



**27 Swinderby Road**

North Scarle, Lincoln, LN6 9EU

**£800 pcm**

**DRIVEWAY TO THE FRONT**

The internal accommodation briefly comprises of an Entrance Hall, downstairs WC, Living Room and Kitchen/Diner. To the First Floor there is a Landing providing access to Three Bedrooms and a Family Bathroom. Outside, the property benefits from an enclosed rear courtyard and a drive way to the front providing parking for one car.



### LOCATION

Swinderby Road is situated within the village of North Scarle, which offers a village primary school, local public house, village hall and countryside walks. The village provides convenient access to the A46, allowing easy travel to Lincoln, Newark and surrounding villages. Newark North Gate railway station, offering direct rail links to London King's Cross, is also within reasonable commuting distance.

### ACCOMMODATION

Available now, this well presented home has internal accommodation comprising of an Entrance Hall with built-in storage and a downstairs WC, providing access to the spacious Lounge and Kitchen/Dining Room. Patio doors from the Lounge lead directly to the rear courtyard. Upstairs, off the First Floor Landing, are Three Bedroom's and a Family Bathroom with bath with overhead shower.

### OUTSIDE

Enclosed rear courtyard with two brick built outbuildings providing useful storage. Driveway to the front of the property providing parking for one car.

### RENT AND DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

### TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

### 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.

### THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Three Bedrooms
- Spacious Living Room
- Kitchen Dining Room
- Enclosed Rear Courtyard
- Driveway for One Car
- Popular Village Location
- Electric Heating
- EPC Energy Rating - C
- Council Tax Band - A (North Kesteven District Council)

