



- Executive Family Home
- Eco-Friendly Energy Systems
- Four Double Bedrooms & Four Reception Rooms
- Approx. 0.25 Acre Plot (STS)
- 16 Solar Panels & 13.5KWh Tesla Battery
- Air Source Heat Pump
- Extensive Driveway Parking & Double Garage
- Village Location With Quick A46 Access

Manor Close, Eagle, LN6 9EE
Guide Price £600,000 - £625,000



This exceptional, extended residence in the semi-rural village of Eagle is a standout family home for sustainable living, featuring a comprehensive upgrade of eco-friendly energy systems installed in 2022 - 2024. The home is powered by an air source heat pump and 16 solar panels that generate an average of 4,700kWh per year, paired with a Tesla 13.5 KWh battery to ensure maximum efficiency. These significant upgrades have resulted in remarkable utility savings, with some of the most impressive monthly utility bills averaging approximately £85 according to the vendor.

The property offers substantial accommodation extending to approximately 2,500 square feet over two floors, including a double garage, providing an expansive layout for modern family life. Set within a generous plot of approximately 0.25 acres (subject to survey), the home enjoys a sense of space and privacy that is rare to find. The exterior is equally impressive, featuring a sweeping front driveway that accommodates multiple vehicles and a large, family-friendly rear garden with a healthy lawn and various seating areas; one arranged for a hot tub with CROCODILE Awning seating area, one alfresco dining space with pergola and a third sun canopy which transitions indoor and outdoor living from the garden room.

Inside, the home has been meticulously improved to a high standard, boasting a stylish kitchen with walnut worktops and a dining room that opens directly onto a seating area great for those warm summer months. For those working from home, a dedicated office and a tranquil garden room offer an idyllic workspace, while the cosy lounge with its wood burner provides a perfect retreat.

The first floor continues the theme of space with four generous double bedrooms, three of the bedrooms with fitted wardrobes, including a master suite with its own private ensuite, all centred around a spacious landing and a three-piece family bathroom. While enjoying this peaceful village setting, residents benefit from quick access to the A46, making commutes to Lincoln, Newark, and Nottingham effortless.

While enjoying this peaceful village setting, residents benefit from quick access to the A46, making commutes to Lincoln, Newark, and Nottingham effortless. Families are well-supported within the Eagle Community Primary School located in the village, while older children typically fall within the catchment for reputable secondary schools in the nearby North Hykeham and Lincoln areas. The village benefits from a free bus to North Kesteven School & Robert Pattison School (subject to obtaining a bus pass from the council) The village itself maintains a vibrant community feel, anchored by the Strugglers Inn public house and the Eagle Village Hall, which hosts a variety of local groups and events. Local amenities include a village park, with more extensive shopping and leisure facilities just a short drive away in Lincoln or North Hykeham. Finally, North Hykeham also provides a railway station with links to Lincoln, Newark, Nottingham, and London. A post office in the neighbouring village of North Scarle.

Council tax band: E. Freehold.



Entrance Hall

Secure smart composite front door entrance, wood effect flooring, staircase rising to the first floor with painted wooden balustrade, a radiator, and a coved ceiling. Access to further accommodation.

Kitchen

15' 0" x 11' 8" (4.57m x 3.55m)

Tiled flooring, eye and base level units with a breakfast bar, metro tiled surround, and Walnut worktops, a coved ceiling, and a feature light fixture. Range of eye and base level units with a gloss finish. Integrated appliances such as a Bosch oven, hob, an extractor hood, an integrated microwave, and a Bosch dishwasher, space for a fridge freezer, sink, and drainer unit, 2 uPVC double-glazed windows to the rear aspect. Access to:

Utility Room

7' 7" x 7' 0" (2.31m x 2.13m)

Having a uPVC double-glazed window to the rear aspect, space for a washing machine, units with Walnut top and a Belfast sink, a uPVC door to the side aspect, and tiled flooring. Access to:

Downstairs WC

7' 0" x 3' 8" (2.13m x 1.12m)

Low-level WC, a vanity hand wash basin unit, a uPVC double-glazed obscured window to the side aspect, a coved ceiling, an extractor unit, tiled flooring, and a chrome heated hand towel rail.

