



## Eagle Hall

Swinderby, Lincoln, LN6 9HZ

**£675 pcm**

**AVAILABLE NOW!** This well presented Character Cottage benefits from easy access to Lincoln and Newark and boasts internal accommodation including; Dining Kitchen, Lounge with Burning Stove, Two Bedrooms and Family Bathroom. The property also benefits from Front, Side and Rear Gardens, Gravelled Driveway and Outbuilding. Viewing is Recommended.



#### **LOCATION**

The property is positioned in a rural setting and benefits from countryside views. Located in Swinderby the property benefits from easy access to Lincoln and Newark, with Swinderby Trains Station close by. A range of local amenities are available within Swinderby and neighbouring villages, with a full range of services and faculties available in Lincoln City centre and Newark town centre.

#### **ACCOMMODATION**

This Traditional Semi Detached Cottage, boasts character and benefits from internal accommodation briefly comprising; Dining Kitchen, Boiler Room, Lounge with burning stove and under stairs storage cupboard, Stairs and Landing, Master bedroom with built in storage cupboard, Bedroom 2 and Family Bathroom. The property also benefits from Double Glazing and Oil Central Heating. Viewing is recommended.

#### **OUTSIDE**

Located on a corner plot the property benefits from front, side and rear gardens that are principally laid to lawn with a mix of flowers, shrubs, bushes and trees. A gated gravel driveway provides access to the property and a vehicular hardstanding. An outbuilding is situated to the rear of the property.

#### **RENT AND DEPOSIT**

The asking Rent is £675 PCM and The Tenancy Deposit is £775 / equal to 5 weeks Rent.

#### **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/help/lettings-fees-information-for-tenants/>

#### **VIEWING**

By prior appointment through Mundys.



- **Semi Detached Character Cottage**
- **2 Bedrooms**
- **Family Bathroom**
- **Dining Kitchen & Lounge**
- **Oil Central Heating & Double Glazing**
- **Countryside Views**
- **Front, Side & Rear Gardens**
- **Gated, Gravel Driveway**
- **Viewing Recommended**
- **EPC Rating to Follow**