



**High Street, Eagle, Lincoln**

**Guide Price £229,500**

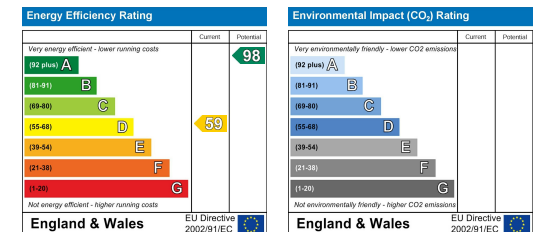
  
**MARTIN & CO**

High Street, Eagle, Lincoln

Bungalow - Detached  
3 Bedrooms, 2 Bathrooms

Guide Price £229,500

- Spacious Dormer Bungalow
- Corner Plot
- Owned Solar Panels
- Conservatory
- Off Road Parking
- Single Garage
- Private Rear Garden
- Village Location
- Council Tax - B
- Freehold / EPC Grading - D



Deceptively spacious dormer bungalow occupying a corner plot within the desirable village of Eagle. This property offers a great opportunity for a buyer to carry out a degree of modernisation and build upon the potential this property holds. Viewings are highly recommended to fully appreciate.

Comprising internally of an entrance hall with stairs rising to the first floor, dual aspect lounge and kitchen, dining room, conservatory, three bedrooms and a shower room. Externally the property offers a front and enclosed rear garden with driveway parking and a single garage.

Eagle is a well served village offering a local primary school, village hall, public house and a post office.

EPC Rating - D  
Council Tax Band - B  
Tenure - Freehold

**PORCH**  
4'11" x 3'1"  
Entrance door to the side aspect, parquet flooring and a light fitting.

**HALL**  
Parquet flooring, light fitting, radiator and stairs rising to the first floor.

**DINING ROOM**  
15'9" x 8'11"  
Patio doors into the conservatory, parquet flooring, light fitting and a radiator.



#### CONSERVATORY

14'2" x 10'3" approximate measurements

Part brick, part PVC construction with tiled flooring, lighting and doors leading to the garden.

#### LOUNGE

14'11" x 12'8"

Dual aspect room with double glazed windows to the front and side, parquet flooring, two radiators, light fitting and a feature multi fuel burning stove.

#### BEDROOM/STUDY

15'10" x 6'9"

Double glazed window to the rear aspect, parquet flooring, light fitting and a radiator.

#### BEDROOM

12'10" x 8'11"

Double glazed window to the rear aspect, parquet flooring, light fitting and a radiator.

#### SHOWER ROOM

8'9" x 5'8"

Low level WC, vanity sink and an electric power shower cubicle. Tiled flooring, double glazed windows to the side, light fitting and a radiator.

#### KITCHEN

14'11" x 10'7"

Base and eye level units with roll edge worksurfaces, inset composite sink and drainer plus tiled splashbacks. Fitted oven and microwave, hob with extractor over and an integrated fridge freezer. Space and plumbing for both a washing machine and a dishwasher. Tiled flooring, double glazed windows to the front and side plus a door, mains consumer unit housed, floor standing Eurostar boiler and a hot water cylinder cupboard.

#### STAIRS/LANDING

Carpet flooring, double glazed window to the side and a light fitting.

#### BEDROOM

14'9" x 12'7"

Double glazed dormer window to the side aspect, radiator, carpet flooring and a light fitting. Fitted wardrobe and storage to the eaves. This bedroom offers a low level WC, vanity sink and a shower cubicle.

#### OUTSIDE

To the front is a mature planted garden, gated access, pathways, lighting and a lawned area. The rear offers a private and enclosed garden being mainly laid to lawn with a decorative patio, mature trees and planted

borders. Oil tank is situated in the garden, gated block paved driveway for off road parking.

#### GARAGE

19'0" x 9'4"

Electric up and over door, light and power.

#### 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.

#### SOLAR PANELS

The property benefits from Solar PV panels. Solar Panels are owned and included in the sale. Further information available on request.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

117.98 m<sup>2</sup>

1269.94 ft<sup>2</sup>

**Reduced headroom**

3.58 m<sup>2</sup>

38.55 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.