



Waters Keep, Prestons Farm, Eagle Hall

Swinderby, Lincoln, LN6 9HZ

£1,150 pcm

Executive Barn Conversion on prestigious private development! Viewing is required to appreciate the standard and character of this property. The property boasts internal accommodation including: Lounge, Dining Kitchen, Hallway, Bedroom 1, Bedroom 2 and Family Bathroom. The property also benefits from ground source heat pump, integral appliances, off street parking and courtyard Garden.



LOCATION

Waters Keep 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 internal accommodation briefly comprises: Entrance Hall, Lounge, Dining Kitchen with integral fridge, freezer, dishwasher and washing machine/dryer, Hallway, Bedroom 1, Bedroom 2 and Family Bathroom. The internal accommodation incorporates recycled timber and stone from Lincoln Cathedral, Ground Source Heat Pump and underfloor heating, water softener, security alarm and double glazing. Viewing is recommended to appreciate the standard of accommodation on offer.

OUTSIDE

The property also benefits from courtyard garden and off-street parking.

RENT AND DEPOSIT

The asking Rent is £1,150.00 PCM and the Tenancy Deposit is £1,325.00/equal to 5 weeks rent.

The Holding Deposit for this property is £265.00.

TENANCY TERM

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

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.

- Executive Barn Conversion
- Two Bedrooms
- Off Street Parking
- Underfloor Heating
- Integral Appliances
- Exclusive Development
- Character Features
- Viewing Recommended
- Council Tax Band B
- EPC Energy Rating - C



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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.