



## Broomfield House, 31 High Street Eagle, Lincoln, LN6 9DG

**£575,000**

This is a larger than average Four Bedroomed Detached Modern Family Home positioned in this popular village of Eagle. The property benefits from having an air source heat pump with under-floor heating to the ground floor, modern living accommodation to comprise of; Reception Hallway, Bay-Fronted Lounge with log-burner, modern open-plan Living Kitchen leading into a Garden Room with a ceiling lantern, Utility Room, Ground Floor WC with stairs rising to First Floor Landing giving access to Four Bedrooms, Luxury Family Bathroom, Dressing Room and En-Suite to Bedroom 1 and a further En-Suite to Bedroom 2. Outside, there is ample block-paved off-street parking for vehicles to the front of the property giving access to a larger than average integral Garage. To the rear of the property, this has been landscaped with lawned gardens, flowerbeds, decked area, seating area and raised planters.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E

**LOCAL AUTHORITY** - North Kesteven District Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading out of Lincoln towards Newark on the A46, turn right onto Moor Lane taking you past Whisby Nature Park, proceed over the crossroads onto Eagle Lane, proceed into the village of Eagle on Thorpe Lane, at the 'T' junction turn left passing the Post Office on the right hand side and the Strugglers Pub on the left, the property is then located 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

### RECEPTION HALL

With uPVC door and window to front aspect, stairs rising to First Floor Landing, doors leading into the WC, Utility Room, Kitchen Diner and the Lounge with under-floor heating.

### WC

With WC and wash hand basin.

### LOUNGE

17' 5" x 13' 1" (5.31m x 4.01m) With walk-in uPVC bay window to the front aspect, uPVC window to the side, fireplace with log-burner and under-floor heating.

### KITCHEN/DINER

15' 3" x 24' 7" (4.67m x 7.50m) With uPVC window to the side, uPVC window overlooking rear garden, fitted with a range of modern base units with drawers and granite work surfaces over, ceramic sink and drainer with mixer tap, integral dishwasher, fridge and freezer, oven, grill and microwave combination oven, wine cooler, wall mounted cupboards, complementary splashbacks, breakfast bar, wooden flooring with under-floor heating leading into the Garden Room.

### GARDEN ROOM

9' 8" x 13' 3" (2.97m x 4.06m) With uPVC bi-fold doors to the rear, full-height uPVC window to the side, LED spotlights, under-floor heating and ceiling lantern.

### UTILITY ROOM

8' 3" x 7' 1" (2.52m x 2.16m) With work surface, stainless steel sink and drainer with mixer tap, space for automatic washing machine, under-floor heating and door to the Garage.

### GARAGE

24' 1" x 13' 1" (7.35m x 3.99m) With door to the rear, up-and-over electric door to the front, air-source heat pump controls and under-floor heating manifolds.





#### LANDING

With doors to Four Bedrooms, Bathroom and a radiator.

#### BEDROOM 1

17' 0" x 13' 1" (5.20m x 3.99m) With uPVC window to the rear and sliding doors to the Dressing Area.

#### DRESSING ROOM

6' 8" x 8' 7" (2.04m x 2.62m) With door leading into the En-Suite with a range of fitted wardrobes.

#### EN-SUITE

9' 7" x 4' 1" (2.94m x 1.27m) With suite to comprise of; shower, WC, wash hand basin and a radiator.



#### BEDROOM 2

12' 7" x 18' 9" (3.85m x 5.74m) With walk-in uPVC bay window to the front, radiator, fitted wardrobes and door to En-Suite.

#### EN-SUITE

3' 10" x 10' 3" (1.18m x 3.14m) With suite to comprise of; shower, WC, wash hand basin, towel radiator and partly-tiled walls.

#### BEDROOM 3

13' 6" x 14' 0" (4.14m x 4.28m) With uPVC window to the rear and a radiator.



