



King & Co.

27 HILLTOP CLOSE, EAGLE, LN6 9HG
£295,000





INFORMATION

Oil Central Heating
Council Tax Band - C
EPC Rating - D58
Mains, water, electric and drainage
Off street parking on driveway and garage

This remodelled and extended bungalow is entered via UPVC door opening to;

ENTRANCE LOBBY

Providing space for coats and boots, worktop to one wall and tiled flooring.



KITCHEN

13' 9" x 10' 8" (4.21m x 3.27m) With a comprehensive range of fitted units including; sink and drainer unit inset to work surface with units below and space also for dishwasher and free standing cooker.
Opposite is an L-shaped work surface with units both above and below.
Also with: space for A merican style fridge freezer, appropriate wall tiling, window to side elevation and tiled flooring.



INNER HALLWAY

Having access to loft space, radiator, UPVC door leading out to the rear garden, utility area adjacent providing space for automatic washing machine and tumble dryer and wood effect laminate flooring.

WC

Close couple WC, sink with cupboard below, chrome ladder style heated towel rail and vinyl flooring.

LOUNGE/DINER

14' 0" x 14' 10" (4.28m x 4.54m) Having window to front elevation, wood burner to part of one wall and carpet.



BEDROOM 1

11' 6" x 6' 8" (3.53m x 2.05m) With window to front elevation, radiator and wood effect laminate flooring.

SHOWER ROOM

Having been modernised by the current owners to now offer a spacious open shower with mixer shower unit, close couple WC, wash hand basin inset to vanity unit with cupboards and drawers below; window to side elevation, ladder style heated towel rail, three flush ceiling down lighters, appropriate wall tiling and vinyl flooring.

BEDROOM 2

9' 4" x 10' 11" (2.87m x 3.35m narrowing to 1.96m) Enjoying attractive open field views beyond the rear garden, radiator and carpet.

BEDROOM 3

8' 7" x 9' 10" (2.62m x 3.01m) Window to rear elevation, radiator and carpet.

STUDY/BEDROOM 4

8' 1" x 6' 5" (2.48m x 1.98m) Having window to side elevation, radiator and carpet.



OUTSIDE

The front garden is laid to gravel with high level hedging helping to create a high standard of privacy. A concrete pathway extends down one side of the property via timber gate allowing access to the rear garden. Being of spacious proportions and boasting an attractive semi rural setting looking out to neighbouring farmland.

Also with; timber summer house and external water tap.



This genuinely deceptive property is situated towards the end of a cul-de-sac. Approached over its block paved driveway providing off street parking for two cars tandem whilst also allowing access to the;



GARAGE

16' 3" x 8' 7" (4.96m x 2.62m) With pitch roof, concrete base, up and over door and rear pedestrian door.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES

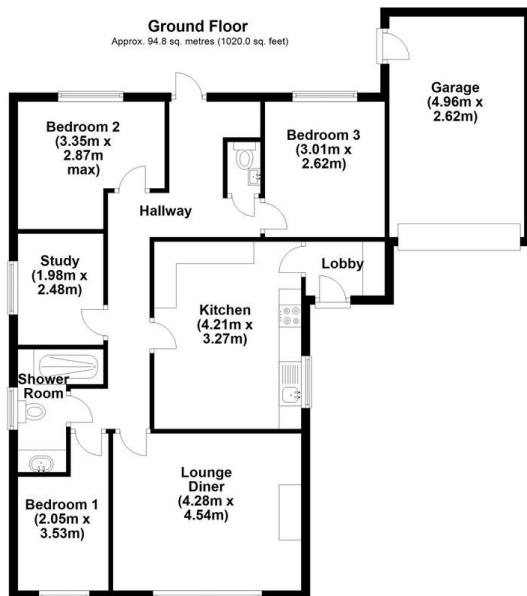
Mains electricity, water and drainage are connected to the property. Central heating is provided to a radiator system from an oil fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255



Total area: approx. 94.8 sq. metres (1020.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

