



Eagle Moor, Eagle



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Offers over £375,000

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Key Features

- Detached Character Cottage
- Semi Rural Location
- Three Bedrooms
- Bathroom & Ensuite Shower Room
- Breakfast Kitchen & Conservatory
- Lounge & Dining Room
- EPC rating E
- Freehold





Detached Character Three Bedroom Cottage situated in the semi-rural position of Eagle Moor found to the West of Lincoln City. The property is situated on a generous plot and accommodation comprises to the ground floor Entrance, Lounge, Dining Room, Kitchen Diner, Utility Room, Conservatory and Bathroom. To the first floor, there are Three Bedrooms and an Ensuite Shower Room to Bedroom One. Outside is a gravelled driveway providing off road parking for several vehicles, a Detached Garage with power and lighting and extensive gardens to the front and rear. The property is situated on 0.8 acres of land.

Entrance Hall

Leading onto

Lounge 19'8" x 14'8" (6m x 4.5m)

With double glazed bay window to the side aspect, dual double glazed windows to the front aspect, oak effect wooden flooring, open balustrade staircase rising to the first floor landing and double glazed French doors and side panel window to the rear aspect and two radiators.

Breakfast Kitchen 11'2" x 11'1" (3.4m x 3.4m)

With double glazed window to the front and side aspects, inset sink and drain unit with chrome mixer tap, base and eye level storage units comprising of cupboards and drawers, dishwasher, space and point for cooker, concealed extractor unit, complimentary ceramic tiling, inset halogen down lighting to ceiling, further space for fridge freezer and with rear entrance door to the side aspect leading to secret garden.

Dining Room 11'3" x 10'10" (3.4m x 3.3m)

With double glazed entrance door to the front aspect, double glazed window to the front aspect, electric fireplace, oak effect wooden flooring, inset halogen down lighting, coving to ceiling and radiator.



Conservatory 19'3" x 13'10" (5.9m x 4.2m)

With double glazed off a dwarf brick wall with ceramic tiled flooring, double glazed French doors to the rear aspect leading to gardens and two radiators.

Utility Room

With double glazed window to the rear aspect, space and plumbing for automatic washing machine and tumble dryer with fitted work surfaces and oil fired central heating boiler.

Ground Floor Bathroom 11'3" x 4'10" (3.4m x 1.5m)

With double glazed window to the rear aspect, three piece white suite including panel bath, low level WC and pedestal wash hand basin with ceramic tiled flooring, complimentary ceramic tiled splash backs and radiator.

Bedroom 1 16'6" x 11'2" (5m x 3.4m)

With double glazed window to the front aspect, double glazed bow window to the rear aspect, fitted wooden effect flooring, two radiators and access to en-suite.

En Suite Shower Room 6'4" x 4'0" (1.9m x 1.2m)

With a three piece white suite including fully tiled double shower cubicle with integrated shower and glazed shower screening, separate low level WC and pedestal wash hand basin with complimentary ceramic tiling, extractor unit, heated chrome towel rail and fitted wooden effect flooring.



Bedroom 2 11'4" x 7'10" (3.5m x 2.4m)

With double glazed window to the front aspect and radiator.

Bedroom 3 10'11" x 7'6" (3.3m x 2.3m)

With double glazed window to the rear aspect and radiator.

Outside

Accessed by way of an electric five barred double gated entry, the driveway is mainly laid to gravelled areas providing ample of road parking for several vehicles leading to a detached garage with inset power and lighting. There are decorative well maintained and established shrubbed borders and arrangements to the front aspect. Enclosed by picket fencing and privet hedging.

To the side aspect there is an enclosed and secret garden with extensive paving, canopy, outside lighting and hard standing and raised terrace providing space for summer house (included in sale) with further raised borders enclosed by perimeter fencing and hedging and further gated access leading to the rear gardens.

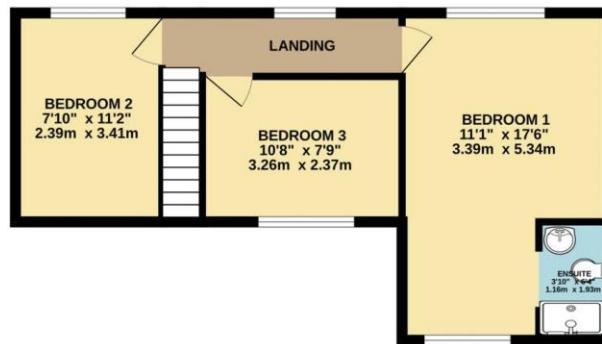
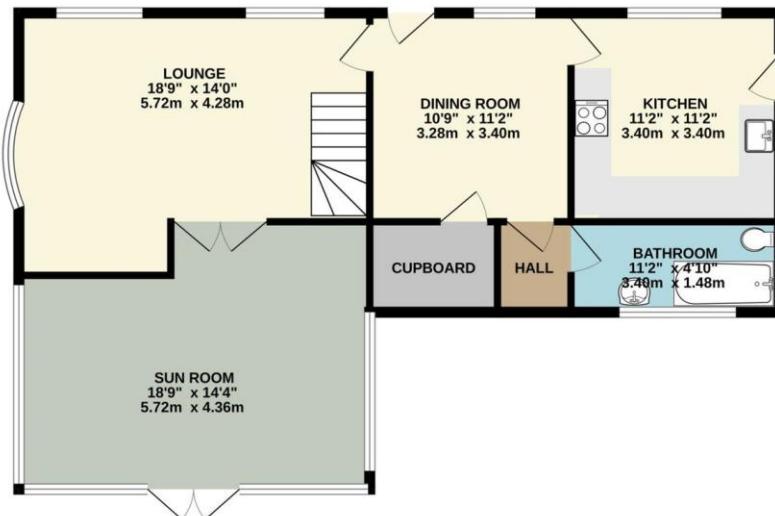
To the rear there is a raised decked seating area ideal for outside dining and barbecue's with steps leading down to gardens and grounds extending to 0.8 acres, mainly laid.

Agents Note

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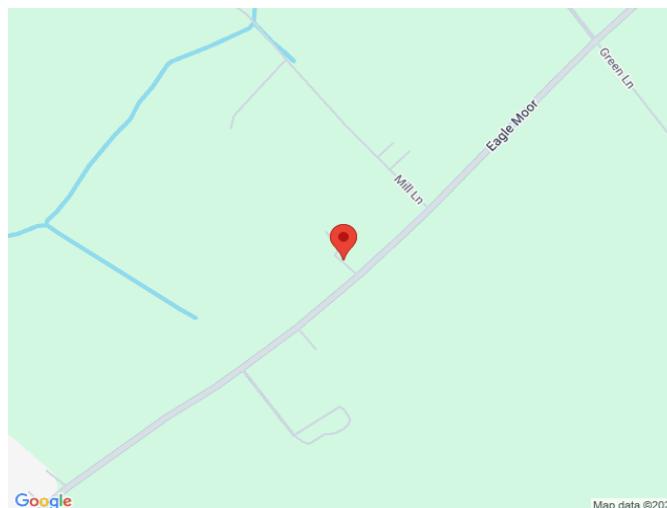


WHITETHORN COTTAGE, EAGLE MOOR, LN6 9DN

TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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