#### BEDROOM 4

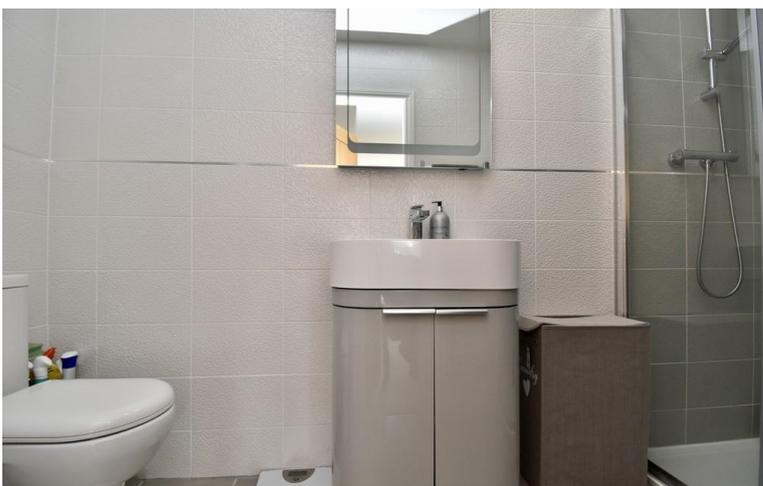
16' 5" x 10' 2" (5.01m x 3.12m) With uPVC window to the rear and a radiator.

#### BATHROOM

6' 7" x 10' 3" (2.01m x 3.14m) With uPVC window to the rear and suite to comprise of; bath, separate shower, WC, wash hand basin, chrome towel radiator, tiled floor and party-tiled walls.

#### OUTSIDE

To the front of the property, there is an extensive block-paved driveway, a wrought-iron fence, decorative gravel beds and giving access to the garage. To the rear of the property, there is an AstroTurf lawned garden, paved seating areas, raised planters, mature shrubs and trees, a range of seating areas and a walled garden.





**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](http://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 and Home Property Lawyers 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 and J Walter 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.

Westlaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

**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**

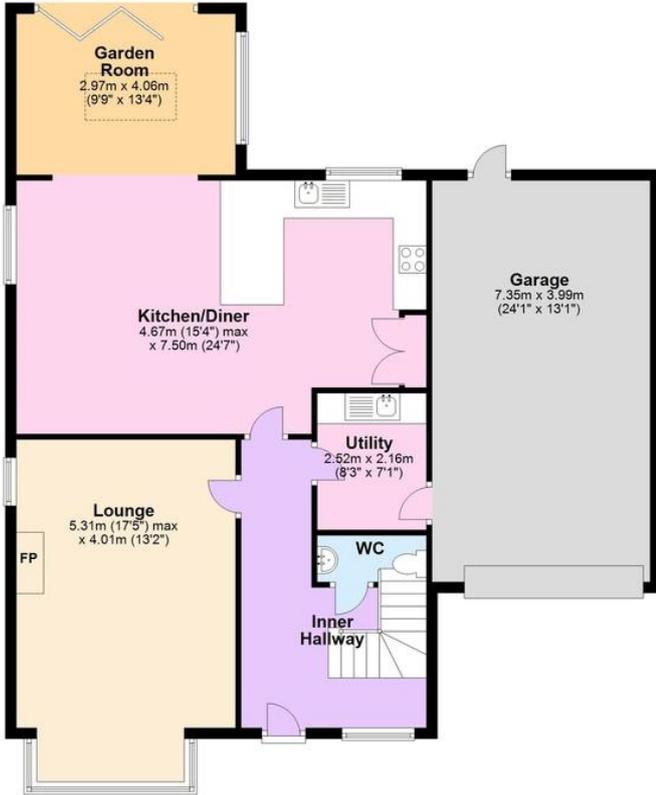
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy's 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundy's is the trading name of Mundy's Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Siver Street, Lincoln, LN2 1AS.

### Ground Floor

Approx. 119.6 sq. metres (1286.9 sq. feet)



### First Floor

Approx. 91.6 sq. metres (986.0 sq. feet)



Total area: approx. 211.2 sq. metres (2272.9 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.



29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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.