



Ash Holt, Stainton Lane

Scothern, Lincoln, LN2 2UR

£2,200 pcm

A rare opportunity to rent a large detached family Farm House in the popular village of Scothern. The property has accommodation briefly comprising of Entrance Hall, Downstairs Cloakroom, Office/Study, Dining Room, Spacious Lounge with a Log Burning Stove, Utility Room, modern Kitchen and an additional Dining Area. The First Floor Landing gives access to Bedroom 1 with a Dressing Room and an En-Suite with a bath and separate shower cubicle and three double Bedrooms. Outside there are lawned gardens, Garage, Storage Units, Barns, Stables and a Tack House fitted with a Shower, WC and Kitchen.





ACCOMMODATION

The Farm House has accommodation briefly comprising of Entrance Hall, Downstairs Cloakroom, Office/Study, Dining Room, Spacious Lounge with a Log Burning Stove, Utility Room, Kitchen and an additional Dining Area. The First Floor Landing gives access to Bedroom One with a Dressing Room and an En-Suite with a bath and separate shower cubicle, Bedroom Two, Bedroom Three and Bedroom Four.

OUTSIDE

The property is situated on a private generous sized plot with lawned gardens, patio seating area, Garage, Storage Units, Barns, Stables and a Tack House fitted with a Shower, WC and Kitchen. There is a large driveway providing off road parking for numerous vehicles.



LOCATION

Located within the popular village of Scothern, which lies to the north of the historic Cathedral and University City of Lincoln. The village itself offers a public house, garden centre, village hall with sports fields, Grange Park Community Area, Methodist Church, Parish Church and a School. There are further facilities available in nearby villages of Nettleham and Welton.

RENT AND DEPOSIT

Rent £2,200 Per Calendar Month.

Deposit £2,535/Equal to 5 weeks rent.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website; <https://mundys.net/help/lettings-fees-information-for-tenants/>

VIEWINGS

By prior appointment through Mundys.



- Four Double Bedrooms
- Bedroom 1 with En-Suite and Dressing Room
- Dining Room and Spacious Lounge
- Modern Kitchen Diner
- Modern Bathroom
- Barns, Stables & Tack House
- Generous Plot with Lawn Garden
- Large Driveway with Parking for Multiple Cars
- Utility Room and Downstairs WC
- Patio Area to the Rear
- Oil Fired Central Heating
- Council Tax Band - B
- EPC Energy Rating - D



**Museum Court
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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.

