



39 Eagle Road  
North Scarle, Lincoln, LN6 9EW

£280,000

 3  1  2  E

## 39 Eagle Road

North Scarle, Lincoln, LN6 9EW

\*\*\*SPACIOUS BUNGALOW ON A GOOD SIZED PLOT\*\*\* This three bedroom detached bungalow is nestled within the popular village of North Scarle and is being sold with no upward chain. The accommodation comprises an entrance hall, lounge with a multi burning stove, spacious kitchen diner, sun room, three double bedrooms and a modern shower room. The property benefits from oil fired central heating and UPVC double glazing. Outside the front of the property has a large driveway providing parking for several vehicles that lead to the garage and a low maintenance garden with gravel, slate and various shrubs. The enclosed rear garden is mainly laid to lawn with a paved seating area, a log store, a workshop with power & lighting and a store.

This property is located within the village of North Scarle and lies West of the Cathedral City of Lincoln and has easy access to the A46 & A1 making it ideal for commuters. In the village there is a Primary school, The White Hart pub & restaurant, and a local garage. Collingham is less than 5 miles away where you will find many more amenities to include doctors, dentist, Co-op, butchers, take aways, pubs and a train station for the Lincoln to Nottingham service. Newark Historic Town centre is approximately 11 miles away and you can get to London Kings Cross in 1 hour 15 mins on the East Coast Mainline from Newark Northgate Train Station.

