



Eagle Moor, Lincoln, LN6

Offers In Excess Of £1,100,000



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House - Detached

5 Bedrooms, 4 Bathrooms

Offers In Excess Of £1,100,000

- Executive Family Home
- Flexible Living Accommodation
- Loft Conversion
- Quadruple Garage with Self Contained Annexe above
- Detached Single Garage
- 110m2 Steel Workshop
- Two Bedrooms with Walk In Wardrobes and Ensuites
- Open Field Views
- EPC - C / FREEHOLD
- Council Tax - D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
192 (plus) A	
(111-91) B	
(69-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
75	76
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Executive five bedroom family home plus a self contained annexe occupying a generous plot within the semi-rural hamlet of Eagle Moor. Benefits include but not limited to a quadruple garage, 110m2 steel workshop and open field views. Must be viewed to truly appreciate everything on offer!

The main house internally comprises an entrance with cloakroom, breakfast kitchen, lounge, garden room, utility, dining room, sun room, study and a bathroom to the ground floor. The first floor offers three double bedrooms and two further double bedrooms both with ensembles and walk in wardrobes, substantial balcony and a further shower room. The second floor has been converted to offer three separate loft rooms.

The annexe includes a utility room, open plan lounge/diner, kitchen, bathroom and a bedroom with a balcony. Below has its own independent garage with doorway access to the further

three garages. Being self contained with its own heating and power, this has the potential to generate a rental income or making for a perfect separate family accommodation.

The property has within its grounds a further detached garage and a large steel workshop making for an ideal business opportunity. Despite the already extensive offering, there is potential for further development (STPP).

All mains services are available. Central heating is oil fired. The property has 3 Phase Electric plus two independent phone lines.

Eagle Moor is a hamlet outside Eagle village well positioned to offer excellent access to the A46 bypass into the city of Lincoln or Newark town plus a bus route including a service to the school. Eagle village has a primary school, post office, public



house and park. Lots of countryside walks plus Whisby Nature Reserve, Whisby Garden Centre and Pennells Garden Centre available locally.

ENTRANCE

PVC side door entrance, tiled flooring, light fitting and a radiator.

CLOAKROOM

5'0" x 4'5"

Low level WC, vanity sink, PVC window to the front aspect, tiled flooring, radiator, light and extractor.

KITCHEN/BREAKFAST ROOM

26'11" x 18'4" max measurements

Base and eye level units with quartz worksurfaces and stainless steel double sink unit with inset drainer grooves. Range of integral appliances include a full size freezer, dishwasher, combination microwave oven and separate steamer oven. Rangemaster cooker with extractor over plus space for an American sized fridge freezer. Complimentary island for further cupboard and counter top space including a pop up socket. Two radiators, marble tiled flooring, spots and further ceiling lighting, PVC French doors to both sides and dual aspect windows. Cupboard housing the mains consumer units and three phase meters.

LOUNGE

30'7" x 16'5" max measurements

PVC French doors to the side with two PVC windows to the rear aspect, tiled flooring, feature brick fireplace with multi fuel stove, two radiators, ceiling and wall lighting.

GARDEN ROOM

25'1" x 13'7"

Bi-folding doors to the front aspect, wood flooring, spot lit ceiling and a radiator.

SECOND KITCHEN

13'6" x 10'4"

PVC door and window to the front aspect, floor standing oil fired boiler with controls housed, base units with square edge worksurfaces and inset stainless steel sink and drainer. Space and plumbing for a washing machine, light, extractor and vinyl flooring.

DINING ROOM

21'4" x 10'10"

PVC window to the rear aspect, wood flooring, light fittings, radiator, PVC window and double doors into the sun room.

SUN ROOM

21'6" x 19'11" max measurements

PVC windows to all aspects including French doors to the garden, wood flooring, lighting and a radiator.

INNER HALL

Composite entrance door from the garden room, tiled flooring, radiator, pendant fitting, wall mounted thermostatic control and stairs rising to the first floor with a cupboard below.

STUDY

10'1" x 8'3"

PVC windows to the rear and side plus a PVC door giving access to the garden, tiled flooring, spot lit ceiling, radiator and a ceiling access hatch.

BATHROOM

8'10" x 6'11"

Fully tiled room with a three piece suite comprising of a corner bath with mains shower over, low level WC and vanity sink. Spots and wall lighting with extractor, PVC window to the garden room and a radiator.

STAIRS / LANDING

Several PVC windows to the front and rear aspects, carpet flooring, radiator, ceiling and wall lighting.

MASTER BEDROOM

25'1" x 18'5" max measurements

PVC windows to the front, rear and side aspects plus over head velux windows with French doors to the balcony terrace. Carpet flooring, ceiling and wall lighting, two radiators and a walk in wardrobe with lighting and hatch access.

ENSUITE

9'9" x 9'3"

Four piece suite comprising of a low level WC, vanity sink, luxury bath and walk in mains fed shower. Tiled flooring, heated towel rail, light and extractor and a PVC window to the side.

BEDROOM

19'1" x 10'8"

PVC dual aspect room with carpet flooring, radiator, ceiling and wall lighting plus a walk in wardrobe with spot lit ceiling.

