



Dukes Granary, Prestons Farm Barns

Eagle Hall, Swinderby, Lincoln, LN6 9HZ

£1,400 pcm

EARLY VIEWING REQUIRED TO AVOID DISAPPOINTMENT! Situated within this exclusive and executive development, this stunning home provides internal accommodation including: Open Plan Living Area, Dining Kitchen, Utility, WC, 3 Bedrooms, En-Suite Shower Room and Family Bathroom.



Dukes Granary, Prestons Farm Barns, Eagle Hall, Swinderby, Lincoln, LN6 9HZ

Mundys are delighted to market this brand new barn conversion situated within a desirable executive development. The property provides high specification accommodation including: Entrance Hall, Lounge, WC, Utility, Open Plan Lounge - Dining Area, Kitchen, Stairs and Landing, Bedroom 1 with En-Suite Shower Room off, Bedroom 2, Bedroom 3 and Family Bathroom. The property also benefits from underfloor heating, patio doors, countryside views, communal garden and off street parking. Viewing is essential to appreciate the standard of accommodation on offer.

LOCATION

Dukes Granary 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.

ACCOMMODATION

The property provides internal accommodation briefly comprising: Entrance Hall with WC and Utility Off, Open plan Living Area with feature fireplace and patio door leading to communal garden. Fitted Kitchen with high specification fixtures and fittings comprising wall and base units and integral: fridge freezer, dishwasher, double oven, hob and extractor fan. Stairs and Landing leading to Bedroom 1 with En-Suite Shower Room off, Bedroom 2, Bedroom 3 and Family Bathroom. The internal accommodation incorporates recycled timber and stone from Lincoln Cathedral, Ground Source Heat Pump, underfloor heating, water softener, security alarm and double glazing. Viewing is recommended to appreciate the standard of accommodation on offer.

PRESTONS FARM

The barns at Prestons Farm have been sympathetically converted to provide high specification living accommodation. The site is within the Eagle Hall Estate and is steeped in history: once the home of the Knights Templar and the Knights Preceptory who during the 12th and 13th centuries are understood to have had links with Lincoln Cathedral. As a result of the historic links to Lincoln Cathedral the properties have incorporated recycled timber and stone kindly donated by Lincoln Cathedral. The site also celebrates the longstanding family connections to Prestons Farm, which cover nearly 100 years and four generations. The millstone table, saddlestones, Lincoln imp, barn names, memorial tree and business growth logo are features relate to the long standing family connection.

RENT AND DEPOSIT

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

VIEWINGS

By prior appointment through Mundys.

CHARGES TO TENANTS

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 property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

- 3 Bedroom Barn Conversion
- Open Plan Living Accommodation
- En-Suite & Family Bathroom
- Utility Room
- High Specification Finish
- Underfloor Heating
- Available May
- Exclusive Development
- Council Tax Band - C (North Kesteven District Council)
- EPC Energy Rating - B



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.

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