



Eagle Moor, Lincoln, LN6

£1,075,000


MARTIN&CO

Eagle Moor, Lincoln, LN6

House - Detached
5 Bedrooms, 5 Bathroom

£1,075,000

Date Available:
Deposit:
null

- Executive Family Home
- Flexible Living Accommodation
- Attic Rooms
- Quadruple Garage with Self Contained Annexe above
- Detached Single Garage
- 110m2 Steel Workshop
- Two Bedrooms with Walk In Wardrobes and Ensuites
- Open Field Views
- EPC - C / FREEHOLD
- Council Tax - D

Executive five bedroom family home plus a self contained annexe occupying a generous plot (approximately 0.8 acres STS) 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 ensuites and walk in wardrobes, substantial balcony and a further shower room. The second floor offers three separate attic 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 50' 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 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
5'0" x 4'5"
Low level WC, vanity sink, PVC window to the front aspect, tiled flooring, radiator, light and extractor.

KITCHEN/BREAKFAST ROOM
26'11" x 18'4" 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
30'7" x 16'5" 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 13'7"
Bi-folding doors to the front aspect, wood flooring, spot lit ceiling and a radiator.

SECOND KITCHEN
13'6" x 10'4"
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 10'10"
PVC window to the rear aspect, wood flooring, light fittings, radiator, PVC window and double doors into the sun room.



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	

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	



Martin & Co Lincoln Lettings
 33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
 8HW
 01522 503727 . 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.

