



46 Hilltop Close

Eagle, Lincoln, LN6 9HG



Book a Viewing!

£165,000

Situated on a corner plot in the rural village of Eagle, to the South West of the Cathedral City of Lincoln. A two bedroom detached bungalow with well-presented accommodation comprising of Lounge, fitted Kitchen, Inner Hall, two Bedrooms and a Bathroom. The property has lawned gardens to the front, side and rear and further benefits from a driveway to the side providing off street parking. Viewing is highly recommended and this property is being sold with no onward chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Eagle is a small village located approximately 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 The Struggler public house. Lincoln City Centre has all the usual facilities and is easily accessible via Doddington Road or the A46 Bypass which also links to the A1 and Newark with mainline railway stations.



ACCOMMODATION

LOUNGE

14' 11" x 10' 3" (4.56m x 3.14m) With double glazed window to the front aspect, laminate flooring and electric storage heater.

KITCHEN

10' 4" x 8' 7" (3.16m x 2.64m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for fridge freezer and washing machine, tiled splashbacks, tiled flooring, electric oven and hob with extractor fan over, double glazed window to the side aspect and glazed entrance door.



HALL

With airing cupboard, laminate flooring and loft access point.

BEDROOM 1

10' 9" x 10' 4" (3.30m x 3.16m) With double glazed window to the front aspect, laminate flooring and electric storage heater.

BEDROOM 2

10' 4" x 6' 5" (3.16m x 1.96m) With double glazed window to the rear aspect, laminate flooring and electric storage heater.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over, close coupled WC and pedestal wash hand basin, tiled flooring, tiled splashbacks, electric storage heater and double glazed window to the side aspect.

OUTSIDE

The property sits on a generous corner plot with lawned gardens to the front, side and rear. The enclosed rear garden is laid mainly to lawn with shed. There is also a driveway to the side providing off street parking.





WEBSITE

Our detailed website show 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.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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

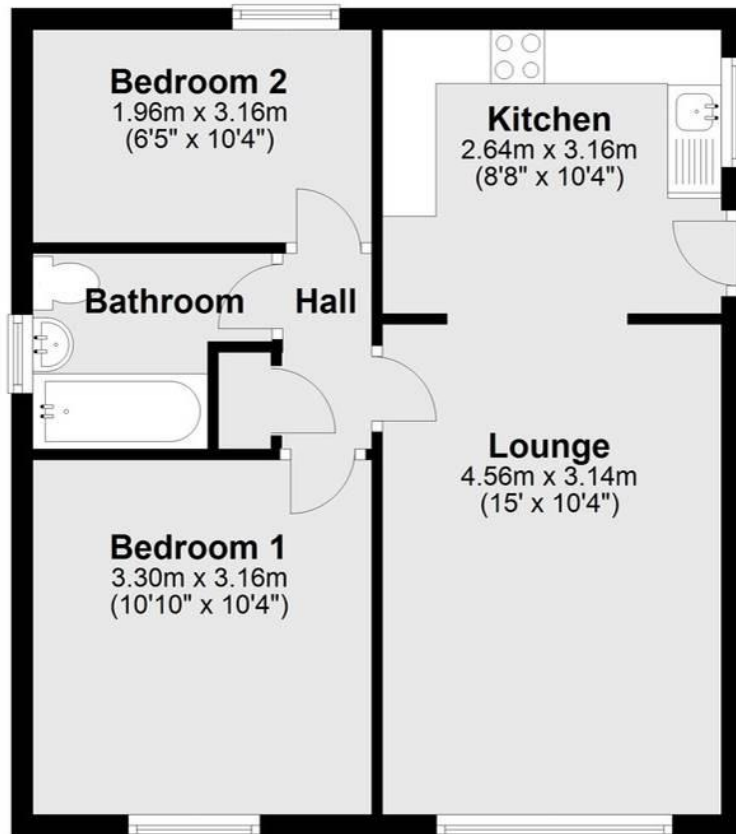
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Total area: approx. 46.7 sq. metres (502.8 sq. feet)

For Illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

