



Eagle Road, North Scarle, Lincoln

£585,000


MARTIN&CO

Eagle Road, North Scarle,
Lincoln

House - Detached
4 Bedrooms, 4 Bathroom

£585,000

Date Available:
Deposit:

- 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

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.



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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
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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.

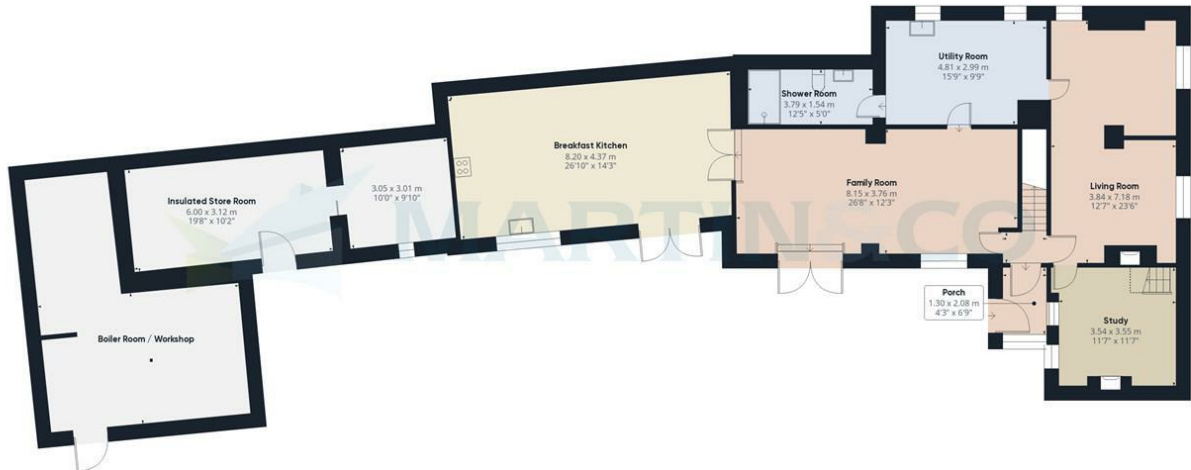
Bathroom
10'0" x 8'11"
Low level WC, pedestal wash basin and a panel bath. Wood effect laminate flooring, PVC side window, radiator, light and extractor. Airing cupboard houses the hot water cylinder and header tank.

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.

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		
(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	





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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