



Tilney House, Eagle Road, North Scarle

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Tilney House, Eagle Road, North Scarle, Lincoln

Guide Price £525,000 - £550,000

- SUBSTANTIAL DETACHED HOME
- IDYLIC NON-ESTATE VILLAGE SETTING
- SUPERB OPEN-PLAN DINING KITCHEN
- FIRST FLOOR BATHROOM & DRESSING ROOM
- EXTENSIVE GATED & GRAVEELLED DRIVEWAY
- FOUR DOUBLE BEDROOMS
- THREE/FOUR ADAPTABLE RECEPTION ROOMS
- MODERN GF SHOWER ROOM & LARGE UTILITY ROOM
- SUBSTANTIAL PRIVATE PLOT WITH ATTACHED OUTBUILDINGS
- VIEWING ESSENTIAL! EXCELLENT CONDITION! Tenure: Freehold. EPC 'E'

Guide Price: £525,000 - £550,000. UNRIVALLED SPACE, SERENITY & VERSATILITY!!!
 It's not very often a HIDDEN GEM APPEARS- Steeped in CONTEMPORARY CLASS & RETAINED PERIOD PERSONALITY! Cleverly combining to create a SUBSTANTIAL & MULTI-FUNCTIONAL home that simply MUST BE VIEWED... In order to be fully appreciated.

This outstanding residence is truly ONE OF A KIND and enjoys a lovely position in a well-renowned semi-rural village, occupying an ENVIABLE 0.61 OF AN ACRE PRIVATE PLOT. Remaining closely linked for access to Lincoln, Gainsborough and Newark.

There's so much to love about Tilney House- Most importantly, the SUBSTANTIAL SPACE & FLEXIBLE LAYOUT. Promising great adaptability and options galore! The BEAUTIFULLY MAINTAINED accommodation comprises: Entrance porch, an inner hallway, a lovely beamed sitting room with feature fireplace and inset log burner, a separate DUAL-ASPECT snug, an additional reception room with feature fireplace, a COPIOUS 26 FT LIVING ROOM, a large utility room, modern shower room and a SUPERB 27 FT OPEN-PLAN DINING KITCHEN. Showcasing the heart of this marvellous home.

The first floor occupies FOUR DOUBLE BEDROOMS, a useful dressing room and a sizeable family bathroom.

Externally, there's MUCH MORE THAN MEETS THE EYE! As the property stands proud on a captivating plot! Filled with SO MUCH SCOPE for you to enjoy & adapt, to suit individual needs. The property is greeted with an EXTENSIVE GATED DRIVEWAY. Suitable for a wide range of vehicles. Welcomed with a HUGE INDIAN SANDSTONE SEATING AREA... Giving access down to a large attached store room and EXPANSIVE WORKSHOP. Equipped with power, lighting and whopping potential to be created into further living space.

Additional benefits of this HANDSOME & HIGHLY UNIQUE HOME include uPVC double glazing and a biomass (solid fuel) heating.

Set to LEAVE A LASTING IMPRESSION!.. This STAND-OUT HOME truly delivers on every front, step inside and see for yourself!!!



ENTRANCE PORCH:	6'9 x 4'3 (2.06m x 1.30m)
INNER HALL:	5'4 x 2'9 (1.63m x 0.84m)
SITTING ROOM:	12'6 x 12'1 (3.81m x 3.68m)
SNUG:	12'5 x 11'1 (3.78m x 3.38m)
MULTI-PURPOSE RECEPTION ROOM:	11'10 x 11'5 (3.61m x 3.48m)
GENEROUS LIVING/FAMILY ROOM:	26'7 x 12'5 (8.10m x 3.78m)
SUPERB OPEN-PLAN DINING KITCHEN:	26'7 x 14'4 (8.10m x 4.37m)
LARGE UTILITY ROOM:	15'8 x 9'7 (4.78m x 2.92m)
MODERN SHOWER ROOM:	12'4 x 5'1 (3.76m x 1.55m)
FIRST FLOOR LANDING:	5'4 x 2'7 (1.63m x 0.79m)
MASTER BEDROOM:	13'3 x 12'7 (4.04m x 3.84m)
BEDROOM TWO:	12'7 x 12'2 (3.84m x 3.71m)
BEDROOM THREE:	12'4 x 11'10 (3.76m x 3.61m)
DRESSING ROOM:	10'2 x 6'10 (3.10m x 2.08m)
Max measurements provided.	
FAMILY BATHROOM:	10'2 x 8'9 (3.10m x 2.67m)
BEDROOM FOUR:	12'8 x 9'9 (3.86m x 2.97m)
ATTACHED MULTI-FUNCTIONAL STORE:	28'7 x 10'3 (8.71m x 3.12m)
A huge additional space. Currently utilised as a large store room, that could always substitute garage storage space. Equipped with power and lighting. Fully insulated and internally plastered. A pull-down loft ladder provides access into additional boarded over-head storage space, with great internal scope. Subject to relevant approvals. Max measurements provided.	
ATTACHED WORKSHOP/ BOILER ROOM:	26'3 x 19'7 (8.00m x 5.97m)
Equipped with power and lighting. Giving access to the biomass (solid fuel) boiler. Hosting a great functional workshop space. Boasting further potential. Max measurements provided.	





