiler. Priced to allow for some cosmetic updating and available for purchase with NO CHAIN.

£200,000



Situation and Amenities

Eagle Village is ideally situated just 15 minutes' drive from the historic university City of Lincoln, and 20 minutes from the market town of Newark and the A1. Newark train Station allows an easy and quick commute to London in just 80 minutes, whilst Sleaford, Grantham, Nottingham and Sheffield are all within daily commuting distance.

Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

Entrance Hallway

The 'L' shaped hallway provides access to all rooms and has cornice to the ceiling, a ceiling light point and a radiator. Access to the loft space is obtained from here. The airing cupboard is located in the hallway.

Lounge 16' 1" x 10' 9" (4.90m x 3.27m)

This excellent sized reception room has a window to the side elevation and full width sliding patio doors to the rear providing access to and views of the garden. The focal point of the lounge is the fireplace with open fire (not tested by the agent). The lounge has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Kitchen 10' 9" x 9' 11" (3.27m x 3.02m)

The kitchen has a window to the side elevation and a half glazed door into the garden. The kitchen is fitted with a range of base and wall units with square edge work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and an integrated oven with ceramic hob and extractor hood above. In addition the fridge, freezer, washing machine and countertop dishwasher are included within the sale. The kitchen has a ceiling light point and a radiator.

Bathroom 7' 6" x 6' 2" (2.28m x 1.88m)

The bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has a ceramic tiled floor, part ceramic tiling to the walls, an extractor fan, ceiling light point and a heated towel rail.

Bedroom One 12' 5" x 10' 8" (3.78m x 3.25m)

An excellent sized double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 10' 11" x 8' 11" (3.32m x 2.72m)

A further double bedroom with a window to the front elevation, wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Outside

The property stands on an excellent plot and to the front is a lawned garden edged with borders containing roses and lavender. Adjacent to this is a long driveway which continues past the side of the property to the detached garage. The driveway provides ample off road parking for numerous vehicles. The rear garden is fully enclosed and laid primarily to lawn. The garden contains a number of mature shrubs and plants. There is a small patio area situated adjacent to the sliding doors from the lounge.

Detached Sectional Garage 19' 10" x 10' 4" (6.04m x 3.15m)

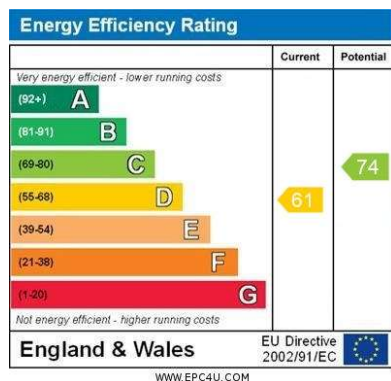
The detached sectional garage has an up and over door to the front elevation and a window and personnel door to the side. The garage is equipped with both power and lighting.

Probate

Potential purchasers are advised that the sale of this property is subject to probate.

Council Tax

The property is in Band B.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

North Kesteven District Council, Lincs, 01529 414155

Possession/Tenure

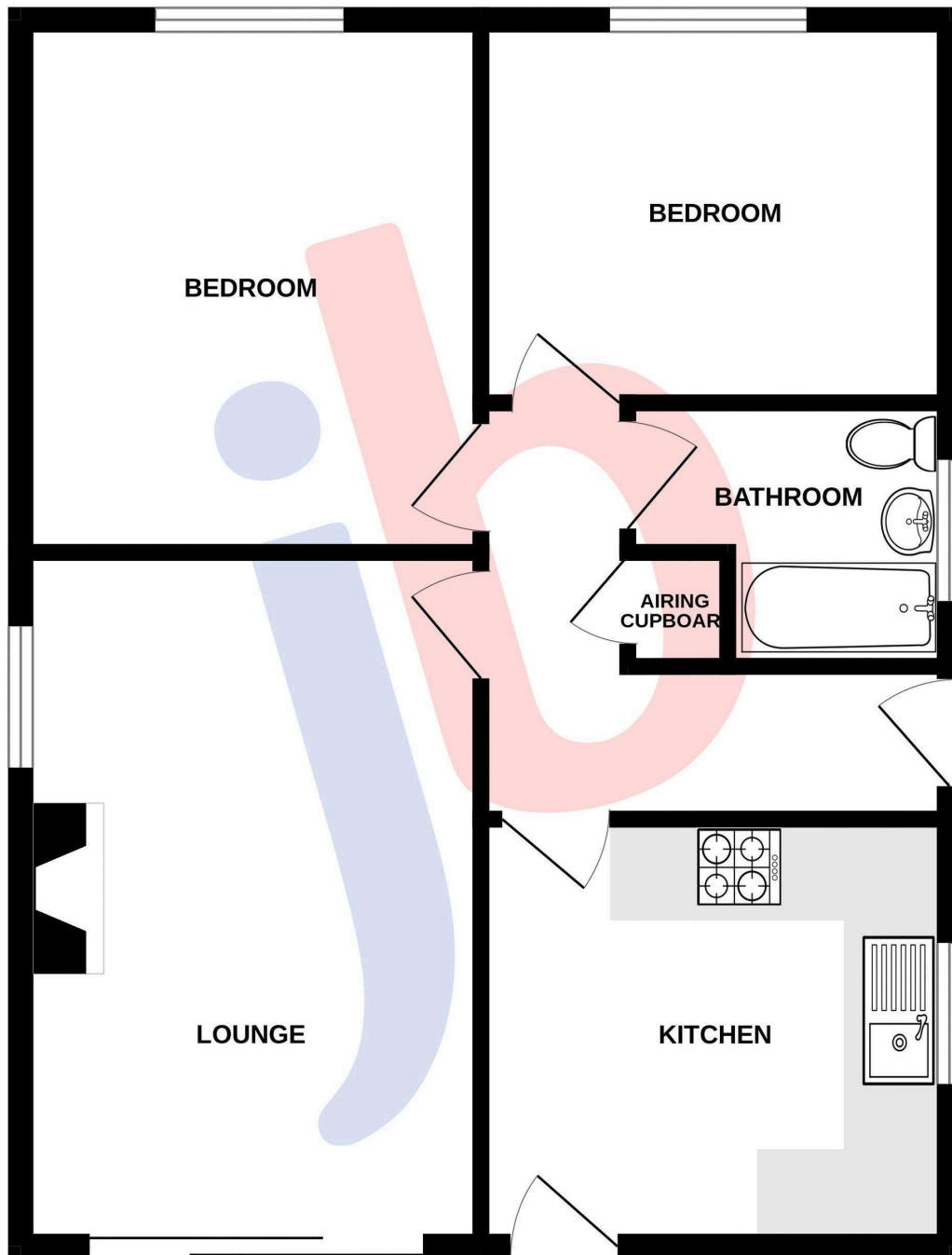
Vacant possession will be given upon completion. The tenure of the property is .

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007328 14 July 2025

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.

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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