



Dukes Granary, Prestons Farm Barns, Eagle Hall

Swinderby, Lincoln, LN6 9HZ

£1500PCM

VIEWING IS ESSENTIAL TO APPRECIATE THE STANDARD OF ACCOMMODATION ON OFFER.

The property provides high specification accommodation including Entrance Hall, Lounge, WC, Utility, Open Plan Lounge - Dining Area, Kitchen, Stairs and Landing, Bedroom 1 with En-suite Shower Room, Bedroom 2, Bedroom 3 and Family Bathroom. The property also benefits from underfloor heating, patio doors, countryside views, communal garden and off street parking.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Dukes Granary 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 Barns at Prestons Farm have been sympathetically converted 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 cover 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

The property provides internal accommodation briefly comprising: Entrance Hall with WC and Utility Off, Open plan Living Area with feature fireplace and patio door leading to communal garden. Fitted Kitchen with high specification fixtures and fittings comprising wall and base units and integral: fridge freezer, dishwasher, double oven, hob and extractor fan. Stairs and Landing leading to Bedroom 1 with En-suite Shower Room off, 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.

RENT AND DEPOSIT

The asking Rent for the property is £1500 per calendar month and the Tenancy Deposit is £1730 (equal to 5 weeks' rent).

The Holding Deposit for this property is £345.

TENANCY TERM

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

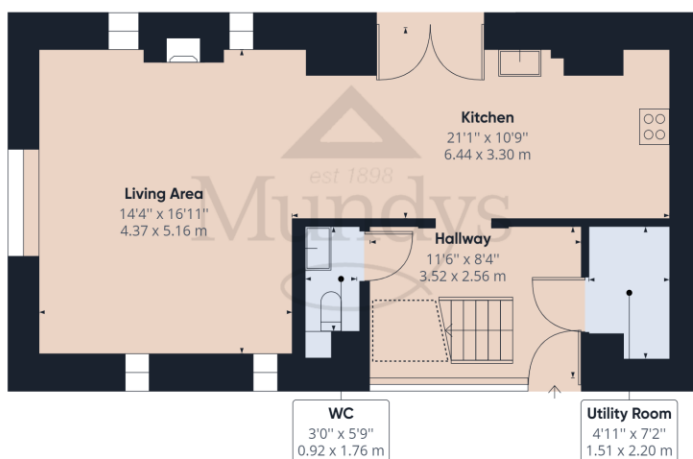
ADDITIONAL FEES

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/>

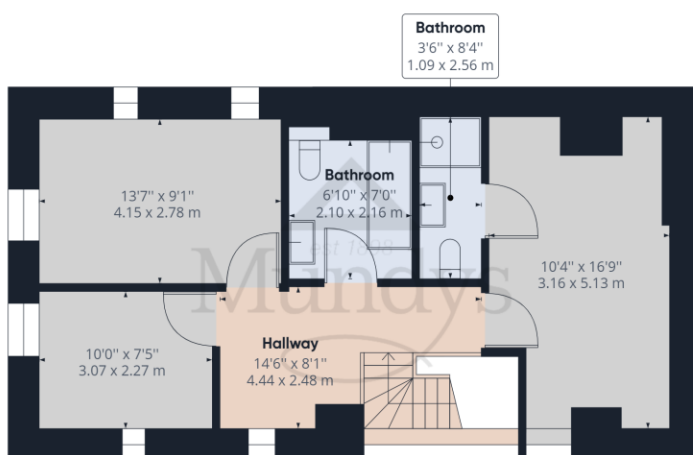
VIEWINGS

By prior appointment through Mundys

- **Detached House**
- **Executive Modern Development**
- **High Specification Finish**
- **Desirable Village Location**
- **Lounge and Dining Kitchen**
- **Underfloor Heating**
- **Countryside Views**
- **Viewings Highly Recommended**
- **Council Tax Band D - North Kesteven District Council**
- **EPC Energy Rating - B**



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1133.73 ft²
105.33 m²

Reduced headroom

21.43 ft²
1.99 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



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