

FOR SALE



Eagle Moor, Lincoln, LN6
Offers in Excess Of £1,125,000


MARTIN&CO



Eagle Moor, Lincoln, LN6

5 Bedrooms, 4 Bathrooms

£1,125,000 O.I.E.O.

Executive five bedroom family home plus a self contained annexe occupying a generous plot within the semi-rural hamlet of Eagle Moor. Benefits include but not limited to a quadruple garage, 110m² steel workshop and open field views. Must be viewed to truly appreciate everything on offer!

The main house internally comprises an entrance with cloakroom, breakfast kitchen, lounge, garden room, utility, dining room, sun room, study and a bathroom to the ground floor. The first floor offers three double bedrooms and two further double bedrooms both with ensembles and walk in wardrobes, substantial balcony and a further shower room. The second floor has been converted to offer three separate loft rooms.

The annexe includes a utility room, open plan lounge/diner, kitchen, bathroom and a bedroom with a balcony. Below has its own independent garage with doorway access to the further three garages. Being self contained with its own heating and power, this has the potential to generate a rental income or making for a perfect separate family accommodation.

The property has within its grounds a further detached garage and a large steel workshop making for an ideal business opportunity. Despite the already extensive offering, there is potential for further development (STPP).

All mains services are available. Central heating is oil fired. The property has 3 Phase Electric plus two independent phone lines.

Eagle Moor is a hamlet outside Eagle village well positioned to offer excellent access to the A46 bypass into the city of Lincoln or Newark town plus a bus route including a service to the school. Eagle village has a primary school, post office, public house and a park. Lots of countryside walks plus Whisby Nature Reserve, Whisby Garden Centre and Pennells Garden Centre available locally.

ENTRANCE PVC side door entrance, tiled flooring, light fitting and a radiator.

CLOAKROOM 4' 11" x 4' 4" (1.517m x 1.341m) Low level WC, vanity sink, PVC window to the front aspect, tiled flooring, radiator, light and extractor.

KITCHEN/BREAKFAST ROOM 26' 10" x 18' 3" (8.202m x 5.588m) max measurements. Base and eye level units with quartz worksurfaces and stainless steel double sink unit with inset drainer grooves. Range of integral appliances include a full size freezer, dishwasher, combination microwave oven and separate steamer oven. Rangemaster cooker with extractor over plus space for an American sized fridge freezer. Complimentary island for further cupboard and counter top space including a pop up socket. Two radiators, marble tiled flooring, spots and further ceiling lighting, PVC French doors to both sides and dual aspect windows. Cupboard housing the mains consumer units and three phase meters.

LOUNGE 30' 6" x 16' 5" (9.319m x 5.004m) max measurements. PVC French doors to the side with two PVC windows to the rear aspect, tiled flooring, feature brick fireplace with multi fuel stove, two radiators, ceiling and wall lighting.

GARDEN ROOM 25' 1" x 13' 6" (7.653m x 4.136m) Bi-folding doors to the front aspect, wood flooring, spot lit ceiling and a radiator.

UTILITY ROOM 13' 5" x 10' 3" (4.106m x 3.143m) PVC door and window to the front aspect, floor standing oil fired boiler with controls housed, base units with square edge worksurfaces and inset stainless steel sink and drainer. Space and plumbing for a washing machine, light, extractor and vinyl flooring.

DINING ROOM 21' 4" x 10' 9" (6.506m x 3.300m) PVC window to the rear aspect, wood flooring, light fittings, radiator, PVC window and double doors into the sun room.

SUN ROOM 21' 5" x 19' 11" (6.542m x 6.072m) max measurements. PVC windows to all aspects including French doors to the garden, wood flooring, lighting and a radiator.

INNER HALL Composite entrance door from the garden room, tiled flooring, radiator, pendant fitting, wall mounted thermostatic control and stairs rising to the first floor with a cupboard below.



STUDY 10' 1" x 8' 2" (3.084m x 2.509m) PVC windows to the rear and side plus a PVC door giving access to the garden, tiled flooring, spot lit ceiling, radiator and a ceiling access hatch.

