



Eagle Road, North Scarle, Lincoln

Guide Price £600,000


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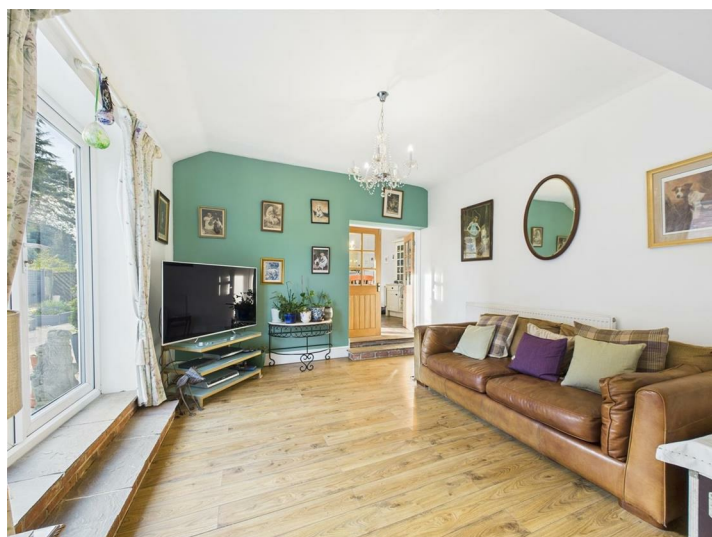
Eagle Road, North Scarle, Lincoln

House - Detached

4 Bedrooms, 2 Bathrooms

Guide Price £600,000

- Extended Family Home
- Generous 0.6 acre (STS) Plot
- Character Cottage with many Original Features
- Potential to Extend (STPP)
- Four Double Bedrooms
- Non-Estate Position
- Desirable Village
- Tenure - Freehold
- EPC Rating - E
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Positioned within the desirable village of North Scarle, this extended family home occupies a generous plot with outbuildings of approximately 0.6 acre (STS), offering the opportunity to further develop or extend (STPP). Viewings are recommended to fully appreciate all that this opportunity has to offer.

This character cottage with many of its original features, comprises internally of an entrance porch, spacious living room, study with bedroom above, three further bedrooms with a bathroom and dressing area, generous family room, utility room, ground floor shower room and a fantastic breakfast kitchen. Beyond the current living accommodation is an insulated store room, suitable for multiple uses with storage above plus a boiler room / workshop space. Having been enjoyed by the current owners for over 30 years, this property is ready for its next family to be enjoyed for many more years to come.

North Scarle village offers a range of amenities to include a public house, which offers food, bingo, pool and darts, post office, sports field with tennis courts, play area and a bowling green, football and cricket pitches. There is also the local parish church with two village halls and the primary school. Local to the well served village of Collingham Village to include a dentist, pharmacy, medical centre, butchers and more. North Scarle is on a bus route and the nearby village of Swinderby has a train station into the city centre.

EPC Rating - E
Council Tax Band - C
Tenure - Freehold

Entrance Porch
7'2" x 4'2"
PVC entrance door, PVC side window, tiled flooring and a light fitting.



Hallway
Wood effect laminate flooring, mains consumer unit housed, stairs rising to the first floor.

Stairs / Landing
Carpet flooring and a light fitting.

Bedroom
12'7" x 12'2"
PVC window to the front, wood effect laminate flooring, pendant fitting and a radiator.

Bedroom
12'8" x 9'10"
PVC window to the front, wood effect laminate flooring, pendant fitting and a radiator.

Bedroom
13'3" x 12'8"
PVC window to the side, wood effect laminate flooring, pendant fitting, radiator and a recessed storage cupboard.

Dressing Room
10'1" x 6'11"
PVC window to the side, wood effect laminate flooring and a light fitting. Giving access to the bathroom.

Bathroom
10'0" x 8'11"
Low level WC, pedestal wash basin and a panel bath. Wood effect laminate flooring, PVC side window, radiator, light and extractor. Airing cupboard houses the hot water cylinder and header tank.

Living Room
12'6" x 11'0" and 12'6" x 10'6"
Open plan with PVC front window, carpet flooring, wall lighting, radiator, wood burning stove with hearth and surround. As the room continues through with PVC windows to the front and side aspects, carpet flooring, wall lighting and a radiator. Access to the utility room is available but not used by the current owners.

