



Falcon Close, Eagle, Lincoln

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 OLIVER REILLY



Falcon Close, Eagle, Lincoln

Guide Price £240,000 - £250,000

- CHARMING DETACHED BUNGALOW
- QUIET CUL-DE-SAC POSITION
- GENEROUS LOUNGE & SITTING ROOM
- DECEPTIVE WRAP-AROUND PLOT
- EXCELLENT CONDITION THROUGHOUT
- TWO/THREE BEDROOMS
- PICTURESQUE VILLAGE WITH PUBLIC HOUSE
- MODERN DINING KITCHEN & BATHROOM
- 45 FT TANDEM GARAGE & ATTACHED WORKSHOP
- VIEWING ESSENTIAL! Tenure: Freehold EPC: 'C'

Guide Price: £240,000 - £250,000. FALL IN LOVE WITH FALCON!

THERE'S MORE THAN MEETS THE EYE to this property! You need to be eagle-eyed to NOT BE DECEIVED by this charming, inviting and excellently proportioned detached bungalow. Nestled away in a quiet cul-de-sac within the attractive picturesque village of Eagle, this property is situated for ease of access onto the A46, giving direct links to the City of Lincoln and Market Town of Newark-on-Trent. This IMPECCABLY PRESENTED HOME is a real credit to the existing owners. Beautifully represented it leaves an immediate and long-lasting impression! The bungalow boasts a substantial and highly versatile internal layout, comprising: Inviting and functional entrance utility porch; a large DUAL-ASPECT sitting room - open-plan through to an equally well-appointed dining kitchen. The inner-hall provides access to a large lounge/ additional reception room with an inset multi-fuel burner. There is scope to utilise this as a further (third) bedroom, although the bungalow also boasts TWO DOUBLE BEDROOMS and a modern three-piece bathroom. Externally, what's NOT TO LOVE?... about the wonderful, established and private wrap-around SOUTH-WEST FACING corner plot, standing on approximately 0.10 of an acre overall. The rear garden has been beautifully-maintained. Full of vibrant colour! The front aspect is greeted by an extensive MULTI-CAR DRIVEWAY giving access into a HUGE 45 FT TANDEM GARAGE with power and lighting. There is an attached workshop to the rear, with both buildings offering superb scope to be adapted and utilised for a variety of uses, subject to relevant approvals. Further benefits of this marvellous detached residence include external uPVC double glazing throughout and oil-fired central heating via an external boiler. This SIMPLY LOVELY property will hold THE KEY TO YOUR HEART the moment you step inside!



FUNCTIONAL ENTRANCE PORCH:

15'7 x 7'8 (4.75m x 2.34m)

A generous, inviting and highly-adaptable reception space, with a sloped poly-carbonate roof. Accessed via an obscure uPVC double glazed front door, with side-by-side uPVC double glazed windows to the front elevation. Providing wood-effect vinyl flooring, a single panel radiator and a wall light fitting. Fitted base unit with laminate roll-top work surface over. Access into the garden via a clear uPVC double glazed rear external door, with side-by-side uPVC double glazed windows to the rear elevation. Internal access into the large sitting room.

DUAL-ASPECT SITTING ROOM:

15'1 x 11'10 (4.60m x 3.61m)

A LOVELY AND SPACIOUS DUAL-ASPECT RECEPTION ROOM - Accessed via a secure aluminium external door and providing carpeted flooring, two double panel radiators, a central ceiling light fitting, four wall light fittings and access the internal meter box. uPVC double glazed window to the rear elevation and uPVC double glazed sliding doors to the side elevation, giving access into the lovely garden.

DINING KITCHEN:

16'9 x 10'2 (5.11m x 3.10m)

An internal OPEN-ARCHWAY leads into the dining kitchen which is of spacious modern design with tile-effect flooring. The extensive fitted kitchen hosts a range of wall and base units with laminate roll-top work surfaces over and white wall tiled splash backs. Inset 1.5 bowl Lithos Granite sink with mixer tap and drainer. Integrated medium height electric oven with separate five ring gas hob, with black stainless steel extractor hood above. Under counter plumbing/ provision for a washing machine and dishwasher. Provision for a freestanding fridge freezer. Sufficient space for a dining table. Access to the electrical RCD consumer unit and heating/ hot water control panel. A double panel radiator, four wall light fittings and two uPVC double glazed windows to the front elevation. Access into the inner hallway. Max measurements provided.