BATHROOM 8' 10" x 6' 11" (2.702m x 2.110m) Fully tiled room with a three piece suite comprising of a corner bath with mains shower over, low level WC and vanity sink. Spots and wall lighting with extractor, PVC window to the garden room and a radiator.

STAIRS / LANDING Several PVC windows to the front and rear aspects, carpet flooring, radiator, ceiling and wall lighting.

MASTER BEDROOM 25' 1" x 18' 4" (7.647m x 5.606m) max measurements. PVC windows to the front, rear and side aspects plus over head velux windows with French doors to the balcony terrace. Carpet flooring, ceiling and wall lighting, two radiators and a walk in wardrobe with lighting and hatch access.

ENSUITE 9' 9" x 9' 2" (2.973m x 2.808m) Four piece suite comprising of a low level WC, vanity sink, luxury bath and walk in mains fed shower. Tiled flooring, heated towel rail, light and extractor and a PVC window to the side.

BEDROOM 19' 0" x 10' 7" (5.812m x 3.241m) PVC dual aspect room with carpet flooring, radiator, ceiling and wall lighting plus a walk in wardrobe with spot lit ceiling.

ENSUITE 8' 3" x 4' 6" (2.528m x 1.381m) Low level WC, vanity sink and a double mains fed shower cubicle. Tiled flooring, PVC window to the side aspect, heated towel rail, spot lit ceiling and extractor.

BEDROOM 13' 3" x 10' 11" (4.060m x 3.348m) PVC window to the rear aspect, carpet flooring, ceiling and wall lighting plus a radiator.

SHOWER ROOM 8' 11" x 6' 10" (2.727m x 2.099m) Low level WC, vanity sink and a double electric shower cubicle. Fully tiled room, PVC window to the rear aspect, radiator, light fitting and an airing cupboard housing the hot water cylinder.

BEDROOM 11' 11" x 10' 10" (3.634m x 3.316m) max measurements. PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM 23' 7" x 10' 11" (7.204m x 3.339m) max measurements. PVC windows to the front and side aspects, carpet flooring, two pendant fittings, radiator and hatch access.

STAIRS Carpeted with door to access second floor.

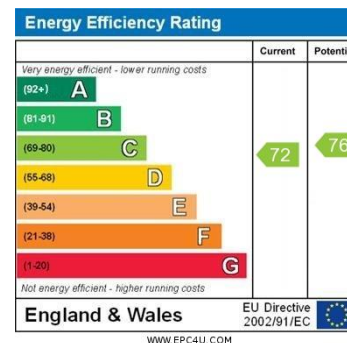
LOFT ROOMS Carpet flooring, PVC windows to the front and rear plus Velux windows overhead, spot lit ceilings and radiators.

OUTSIDE Mature gardens to include extensive lawned areas, pathways, shrubs, trees and a pond. Decorative raised beds, wishing well and orchard. Gated parking is plentiful leading to the annexe and quadruple garage, further detached garage and large steel workshop with its own separate gated access.

QUADRUPLE GARAGE Three bay measures - 9.753m x 6.845m plus a fourth with access to the annexe at 4.858m x 2.996m. The main garage area houses an independent oil fired boiler for the annexe with hot water cylinder, power, lighting, electric roller doors and side composite door to the garden. The fourth garage can be accessed internally via a composite door. Includes a further electric roller door, power and lighting, side composite door and access to the annexe.

WORKSHOP 49' 7" x 24' 6" (15.137m x 7.477m) Double door wide opening access, three phase electrics with independent phone line, oil fired heating, toilet and sink.

GARAGE 30' 8" x 14' 8" (9.356m x 4.479m) Electric roller door with side personnel door, two Velux windows to the side, mains consumer unit, toilet and sink.



ANNEXE

UTILITY ROOM 5' 11" x 5' 8" (1.808m x 1.748m) Base units with square edge work surfaces and inset stainless steel sink and drainer. Space and plumbing for a washing machine, radiator, light fitting, PVC window to the rear aspect and mains consumer unit.

STAIRS Carpet flooring.

