

**PARK LODGE
SCAWBY BROOK
BRIGG
NORTH LINCOLNSHIRE
DN20 9LD**



TO LET

A renovated Grade II listed 2 Bedroom Detached Former Lodge located on the edge of Scawby Park, Scawby Brook

Accommodation on Ground Floor only to include Entrance Porchway/Conservatory, Kitchen, Living/Dining Room, 2 Bedrooms, Bathroom.

RENT: £850 pcm – UNFURNISHED

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GENERAL REMARKS/LOCATION

Park Lodge is set in a spacious plot located on the fringe of Scawby Park, Scawby Brook.

Outside; the property has the benefit of mature gardens, parking and outbuildings.

The property has recently been renovated to include new kitchen, bathroom insulation and full decoration and flooring.



Outside

- Outbuildings
- Parking
- Mature Gardens

SERVICES

Mains water and electricity are provided to the property.

Mains Drainage. Oil-fired central heating throughout.

ACCOMMODATION IS PROVIDED ON THE GROUND FLOOR

- Entrance Porch/Conservatory
- Kitchen
- Living/Dining Room
- 2 Bedrooms
- Bathroom



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APPLICATIONS

Initial applications should be made direct with **Jas. Martin & Co.** using the form on the website: www.jasmartin.co.uk

Full Energy Performance Certificate available upon request from the letting agents.

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**

References and a financial check will be required for the successful applicant.

TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy for an initial term 6 months. The rent is payable monthly in advance by standing order, with the Tenant paying all usual outgoings. A refundable deposit of £950 will be collected at the start of the tenancy, together with the first month's rent.

The deposit, which will be registered under the Tenancy Deposit Scheme, will be returned at the end of the tenancy provided that the Tenant has fulfilled all obligations under the tenancy agreement.

The property is in Council Tax Band D with the charges for 2025/2026 being £2,238.



Energy performance certificate (EPC)

Park Lodge Scawby Brook BRIGG DN20 9LD	Energy rating E	Valid until: 11 June 2035
		Certificate number: 0318-3051-3206-7885-5204

Property type	Detached bungalow
Total floor area	60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

