



Scarle Lane, Eagle, Lincoln

Offers Over £268,000



Scarle Lane, Eagle, Lincoln

Bungalow - Detached
2 Bedrooms, 1 Bathroom

Offers Over £268,000

- Village Location
- Modern and Well Presented
- Owned Solar Panels
- Generous Non Estate Plot
- Local Amenities
- Landscaped Gardens
- Field Views to Rear
- Driveway Parking and Garage
- Tenure: Freehold
- Council Tax - B / EPC Rating - C



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	86

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	

Two bedroom detached bungalow occupying a generous non-estate plot within the desirable village of Eagle. Comprising internally of a triple aspect lounge diner, two double bedrooms, modern bathroom and kitchen plus a conservatory to the rear enjoying the open field views beyond the landscaped garden. Externally the property further boasts a spacious frontage with driveway parking for multiple vehicles and a garage.

Eagle is a well served village offering a local primary school, village hall, public house and a post office.

Agent Note - This energy efficient home includes owned solar panels within the sale.

EPC Rating - C
Council Tax Band - B
Tenure - Freehold

Entrance Porch
4'3" x 2'6"
Composite side entrance door and PVC panel, light fitting, laminate flooring and mains consumer unit.

Hallway
Solid wood flooring, radiator, light fitting, Drayton thermostatic control and a double door storage cupboard. Access to the loft with a pull down ladder, lighting and partial boarding.



Lounge Diner

21'3" x 9'11"

PVC windows to the front and side aspects, laminate flooring, radiator, ceiling and wall lighting plus an electric feature fire with hearth and surround.

Bathroom

7'10" x 4'9"

Fully tiled room with a three piece suite comprising of a low level WC, vanity sink and a panel bath with shower head and hose attachment. Heated towel rail, PVC window to the side and a light fitting.

Bedroom

13'4" x 9'11"

PVC window to the rear aspect, carpet flooring, radiator and a light fitting. Fitted wardrobes and drawers.

Bedroom

12'10" x 7'7"

PVC window to the side aspect, carpet flooring, radiator and a light fitting. Fitted wardrobes and drawers.

Kitchen

10'10" x 9'11"

Base and eye level units with laminated worksurfaces, matching upstand and an inset stainless steel sink and drainer. Fitted double oven, electric hob with extractor over, space and plumbing for a washing machine with further space for a fridge freezer. Spot lit ceiling, tiled flooring, radiator and a PVC window and door to the rear.

Conservatory

15'6" x 11'2"

PVC construction with laminate flooring, light fitting,

radiator, roof window and doors accessing the garden.

Garage

16'3" x 8'3" (max measurements).

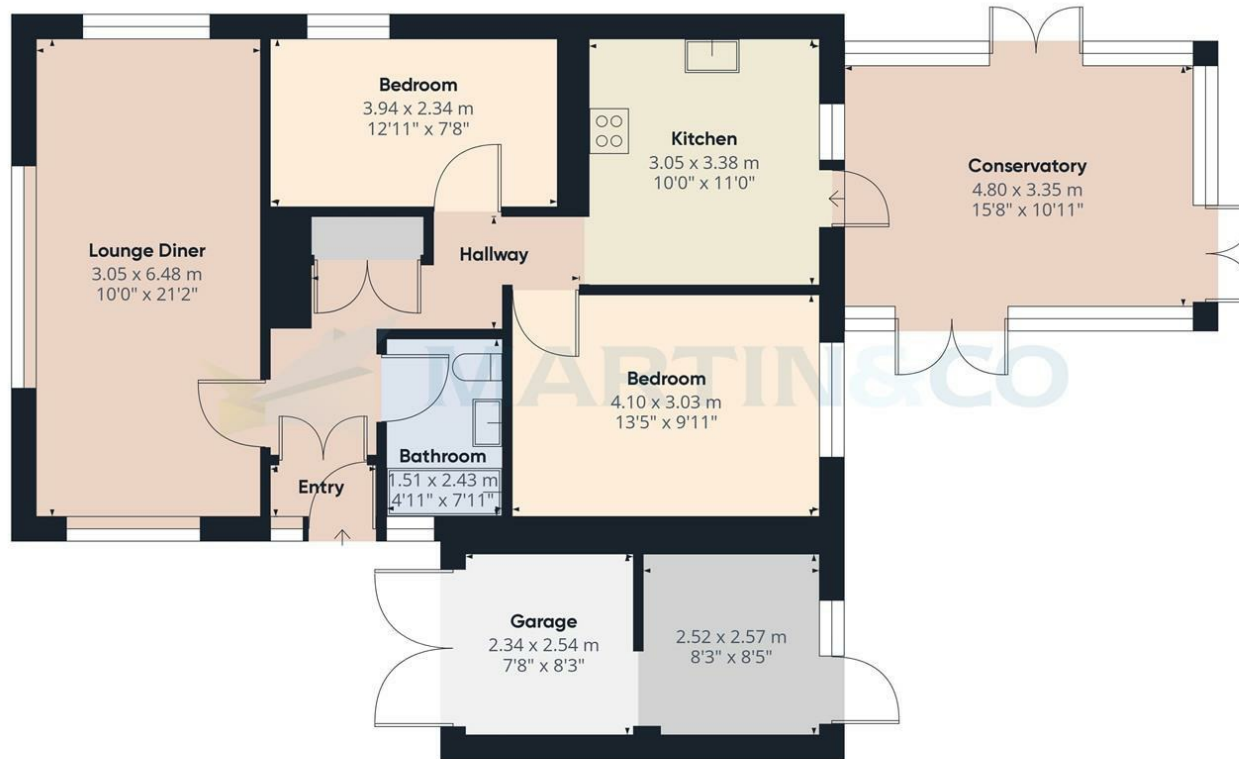
Double doors to the front with PVC window and personnel door to the rear, Warm flow oil boiler housed, light and power. Presently centrally partitioned, splitting the garage in two.

Outside

To the front is a spacious gravelled driveway for multiple vehicles to park off road, laid lawn with planted borders, light and power. The rear offers a private, not overlooked and fully enclosed landscaped garden with field views to the rear. Comprising of a laid lawn with mature planted borders and raised beds, resin patio seating area, pond with rockery plus vegetable patches. Outside power, water supply and lighting. Oil tank is housed. Two sheds, one with power and lighting and the summer house is included within the sale. To the rear of the garden is a gravelled area behind the shed used for storage.

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.



Approximate total area⁽¹⁾
 93.81 m²
 1009.79 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.