Dining Room

15' 0" x 11' 8" (4.57m x 3.55m)

A uPVC double-glazed window to the side aspect, French doors to the rear aspect leading onto the rear garden - with immediate access to the decking area - perfect space for a hot tub. A coved ceiling, wood-effect laminate flooring, and a radiator. Access to:

Lounge

18' 0" x 15' 0" (5.48m x 4.57m)

Two uPVC double-glazed windows, 2 radiators, a coved ceiling, and a feature log-burner.

Study/Office

11' 2" x 10' 0" (3.40m x 3.05m)

A uPVC double-glazed window to the front aspect, a radiator, and bespoke cabinetry providing the perfect TV space with fitted storage units. The room is completed with carpet and a coved ceiling. Access to:

Garden Room

15' 3" x 8' 7" (4.64m x 2.61m)

Having a uPVC double-glazed window to the side aspect, uPVC sliding doors, wood-effect laminate flooring, and LED downlights. Direct access to:

External Sun Canopy

15' 3" x 6' 2" (4.64m x 1.88m)

Provides a seamless blend between indoor and outdoor living. A patio area, wooden cladding to the ceiling with external lighting.

First Floor Landing

Vertical radiator, loft access, a coved ceiling, an airing cupboard with a Joules Cylone hot water cylinder, and a uPVC double-glazed window to the front aspect. There is also potential study space.

Loft Room

Boarded, plastered, and carpeted, but without fixed access with a single Velux window and access to further loft space on both sides.

Master Bedroom

18' 0" x 15' 0" (5.48m x 4.57m)

Having a uPVC double-glazed window to the front aspect, a coved ceiling and a fan light, a radiator, and a built-in wardrobe with mirror-effect sliding doors. Access to:

En-Suite

7' 9" x 4' 9" (2.36m x 1.45m)

Shower cubicle, a vanity hand wash basin unit, a low-level WC, a chrome heated towel rail, a uPVC double-glazed obscured window to the front aspect, tiled flooring, tiled surround, and an extractor unit.

Bedroom 2

15' 0" x 11' 8" (4.57m x 3.55m)

Coving, uPVC double-glazed window to the rear aspect, and a radiator.

Bedroom 3

11' 9" x 14' 0" (3.58m x 4.26m)

A uPVC double-glazed window to the rear aspect, a coved ceiling, a radiator, and a built-in wardrobe.

Bedroom 4

11' 3" x 10' 0" (3.43m x 3.05m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a coved ceiling.

Bathroom

8' 6" x 8' 3" (2.59m x 2.51m)

Three-piece suite comprising a 'P' shaped bath with a showerhead over, a low-level WC, a vanity hand wash basin unit, a full tiled surround and stone-effect tiled flooring, a uPVC double-glazed obscured window to the rear aspect, and a coved ceiling.

Outside Rear

Extensive family-friendly mostly laid to lawn garden, enclosed with fenced and mature hedged perimeters with a selection of flora borders and flowerbeds, a hardstanding base for a hot tub with a crocodile glass veranda purchased in 2024 - covering an idyllic decking adjacent to the hardstanding base for the hot tub. Second seating area covered by a pergola, a paved arrangement ideal for alfresco dining. External power point and water source. Access to the air source heat pump, bin storage, and a wall-mounted Tesla battery 13.5 KWh fitted in 2022.

Outside Front

Walled and fenced perimeter, a large block paved driveway, a landscaped front garden, and access to the front door with a storm porch cover. Access to:

Double Garage

21' 10" x 16' 2" (6.65m x 4.92m)

Electric roller shutter door, power, and lighting. Personnel door and a uPVC double-glazed window.





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GROUND FLOOR
1454 sq.ft. (135.1 sq.m.) approx.

1ST FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA: 2428 sq.ft. (225.6 sq.m.) approx.

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