



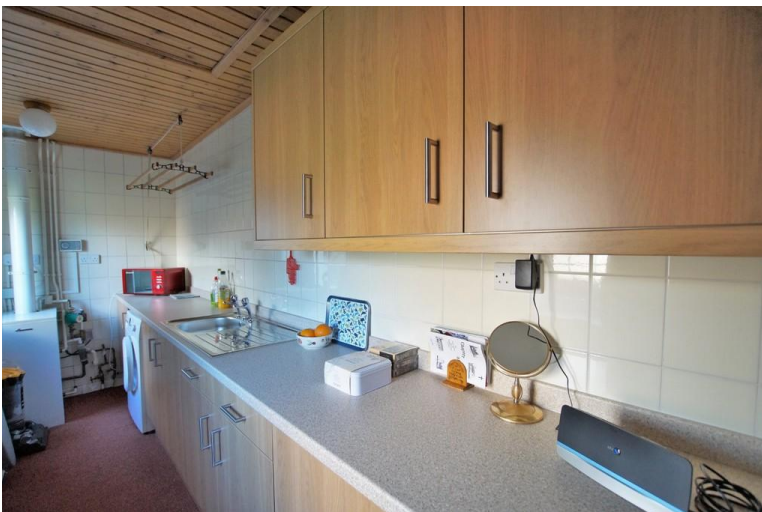
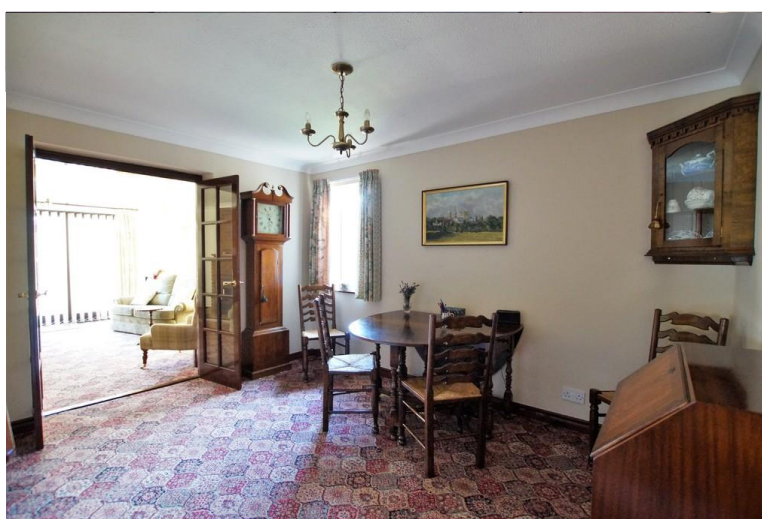
11 Kestrel Rise

Eagle, Lincoln, LN6 9ED

£215,000

NO ONWARD CHAIN - A spacious three bedroomed detached bungalow, fronting on to the High Street situated in the sought after village of Eagle. Internally the property offers living accommodation to briefly comprise of Entrance Hallway, Kitchen, Utility Room, Dining Room, Lounge, three Bedrooms and Bathroom. Outside the property is located on a corner plot with a garden to the front and low maintenance paved garden to the side. There is a driveway providing off road parking and giving access to the Detached Single Garage. Viewing of the property is recommended.





SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC RATING – to follow.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Eagle from the A46 Bypass along Thorpe Lane, turn left at the junction on to the High Street and the property can be found on the corner of High Street and Kestrel Rise on the right hand side.

LOCATION

Eagle is a small village located approx. 7 miles to the south west of the historic Cathedral and University City of Lincoln. The village offers a local primary school, post office, village hall, park/playing field and a public house. Lincoln City Centre has all the usual facilities and is easily accessible via Doddington Road or the A46 Bypass which also links you to the A1 and Newark with mainline railway stations.



ACCOMMODATION

ENTRANCE HALLWAY

With uPVC double glazed external door to side elevation, radiator and doors leading to three Bedrooms, Bathroom and Kitchen.

KITCHEN

12' 3" x 10' 5" (3.73m x 3.18m) With uPVC double glazed external door and window to rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer with mixer tap, spaces for a free standing cooker, fridge and freezer, radiator and doors leading to the Utility Room and Dining Room.



UTILITY ROOM

14' 5" x 4' 9" (4.39m x 1.45m) With two uPVC double glazed windows to rear elevation, fully tiled walls, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, plumbing and space for a washing machine and access to roof void.

DINING ROOM

12' 4" x 9' 2" (3.76m x 2.79m) With uPVC double glazed window to front elevation, radiator and double doors to the Lounge.



LOUNGE

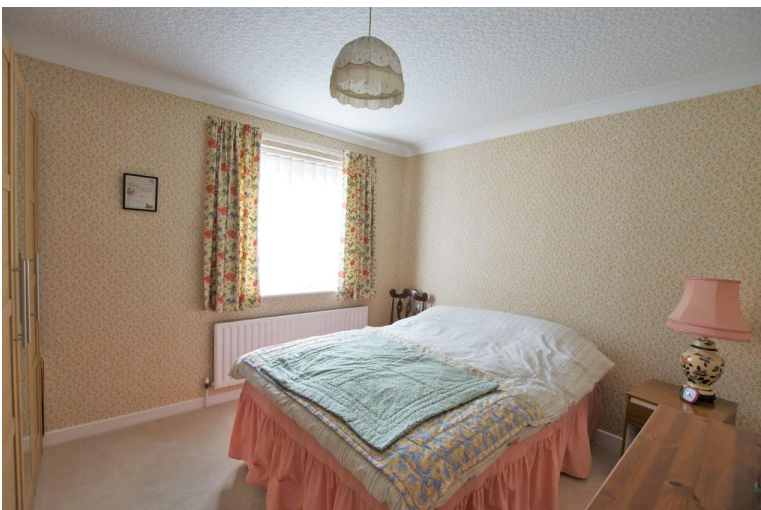
14' 9" x 14' 8" (4.5m x 4.47m) With uPVC double glazed bay window to front elevation, uPVC double glazed double doors to the side elevation, fireplace with electric fire inset and two radiators.

BEDROOM 1

12' 5" x 11' 7" (3.78m x 3.53m) With uPVC double glazed window to front elevation, built-in wardrobe and radiator.

BEDROOM 2

11' 2" x 9' 9" (3.4m x 2.97m) With uPVC double glazed window to front elevation and radiator.



BEDROOM 3

9' 9" x 7' 4" (2.97m x 2.24m) With uPVC double glazed window to side elevation, access to roof void with loft ladder and radiator.

BATHROOM

9' 6" x 6' 8" (2.9m x 2.03m) With uPVC double glazed window to rear elevation, tiled floor, partly tiled walls, suite to comprise of low level WC, wash hand basin, bath and walk-in shower, radiator and airing cupboard housing the hot water cylinder.



OUTSIDE

The property is situated on a corner plot. There are lawned gardens to the front with decorative gravelled areas containing a range of well stocked flower beds. There is a block paved driveway to the side providing off road parking and giving access to the Detached Single Garage. To the side of the property there is a low maintenance garden with a patio seating area, side access to the Garage and hard standing area for the oil tank.

DETACHED GARAGE

19' 7" x 11' 0" (5.97m x 3.35m) With electric up and over door, power, lighting and door and window to the side.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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