



Eagle Hall

Swinderby, Lincoln, LN6 9HZ

£1,400 pcm

Viewing of this unique 3 Bedroom property is required to appreciate the standard of accommodation on offer. The property boasts internal accommodation including: Entrance Hall, 27ft Dining Kitchen, Lounge, Family Bathroom and En-Suite Shower Room and 3 Bedrooms. The property also benefits from underfloor heating, high specification fixtures and fittings, communal gardens and off street parking.



ACCOMMODATION

Trotters Rest provides flexible accommodation finished to a high specification and incorporating recycled stone and timber from Lincoln Cathedral. The internal accommodation briefly comprises: Entrance Hall with storage cupboards, 27ft Dining Kitchen with patio doors and kitchen fittings including a range of wall and base units, island, integral: fridge freezer, dishwasher, double oven, hob and extractor fan. Lounge with feature fireplace, Bedroom 1 with En-Suite Shower Room off, Bedroom 2, Bedroom 3 and Family Bathroom. The property also benefits from underfloor heating and triple glazing. Viewing is required to appreciate the standard of accommodation on offer.

LOCATION

Trotters Rest is located on the executive development of Prestons Farm, within the desirable hamlet of Eagle Hall, Swinderby. The property is conveniently positioned for easy road access to Lincoln and Newark with Swinderby train station also providing easy railway connections. The property benefits from access to a range of local amenities within Swinderby and the neighbouring villages. A full range of services and facilities are available within Lincoln City Centre and Newark Town Centre.

OUTSIDE

The property has access to communal Gardens and has off street parking for 2 vehicles.

RENT AND DEPOSIT

The asking rent for the property is £1,400 PCM. The Tenancy Deposit is £1,615/equal to 5 weeks Rent.

Holding Deposit £320

VIEWINGS

By prior appointment through Mundys.

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/additional-fees/>

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

- Unique Three Bed Property
- Desirable Village Location
- Convenient Access to A46 & A1
- High Specification Finish
- Flexible Accommodation
- Family Bathroom & En Suite Shower Room
- 27ft Dining Kitchen
- EPC Energy Rating -B
- Council Tax Band - C (North Kesteven District Council)
- Viewing Recommended



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.