



Scarle Lane, Eagle



Offers in excess of £200,000

- Mid-Terrace House
- Three Bedrooms
- En-Suite, Bathroom & Downstairs WC
- Popular Location
- Driveway for Four Cars
- Electric Radiators
- Freehold
- EPC rating D



Well presented THREE BEDROOM Mid-Terrace House located in the sought after village of Eagle. Perfectly positioned within walking distance of the local schools, shops and other village amenities.

The accommodation on offer comprises Entrance Hall, WC/Utility and a Open plan Living Dining Kitchen area to the ground floor. To the first floor there are Three Bedrooms with En-Suite to the main and Family Bathroom. Externally the property offers a small courtyard patio to the rear. To the front of the property there is a private lawned garden With patio. There is also a private driveway with room for up to four cars.

Entrance Hall

With a window to the front aspect, entrance door and stairs to the first floor.

WC

7'7" x 5'10" (2.3m x 1.8m)

With a low level wc, wash hand basin and radiator.

Open Plan Living Kitchen

24'6" x 16'3" (7.5m x 5m)

With windows to the front aspect and patio doors leading to the rear garden. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor fan, integrated fridge freezer and dishwasher.



Landing

With stairs to the ground floor.

Bedroom One

11'5" x 8'8" (3.5m x 2.6m)

With a window to the rear aspect, fitted wardrobes and radiator.

En-Suite

6'4" x 4'9" (1.9m x 1.4m)

With an enclosed shower, low level wc, wash hand basin and radiator.

Bedroom Two

10'8" x 8'3" (3.3m x 2.5m)

With a window to the front aspect, fitted wardrobe and radiator.

Bedroom Three

7'6" x 7'2" (2.3m x 2.2m)

With a window to the front aspect, storage cupboard and radiator.

Bathroom

7'10" x 5'5" (2.4m x 1.7m)

With a panelled bath with shower over, low level wc, wash hand basin and radiator.

Outside

To the front of the property is an enclosed garden with lawn and patio and allocated parking.
To the rear is access to the small patio.

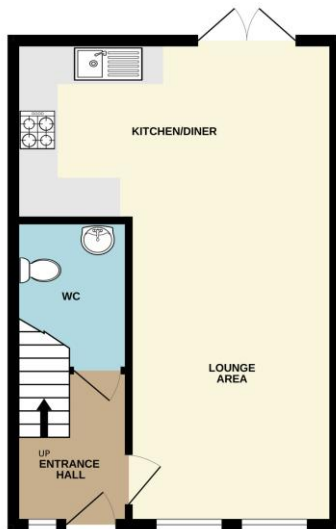
Agents Note

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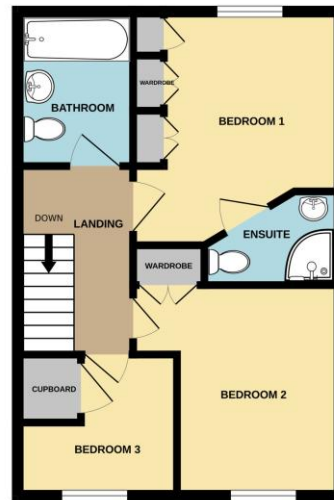


Floorplan

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



SCARLE LANE, EAGLE, LN6 9EJ

TOTAL FLOOR AREA: 797 sq.ft. (74.0 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		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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