



Wagon's Park, Prestons Farm Barns, Eagle Hall

Swinderby, Lincoln, LN6 9HZ

£2,000 PCM

MODERN DETACHED HOME WITHIN AN 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.





SERVICES

All mains services available. Underfloor Heating.

EPC RATING – B

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

LET PERIOD– 12 Months, unless negotiated otherwise

VIEWINGS - By prior appointment through Mundys.

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.



PRESTONS FARM

The properties at Prestons Farm have been sympathetically converted and constructed to provide high specification living accommodation. The site is within the Eagle Hall Estate and is steeped in history: once the home of the Knights Templar and the Knights Preceptory who during the 12th and 13th centuries are understood to have had links with Lincoln Cathedral. As a result of the historic links to Lincoln Cathedral the properties have incorporated recycled timber and stone kindly donated by Lincoln Cathedral. The site also celebrates the longstanding family connections to Prestons Farm, which covers nearly 100 years and four generations. The millstone table, staddle stones, Lincoln imp, barn names, memorial tree and business growth logo are features relate to the long-standing family connection.

ACCOMMODATION

This Detached House provides well-presented accommodation with high specification fixtures and fittings. The internal accommodation briefly comprises of an 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 One with En Suite Shower Room. Stairs and Landing with storage cupboards, leading to Bedroom Two, Bedroom Three 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 £2,000 per calendar month and the Tenancy Deposit is £2,305.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £460.00.

TENANCY TERM

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



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 KESTIVEN DISTRICT COUNCIL)**
- **EPC ENERGY RATING - B**



29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

