



## Wagons Park, Prestons Farm Barns, Eagle Hall

Swinderby, Lincoln, LN6 9HZ

**£1850.00 pcm**

MODERN DETACHED HOME WITHIN EXECUTIVE DEVELOPMENT! Viewing is required to appreciate the standard of accommodation and character of this 3 bedroomed home. The property boasts internal accommodation including: - Spacious Dining Kitchen, Lounge, Dining Room, 3 Bedrooms, En Suite Shower Room and Family Bathroom.



## Prestons Farm Barns, Eagle Hall, Swinderby, Lincoln, LN6 9HZ

### LOCATION

Wagons Park 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

This detached house provides well-presented accommodation with high specification fixtures and fittings. The internal accommodation briefly comprises: Open Plan Breakfast Kitchen, with vaulted ceiling and exposed timber beams and brickwork. The fitted kitchen comprising wall and base units, feature island and integral: fridge freezer, dishwasher, double oven, hob and extractor fan. Lounge with countryside views and bi-folding doors onto a paved seating area. Hallway leading to Dining Room with storage cupboard, full height glazing and patio door, WC, Bedroom 1 with En Suite Shower Room. Stairs and Landing with storage cupboards, leading to 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.

### OUTSIDE

The property has off street parking for two vehicles and gardens principally laid to lawn, and with a paved seating area.

### RENT & DEPOSIT

The asking Rent for the property is £1850.00 PCM and the Tenancy Deposit is £2130.00/equal to 5 weeks Rent.

### TENANCY TERM

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

### 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/>

- Detached House
- Executive Modern Development
- High Specification Finish
- Desirable Village Location
- Lounge & Dining Kitchen
- Underfloor Heating
- Countryside Views
- Viewings Highly Recommended
- Council Tax Band D - 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 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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