



36 Eagle Road

North Scarle, Lincoln, LN6 9EW



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Offers in Excess of £550,000

Set within a exclusive and desirable executive development, this immaculately presented family home offers the perfect blend of space, style and everyday practicality. With generous gardens, a double garage, ample multi-vehicle parking and the reassurance of a remaining Global Home Warranty, it is ideally suited to modern family life. The welcoming entrance hall leads through to a useful WC and versatile study/playroom, while the spacious lounge diner provides an inviting setting for relaxing or entertaining, with French doors opening directly onto the garden. At the heart of the home, the impressive kitchen dining room offers a sociable space for family meals and gatherings, complemented by a range of fitted appliances and a separate utility room. Upstairs, four generous double bedrooms provide plenty of room for growing families and visiting guests. Two bedrooms benefit from their own en-suite facilities, while the family bathroom serves the remaining rooms. A particularly spacious galleried landing adds valuable flexibility, creating an ideal spot for a snug, reading corner, home study or children's play area. The property benefits from bespoke softwood double glazed Argon filled casement windows by Benlowe, factory applied finish off white/cream to exterior face and a 30-year guarantee against rot and fungal attack.





LOCATION

North Scarle is a small rural village situated 8.5 miles South-West of Lincoln and 8.5 miles North of Newark. The village is small and relatively unspoiled comprising mostly residential housing and a small number of business premises. The village also has a public house (The White Hart), Post Office, Parish Church, Village Hall, Methodist Hall, Sports Field (comprising tennis courts, bowling green, children's play area, cricket and football pitches), Primary School and Heritage Room.

ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor, LVT flooring with underfloor heating and doors to the lounge diner, study/play room, dining room and WC.

LOUNGE DINER

26' 1" x 13' 9" (7.95m x 4.19m) With double glazed windows to the front and rear elevations, double glazed French doors onto rear garden, LVT flooring with underfloor heating and inset spotlights.

STUDY/PLAY ROOM

14' 4" x 10' 0" (4.37m x 3.05m) With double glazed window to the front elevation, inset spotlights and underfloor heating.





WC/CLOAKROOM

With WC, wash hand basin, tiled floor with under floor heating and inset spotlights.

KITCHEN DINING ROOM

25' 7" x 14' 4" (7.8m x 4.37m) With two tone kitchen fitted with a range of wall and base units with Quartz work surfaces incorporating a sink unit, extractor, integrated double oven and grill, induction hob, dishwasher and fridge / freezer, French doors onto side garden, double glazed window to the rear, LED plinth lighting, inset spotlights to kitchen area, tiled floor with underfloor heating and door to utility room.

UTILITY ROOM

9' 7" x 5' 11" (2.92m x 1.8m) Fitted with further units, space and plumbing for washing machine, tiled floor with underfloor heating and door onto garden.

GALLERIED LANDING

Providing additional living space, with feature Velux window, access to roof void, radiator and airing cupboard with hot water cylinder.

MASTER BEDROOM

15' 2" x 14' 5" (4.62m x 4.39m) With double glazed window to the rear elevation, radiator and door to en-suite.

EN-SUITE 1

Fitted with a shower cubicle, low level WC and wash hand basin, inset spotlights, extractor and double glazed window to the side.



BEDROOM TWO

13' 11" x 11' 3" (4.24m x 3.43m) With double glazed window to the rear elevation, radiator and door to en-suite.

EN-SUITE 2

Fitted with a shower cubicle, low level WC and wash hand basin, inset spotlights and extractor.

BEDROOM THREE

14' 0" x 13' 0" (4.27m x 3.96m) With double glazed window to the front elevation and a radiator.

BEDROOM FOUR

14' 5" x 9' 5" (4.39m x 2.87m) With double glazed window to the front elevation and a radiator.



FAMILY BATHROOM

Fitted with a panelled bathroom, wash hand basin and low level WC, inset spotlights, chrome heated towel rail, extractor and double glazed window to the side elevation.

OUTSIDE

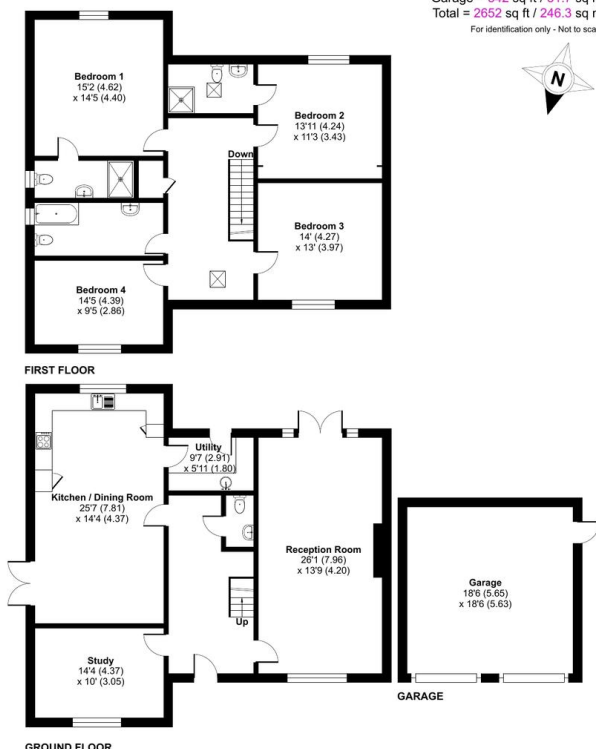
Mostly lawned gardens surround the property landscaped with paved patios, raised beds, orchard, outside tap, lighting, shed and gated access. Accessed off Wells road is a driveway providing multi-vehicle parking and a double garage.





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Approximate Area = 2310 sq ft / 214.6 sq m
Garage = 342 sq ft / 31.7 sq m
Total = 2652 sq ft / 246.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Fyfe Homes Limited. REF: 146773

AGENTS NOTE

There is an annual management fee at the moment circa £300 to cover electricity for the street lights, any necessary insurances and maintenance.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage. NIBE 2040 Air Sourced Heat Pump and hot water cylinder

EPC RATING – B.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

WEBSITE

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS 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 these 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.

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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:

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