



The Cottage, Scarle Lane, Eagle, Lincoln

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 OLIVER REILLY



The Cottage, Scarle Lane, Eagle, Lincoln

Asking Price: £170,000

- CHARMING SEMI-DETACHED COTTAGE
- TWO BEDROOMS
- TWO BEAMED RECEPTION ROOMS
- STYLISH FIRST FLOOR SHOWER ROOM
- NO ONWARD CHAIN!
- GRADE II LISTED WITH ORIGINAL FEATURES
- PICTURESQUE VILLAGE. CLOSE TO LINCOLN!
- MODERN FITTED KITCHEN
- BLOCK PAVED DRIVEWAY
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'tbc'

****CHARACTER, CHARM & NO CHAIN!!!****

Set your sights on this alluring semi-detached, Grade II listed cottage!.. Known as one of the oldest properties to stand in the village of Eagle. A desirable and picturesque semi-rural location, hosting a range of amenities and ease of access to the historic cathedral City of Lincoln.

'The Cottage' combines an appealing modern design with an abundance of retained originality and instilled period features. OOZING WITH PERSONALITY!

Promising a perfect low-maintenance design, both inside and out. This eye-catching home has been very well looked after and boasts improvements in the last 7 years, including an updated (LPG) heating system (2021) and replacement roof (2018). All of which help enhance the wealth of warmth and decades of history inside this pretty character-filled residence.

The attractive internal accommodation comprises: Contemporary fitted kitchen, a SPACIOUS BEAMED DINING ROOM, with a DUAL-SIDED LOG BURNER. Shared with the TRIPLE ASPECT LOUNGE.

The first floor landing leads into a STYLISH MODERN SHOWER ROOM and TWO BEDROOMS. The second bedroom is enhanced by extensive fitted wardrobes.

Externally, the cottage STANDS PROUD with a high-degree of kerb appeal and vehicular access onto a concrete driveway. There is a low-maintenance external space and a small seating area.

STEP INTO SOMETHING UNIQUE!.. This pretty period property deserves to be viewed, in order to be fully appreciated. Available with ****NO ONWARD CHAIN!!****



MODERN KITCHEN:	9'2 x 7'9 (2.79m x 2.36m)
SPACIOUS BEAMED DINING ROOM:	12'4 x 12'4 (3.76m x 3.76m)
TRIPLE ASPECT LOUNGE:	12'5 x 11'7 (3.78m x 3.53m)
FIRST FLOOR LANDING:	5'7 x 5'2 (1.70m x 1.57m)
MASTER BEDROOM:	12'4 x 11'7 (3.76m x 3.53m)
BEDROOM TWO:	10'3 x 6'10 (3.12m x 2.08m)
Max measurements provided up to fitted wardrobes, which houses the modern combination boiler.	
STYLISH SHOWER ROOM:	6'4 x 5'6 (1.93m x 1.68m)

EXTERNALLY:

The cottage hosts a convenient central position in the heart of a desirable and attractive village. There is dropped kerb vehicular access onto a part block paved/ concrete driveway. Allowing off-street parking. There is a low-maintenance external space, with provision for a metal external store and a log store. Outside tap. Access to the propane gas cylinders, with external wall light above. There is a small block paved seating area, with access to the front entrance door, with external wall light. There is a part walled and wrought-iron fenced front boundary. Fenced right side and rear boundaries.

Approximate Size: 654 Square Ft.

Measurements are approximate and for guidance only.





Services:

Mains water, drainage, and electricity are all connected. The property also provides LPG heating, via a modern combination boiler. Installed in 2021. A replacement roof in 2018 and hardwood single glazing throughout. 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

North Kesteven District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'tbc'- On Order

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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 a 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:

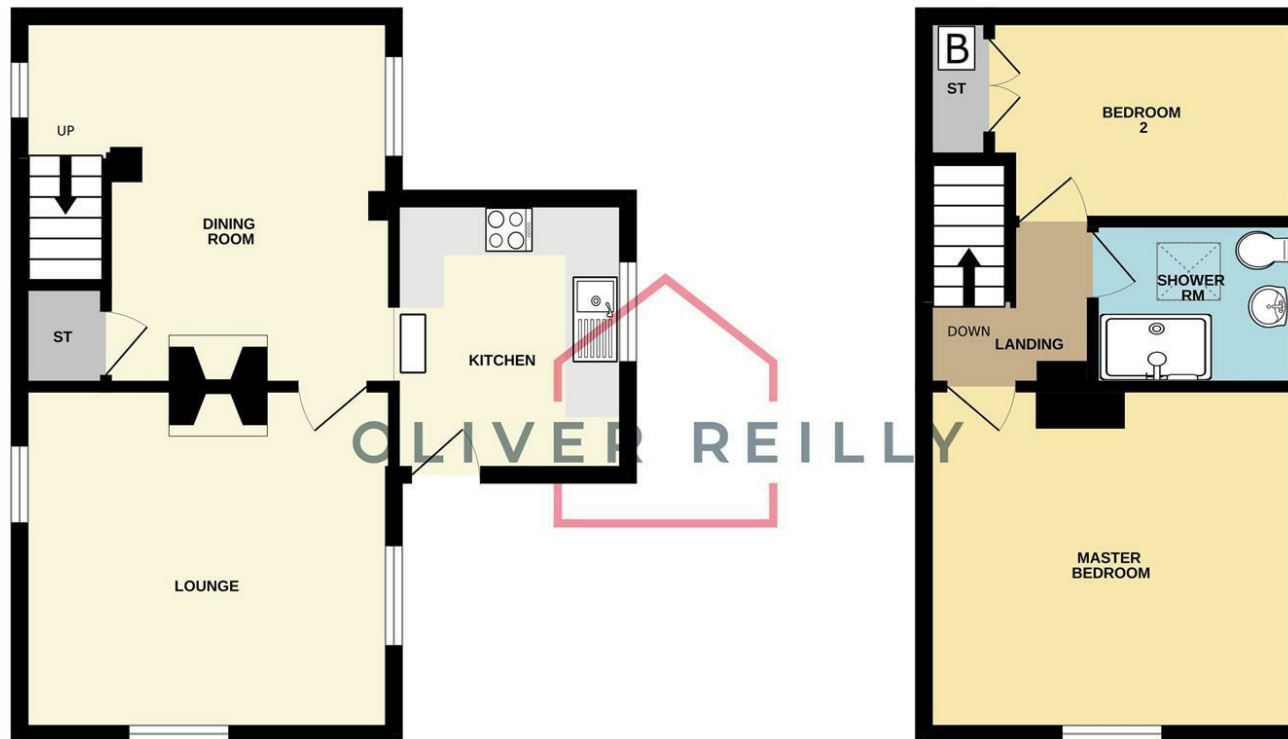
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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





GROUND FLOOR

1ST FLOOR



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	