Study
11'7" x 11'6"
PVC rear window, wood effect laminate flooring, wall lighting, radiator, fireplace with hearth and surround. Stairs leading to the bedroom.

Bedroom
12'5" x 11'9"
PVC window to the rear, carpet flooring, pendant fitting and a radiator.

Family Room
26'8" x 12'2"
PVC French doors to the patio area, PVC side window, wood effect laminate flooring, ceiling lighting, two radiators and under stairs storage.

Utility Room
15'9" x 9'7"
Base units with laminated work surfaces and an inset stainless steel sink with drainer. Space and plumbing for both a washing machine and a separate condenser dryer. Fitted storage, radiator, tiled flooring, PVC side windows, light fittings and extractor.

Shower Room
12'5" x 5'0"
Concealed cistern WC, vanity wash basin and a walk in double cubicle with thermostatic overhead rainfall shower and separate body sprayer. Tiled flooring, radiator, spot lit ceiling and extractor.

Breakfast Kitchen
26'8" x 14'3"
Breakfast Kitchen - 8.147 x 4.367
Base and eye level units with laminated work surfaces incorporating a breakfast bar, complimentary upstand and an inset composite sink and drainer. Feature island for additional storage and breakfast area. Inclusive of a Rangemaster oven with extractor over, space and plumbing for a dishwasher plus further under counter appliance space and American style fridge freezer space. Featured tiled flooring, vaulted ceiling with a mix of lighting, two radiators, PVC side window and French doors to the garden.

Outside
Occupying a generous plot of 0.61 acre (STS), this property welcomes you with an extensive gated gravel driveway suitable for multiple vehicles to park off road, an extended Indian sandstone patio seating area with planted sleeper beds, external lighting and water supply. To the foot of the driveway is a

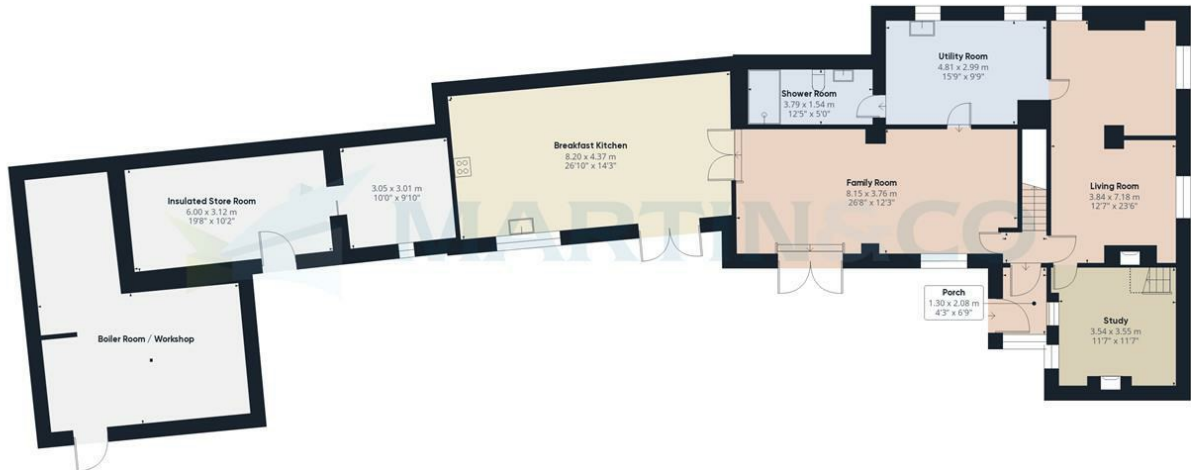
further gate giving access to the rear garden. The rear garden is mostly laid to lawn but incorporates mature planted borders and trees, Indian sandstone patio, covered storage area, summerhouse, two large sheds and greenhouse which are included within the sale. Beyond the lawn is further area that has been left to lay fallow.

Beyond the existing living accommodation is a substantial storage room (9.359 x 3.199 max measurements) which has been insulated, plastered and heated, separately fused for light and power, making for a fantastic space to extend the existing living space, work from home or even for band practice as it is currently used. Further benefitting from a fitted pull down ladder for additional storage and potential in the roof space above (STPP).

Boiler Room - 7.545 x 6.146 (approximate measurements). Doubling as a workshop, housing the Biomass central heating boiler, 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.





Floor 0



Floor 1



Approximate total area^m
 262.47 m²
 2825.21 ft²

Reduced headroom
 2.95 m²
 31.74 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