INNER HALL:

8'4 x 3'4 (2.54m x 1.02m)

With carpeted flooring, a ceiling light fitting and loft hatch access point, with insulation and lighting, the hall provides access to two bedrooms, a bathroom and lounge/ third bedroom.

LOUNGE/ BEDROOM THREE:

18'2 x 10'7 (5.54m x 3.23m)

A GENEROUS RECEPTION ROOM providing multi-purpose potential with scope to be utilised as a further bedroom, if required. Currently setup as a lovely reception room/office space, with carpeted flooring, two ceiling light fittings, two wall light fittings, a double panel radiator, dado rails and an exposed fireplace housing an inset cast-iron multi-fuel burner, with a raised tiled hearth and decorative surround. uPVC double glazed sliding doors flood the room with light, giving access to the front aspect.

MASTER BEDROOM:

11'10 x 8'10 (3.61m x 2.69m)

A DELIGHTFUL DOUBLE BEDROOM providing carpeted flooring, a double panel radiator and ceiling light fitting. uPVC double glazed window to the rear elevation overlooking the garden.

BEDROOM TWO:

11'10 x 8'10 (3.61m x 2.69m)

Overlooking the garden A FURTHER DOUBLE BEDROOM providing carpeted flooring, a double panel radiator and ceiling light fitting and uPVC double glazed window to the rear elevation overlooking the attractive back garden.





Local Information & Amenities: Eagle

The delightful and picturesque village of Eagle is situated approximately 7 miles away from the historic City of Lincoln. Ensuring ease of access onto the A46. Providing links to Newark-on-Trent (approximately 12 miles away) and Grantham, via the A1. The village retains a strong local community with an array of popular amenities including: A village shop, Primary school, post office, village/community hall, a range of local recreational clubs and a wonderful public house (The Struggler). There is also a bus service to Lincoln and Witham St. Hughs.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

BATHROOM:

Of tasteful modern design. Providing wood-effect vinyl flooring. A corner panel bath with chrome mixer tap, electric shower facility and a bi-folding shower screen, with white floor to ceiling tiled splash backs. Low-level W.C and a ceramic wash hand basin with chrome mixer tap and partial white tiled splash backs. Inset to a fitted vanity storage unit. Heated towel rail, recessed LED ceiling spotlights and extractor fan. Obscure double glazed window to the side elevation.

8'2 x 6'8 (2.49m x 2.03m)

SUBSTANTIAL DETACHED GARAGE:

Of concrete construction with a flat roof. This is a superb and substantial space offering multi-purpose potential. Accessed via a manual up/ over garage door it provides parking for up to three vehicles (size dependent). There is power, lighting and a separate consumer unit. One uPVC double glazed window to the side elevation and a left sided uPVC double glazed personnel door giving access into the garden. Max measurements provided. Rear width reduces to 8'5 ft (2.57m).

4'5'3 x 9'2 (13.79m x 2.79m)

ATTACHED WORKSHOP:

Of timber construction. Providing power, lighting and an obscure wooden painted window looking into the large garage space.

9'4 x 7'2 (2.84m x 2.18m)

EXTERNALLY:

The bungalow is situated within a quiet cul-de-sac and enjoys a commanding wrap-around corner plot position, standing on approximately 0.10 of an acre. The front aspect is greeted by an extensive multi-car driveway giving access into the large garage, access to the front door, with external wall light and a low-level wrought iron personnel left sided gate leads down to the delightful and IMPECCABLY MAINTAINED SOUTHWEST FACING GARDEN. The formal rear garden is predominantly laid to lawn, with a complementary array of planted borders. There is access to the oil tank. The garden extends to the side aspect, onto two generous paved seating areas all surrounded by established raised plant beds, with shrubs and attractive fruit trees. There is an external boiler and outside cold water tap plus access into the garage and workshop. The garden retains a high-degree of privacy, with fully fenced boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating via an external boiler and uPVC double glazing throughout. This excludes the porch window (wooden) and door into the sitting room (aluminium). PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 1,360 Square Ft.