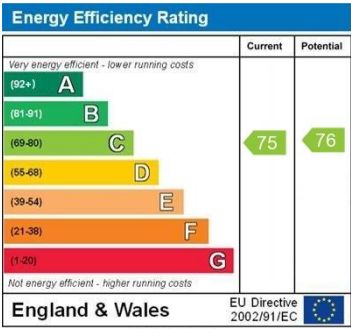
KITCHEN 14' 10" x 13' 3" (4.528m x 4.051m) Base and eye level units with a roll edge worksurface and inset composite sink and drainer. Electric oven, hob and extractor over with space for an under counter fridge and separate freezer. Spots and light fittings, radiator, vinyl flooring plus a deep storage cupboard with lighting, central heating controls and loft hatch access.

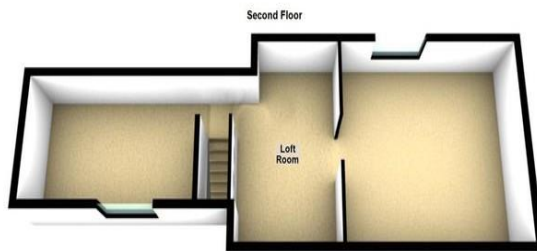
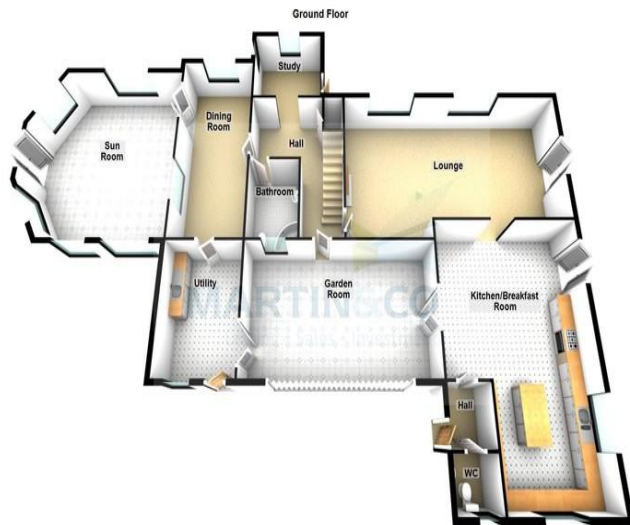
BATHROOM 9' 6" x 6' 1" (2.913m x 1.855m) Four piece suite to include a low level WC, vanity sink, panel bath and a mains fed double shower cubicle. Vinyl flooring, heated towel rail, PVC window to the rear plus Velux window overhead, light and extractor.

LOUNGE/DINER 22' 9" x 14' 9" (6.945m x 4.517m) PVC windows to the front and rear aspects, carpet flooring, two light fittings, radiator and wall mounted thermostatic control.

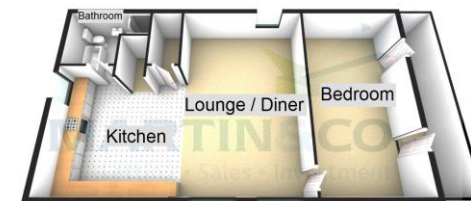
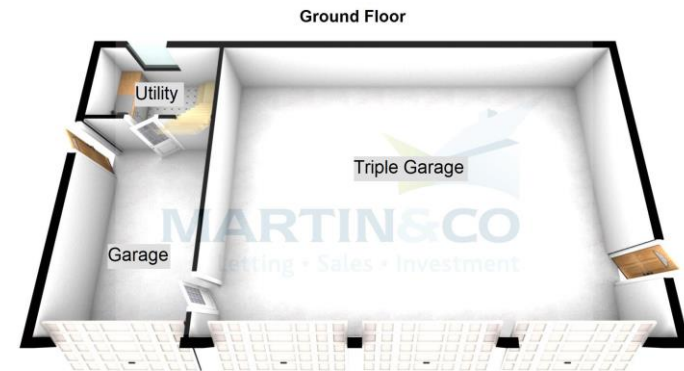
BEDROOM 22' 10" x 11' 10" (6.960m x 3.608m) Carpet flooring, two radiators and two light fittings, Velux windows to the front and rear plus PVC doors giving access to the balcony.

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.





The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Martin & Co Lincoln

33 The Forum • North Hykeham • Lincoln • LN6 8HW
T: 01522 503727 • E: lincoln@martinco.com

01522 503727

<http://www.martinco.com>



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.