### Entrance Hall

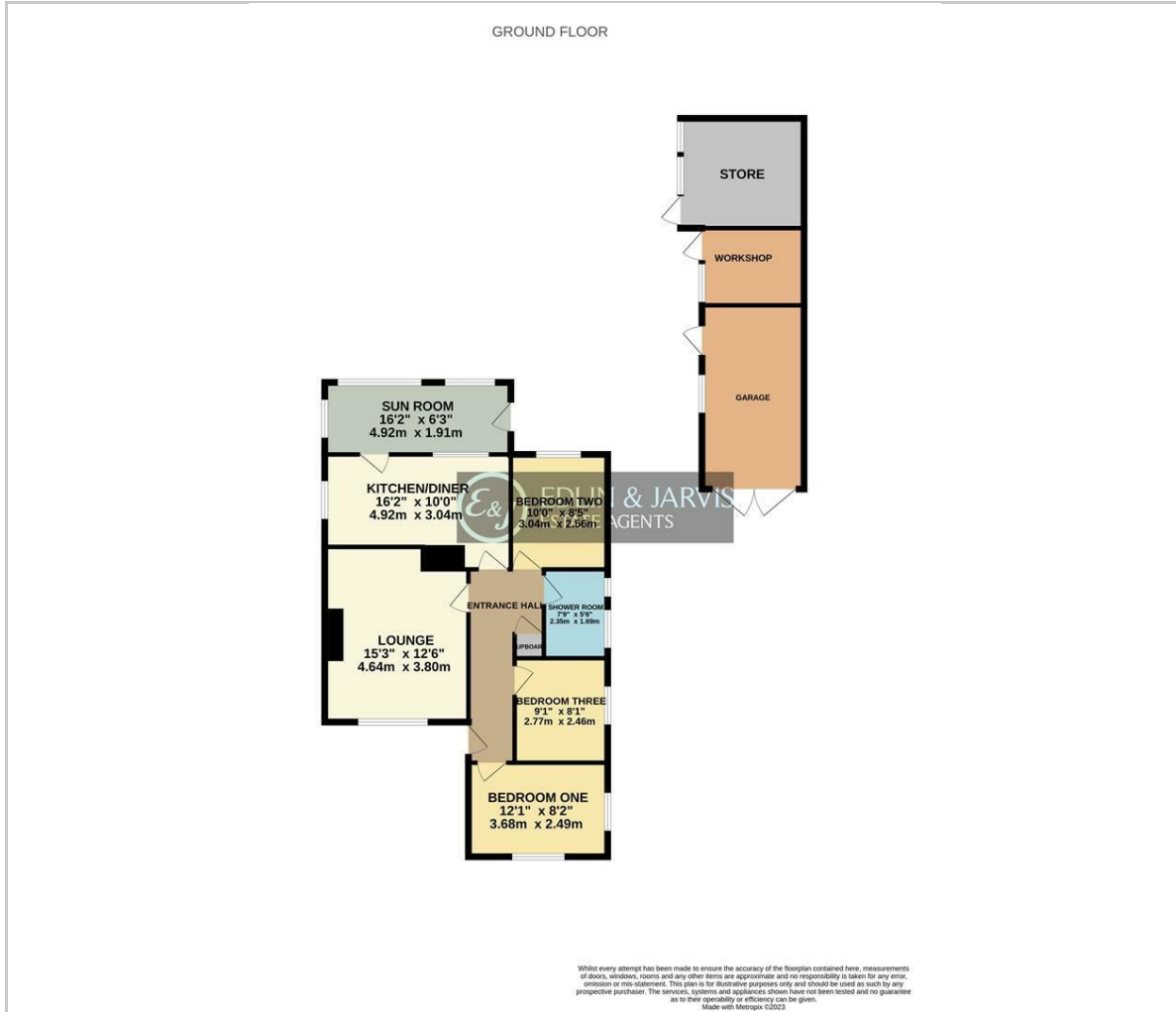




- Lounge**  
15'3 x 12'6 (4.65m x 3.81m)
- Kitchen Diner**  
16'2 x 10'0 (4.93m x 3.05m)
- Sun Room**  
16'2 x 6'3 (4.93m x 1.91m)
- Bedroom One**  
12'1 x 8'2 (3.68m x 2.49m)
- Bedroom Two**  
10'0 x 8'5 (3.05m x 2.57m)
- Bedroom Three**  
9'1 x 8'1 (2.77m x 2.46m)
- Shower Room**  
7'9 x 5'6 (2.36m x 1.68m)
- Garage**
- Workshop**
- Store**



## Floor Plan



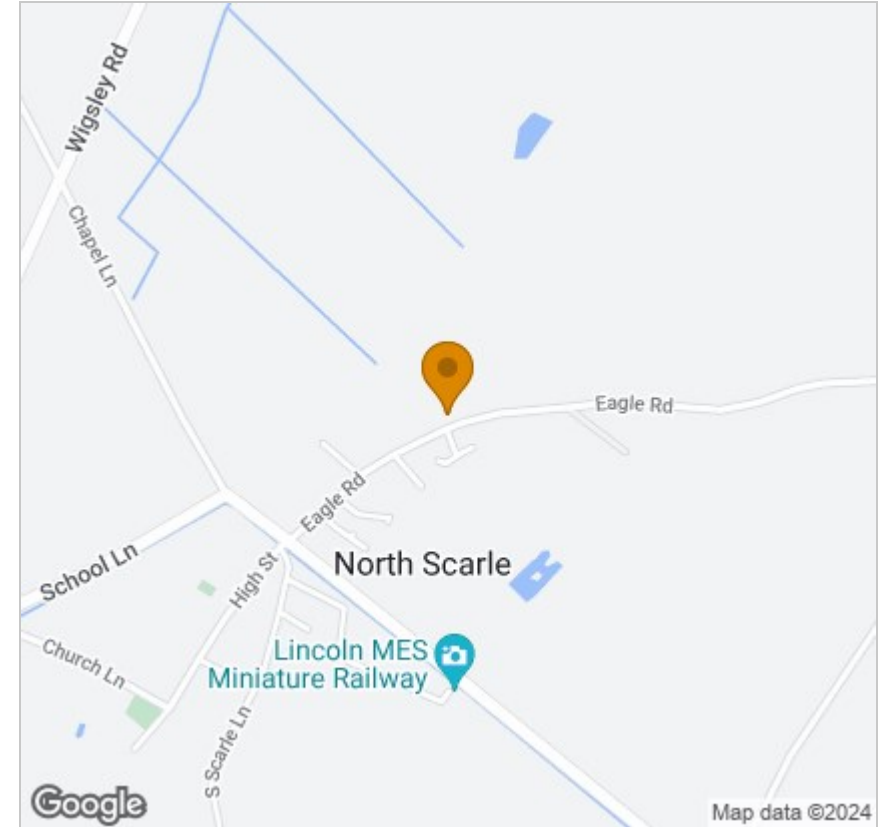
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Middle Gate, Newark, NG24 1AL  
Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>

## Area Map



## Energy Efficiency Graph