Measurements are approximate and for guidance only. This INCLUDES the attached garaging and workshop. The overall square footage of the bungalow alone, is approximately 920 square ft.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

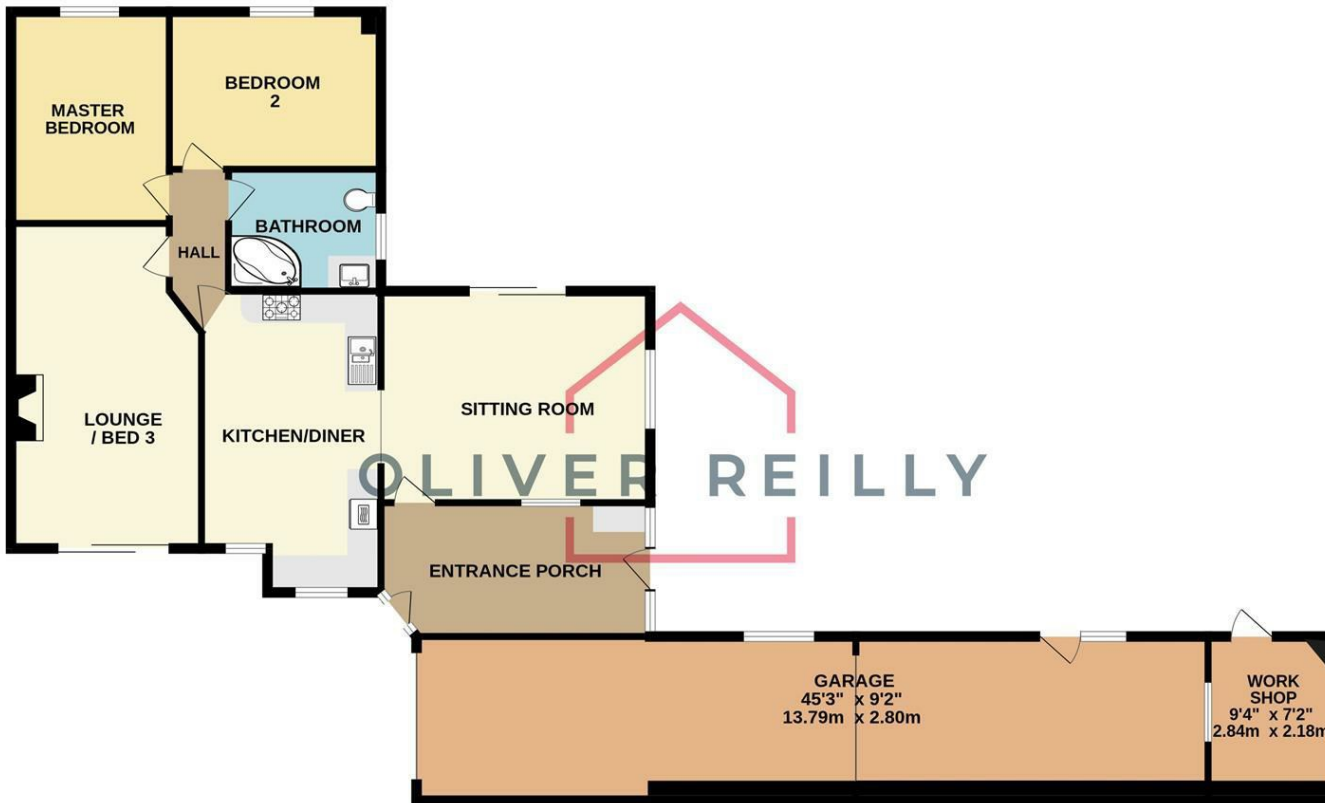
North Kesteven District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' (60)







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC