



Swan Holt, Morton Lane

Swinderby, Lincoln, LN6 9HY

£1,350 pcm

RENNOVATED COTTAGE, AVAILABLE NOW! Early viewing of this 3 Bedroom detached cottage is required. Situated on a large plot, the property has been sympathetically renovated retaining exposed beams, feature fireplaces and arch windows and combining with New Kitchen, Bathroom, Flooring & full decoration.



LOCATION

The property is situated in Swinderby, located approximately 12 miles south west of Lincoln City centre. The property benefits from convenient access to the A46 and Swinderby Train Station. A range of amenities are available within Swinderby and the neighbouring villages. A full range of services and facilities are available in Newark town centre and Lincoln City centre.

ACCOMMODATION

This fully renovated character cottage provides internal accommodation briefly comprising: Entrance Hall, Lounge with burning stove, Dining Room with feature fireplace, Kitchen, Boiler Room, Rear Lobby and WC, Stairs & Landing, Bedroom 1, Bedroom 2, Bedroom 3 and family Bathroom. The property also benefits from oil fired central heating and double glazing. Viewing is required to appreciate the condition and character of the accommodation on offer.

OUTSIDE

The property is situated on a large plot understood to be approximately of 1/2 acre. The plot is principally laid to lawn with a range of mature shrubs, trees and bushes. A gravel driveway provides a hardstanding for vehicles and access to the property.

RENT AND DEPOSIT

The asking Rent for the property is £1350.00 PCM. A Tenancy deposit of £1555.00 / equal to 5 weeks rent is applicable.

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.

VIEWINGS

By prior appointment through Mundys.

- **Renovated and Available Now**
- **3 Bedrooms**
- **Detached Character Cottage**
- **2 Reception Rooms**
- **Rural Location**
- **Large Plot**
- **Newly Fitted Kitchen & Bathroom**
- **Viewing Recommended**
- **EPC Rating E**
- **Council Tax Band E**



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.