ENSUITE

8'4" x 4'6"

Low level WC, vanity sink and a double mains fed shower cubicle. Tiled flooring, PVC window to the side aspect, heated towel rail, spot lit ceiling and extractor.

BEDROOM

13'4" x 11'0"

PVC window to the rear aspect, carpet flooring, ceiling and wall lighting plus a radiator.

SHOWER ROOM

8'11" x 6'11"

Low level WC, vanity sink and a double electric shower cubicle. Fully tiled room, PVC window to the rear aspect, radiator, light fitting and an airing cupboard housing the hot water cylinder.

BEDROOM

11'11" x 10'11" max measurements

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM

23'8" x 10'11" max measurements

PVC windows to the front and side aspects, carpet flooring, two pendant fittings, radiator and hatch access.

STAIRS

Carpeted with door to access second floor.

LOFT ROOMS

Carpet flooring, PVC windows to the front and rear plus Velux windows overhead, spot lit ceilings and radiators.

OUTSIDE

Mature gardens to include extensive lawned areas, pathways, shrubs, trees and a pond. Decorative raised beds, wishing well and orchard. Gated parking is plentiful leading to the annexe and quadruple garage, further detached garage and large steel workshop with its own separate gated access.

QUADRUPLE GARAGE

Three bay measures - 9.753m x 6.845m plus a fourth with access to the annexe at 4.858m x 2.996m. The main garage area houses an independent oil fired boiler for the annexe with hot water cylinder, power, lighting, electric roller doors and side composite door to the garden. The fourth garage can be accessed internally via a composite door. Includes a further electric roller door, power and lighting, side composite door and access to the annexe.

WORKSHOP

49'8" x 24'6"

Double door wide opening access, three phase electrics with independent phone line, oil fired heating, toilet and sink.

GARAGE

30'8" x 14'8"

Electric roller door with side personnel door, two Velux windows to the side, mains consumer unit, toilet and sink.

ANNEXE

UTILITY ROOM

5'11" x 5'9"

Base units with square edge work surfaces and inset stainless steel sink and drainer. Space and plumbing for a washing machine, radiator, light fitting, PVC window to the rear aspect and mains consumer unit.

STAIRS.

Carpet flooring.

KITCHEN

14'10" x 13'3"

Base and eye level units with a roll edge worksurface and inset composite sink and drainer. Electric oven, hob and extractor over with space for an under counter fridge and separate freezer. Spots and light fittings, radiator, vinyl flooring plus a deep storage cupboard with lighting, central heating controls and loft hatch access.

BATHROOM

9'7" x 6'1"

Four piece suite to include a low level WC, vanity sink, panel bath and a mains fed double shower cubicle. Vinyl flooring, heated towel rail, PVC window to the rear plus Velux window overhead, light and extractor.

LOUNGE/DINER

22'9" x 14'10"

PVC windows to the front and rear aspects, carpet flooring, two light fittings, radiator and wall mounted thermostatic control.

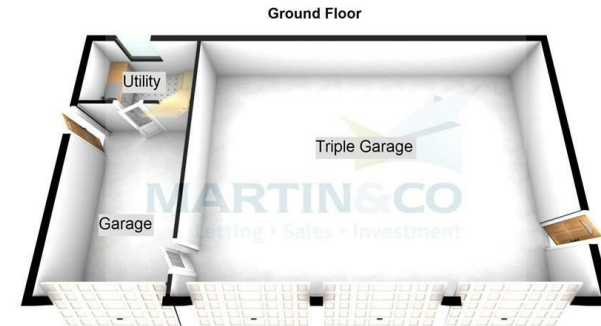
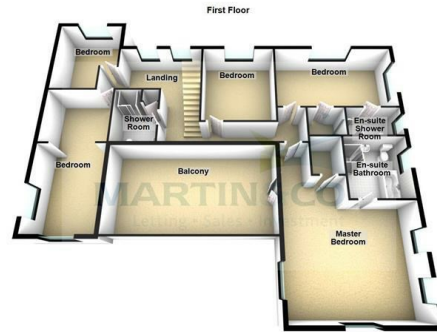
BEDROOM

22'10" x 11'10"

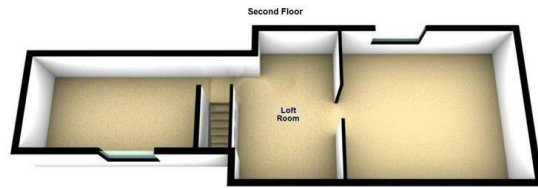
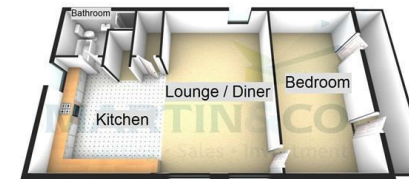
Carpet flooring, two radiators and two light fittings, Velux windows to the front and rear plus PVC doors giving access to the balcony.

FIXTURES & FITTINGS

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



First Floor



The marketing plan shown is for guidance purposes only and should not be relied upon for scale or accuracy. Plan produced using PlanUp.

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