



5 Harrier Hill  
Eagle, Lincoln, Lincolnshire, LN6 9AS

Offers in excess of  
£305,000

## 3 Bedroom Detached House

- Freehold
- Modern 3 bedroom detached home built in 2020
- Welcoming entrance hall leading into a spacious open-plan lounge
- Contemporary kitchen and dining area
- Utility room off the kitchen
- 3 fantastic-sized bedrooms, including an en suite to the main bedroom
- Stylish and beautifully presented family bathroom
- Driveway and lawned corner plot providing excellent space.
- Generous rear garden with patio and large lawn
- Lawn wraps around the side of the house, offering extra outdoor space and flexibility
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 5 Harrier Hill, Eagle, Lincoln, Lincolnshire, LN6 9AS](#)



## Overview

Located in the charming village of Eagle and tucked away in a quiet cul-de-sac on the sought after Harrier Hill, this beautifully presented three bedroom detached home offers modern living in a peaceful, family friendly setting. Built in 2020, the property boasts a well-designed layout with stylish finishes throughout, making it an ideal choice for families, professionals, or those looking to enjoy village life with easy access to nearby amenities.

The accommodation begins with a welcoming entrance hall leading into a spacious open-plan lounge, kitchen, and dining area which all benefits from underfloor heating. This bright and airy space is perfect for everyday living and entertaining, with contemporary fittings including quartz worktops. The kitchen has fully fitted appliances such as integral cooker, microwave, fridge/freezer, and a dishwasher. Just off the kitchen/diner is a good-sized storage area under the stairs and a useful utility room which has wall and base units with quartz worktops also spaces for a washing machine and tumble dryer. The utility also provides internal access to the integral garage adding valuable storage and practicality, an electric door also providing easy access.



Upstairs, the home continues to impress with three fantastic-sized bedrooms. The main bedroom benefits from a modern en suite shower room, while the remaining two bedrooms are served by a beautifully finished family bathroom, offering a clean and elegant design. This home also benefits from a spacious loft space which is boarded ideal for storage. The house is heated by a air source heat pump which was recently serviced and can be controlled by digital apps on a mobile phone or tablet.

Outside, the property is set back from the road with a driveway and a neatly maintained front lawn which could be easily adapted to make additional parking if required. The rear garden is a standout feature, offering a spacious patio area for outdoor dining and a large lawn that wraps around the side of the house ideal for families, pets, or those who enjoy spending time outdoors.

Situated in the well-connected village of Eagle, the home offers a blend of rural charm and convenience, with local amenities, schools, and excellent transport links to Lincoln, Newark, and beyond.

This is a fantastic opportunity to acquire a modern, move-in-ready home in a desirable village location.







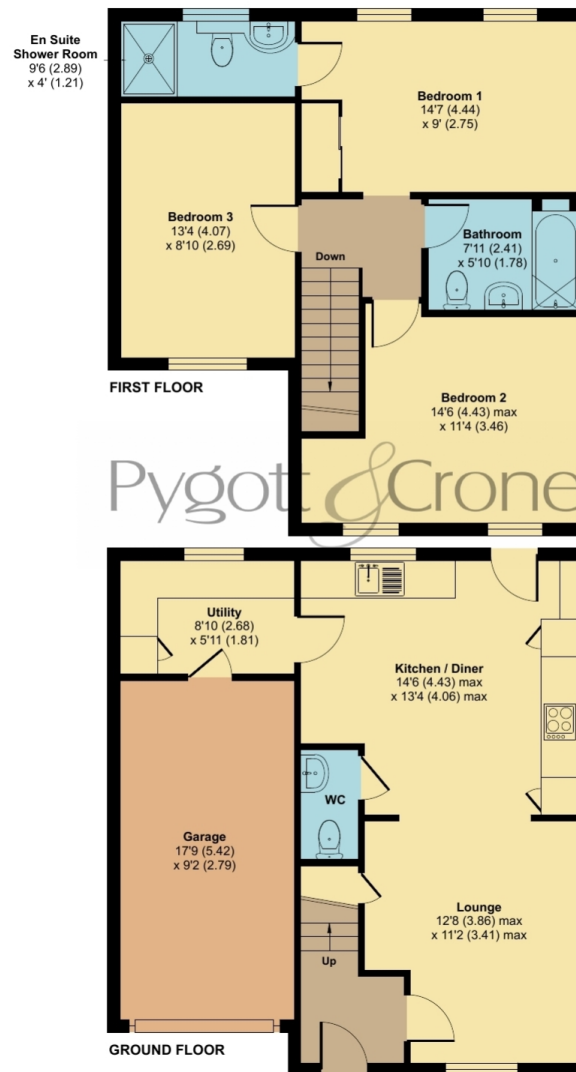
## Harrier Hill, Eagle, Lincoln, LN6

Approximate Area = 988 sq ft / 91.7 sq m

Garage = 162 sq ft / 15 sq m

Total = 1150 sq ft / 106.7 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). © nrichcom 2025. Produced for Pygott & Crone. REF: 1342383



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**5 Harrier Hill, Eagle**  
is on the market with our Lincoln branch

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