EXTERNALLY:

This wonderfully individual residence is positioned in a delightful location, in the heart of an ever popular semi-rural village. The property occupies a mesmerising 0.61 of an acre plot. Greeted with an EXTENSIVE GATED & GRAVELLED DRIVEWAY. Showcasing ample off-street parking, suitable for a variety of vehicles. Including a caravan/ motorhome. The entrance to the property is at the rear of the house, behind the gated entrance. Welcomed by a SUBSTANTIAL INDIAN SANDSTONE SEATING AREA, with provision for a large awning, an external security light and complementary raised plant beds. The large gravelled driveway leads down to the attached outbuildings, with an outside tap. Down to a GENEROUS FORMAL GARDEN. Predominantly laid to lawn and full of vibrancy/ maturity, via a wide range of mature trees. There is a vast level of established maturity and endless options to utilise the copious space, to fulfil your own needs. There is provision for a detached timber summer house, greenhouse and a large open external store, with a sloped roof. The garden prides itself on a high-degree of privacy. There are a mixture of fenced, walled and tree-lined side/ rear boundaries. All enhancing the privacy aspect even further.

Services:

Mains water, drainage, and electricity are all connected. The property also provides biomass (solid fuel) heating and UPVC double 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.

Approximate Size: 2,810 Square Ft.

Measurements are approximate and for guidance only. This includes the attached store rooms and workshop.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

North Kesteven District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'E' (47)

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:

The delightfully Idyllic semi-rural village of North Scarle is located approximately 12 miles away from the City of Lincoln, 10 miles away from the historic market town of Newark-on-Trent and 17 miles away from Retford, both of which have a DIRECT RAIL SERVICE TO LONDON KINGS CROSS STATION. There is also a regular bus service to Lincoln and North Hykeham and a bus route into Newark-on-Trent. Collingham Village is also situated approximately 4 miles away and hosts a wide array of excellent on-hand amenities. The village itself has a wonderful local community, with an outstanding public house, 'The White Hart', which also serves excellent food. The village also provides a thriving village/ community hall, sports clubs, parish church and a post office. There is also a popular local primary school. The village also lies in the catchment for a wide variety of popular secondary schools.

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.

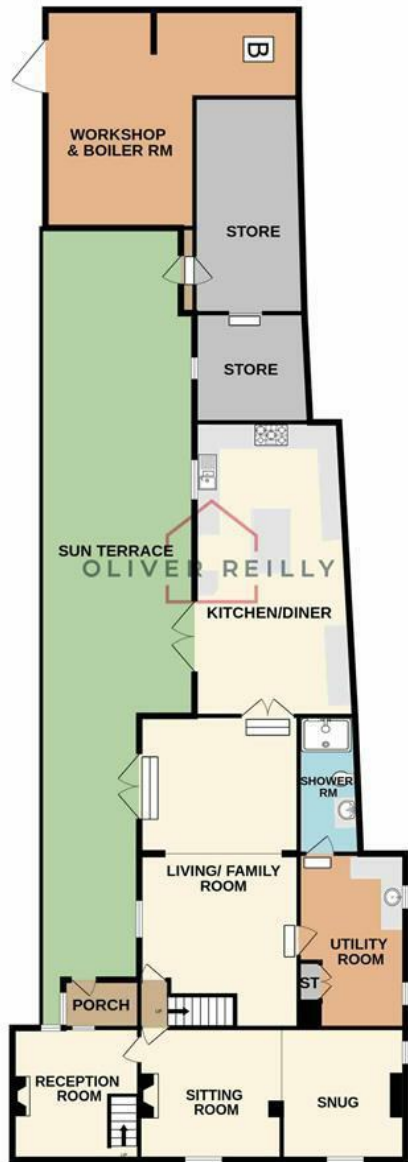
Draft Details-Awaiting Approval:

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.

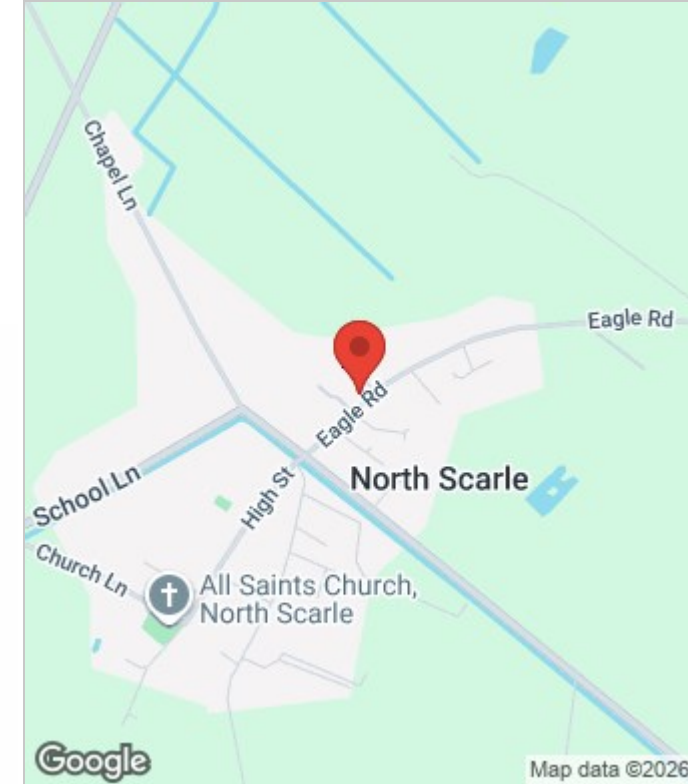




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	60
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	