



## Trotters Rest, Preston Farm, Eagle Hall

Swinderby, LN6 9HZ

**£1,400 pcm**

### **IMMACULATE CONDITION, HIGH SPECIFICATION FINISH**

The property boasts high specification internal accommodation comprising of an Entrance Hall, 27ft Dining Kitchen, Lounge, Three Bedrooms, En-suite Shower Room and Family Bathroom. The property also benefits from underfloor heating, high quality fixtures and fittings, communal gardens and off street parking.



## ACCOMMODATION

Trotters Rest offers flexible accommodation finished to a high specification, incorporating reclaimed stone and timber from Lincoln Cathedral. The internal accommodation comprises of an Entrance Hall with storage cupboards, an impressive 27ft Dining Kitchen with patio doors and a range of fitted units including an island and integrated appliances such as fridge freezer, dishwasher, double oven, hob and extractor. The Lounge features a fireplace, while Bedroom One benefits from an En-suite Shower Room, alongside Two further Bedrooms and a Family Bathroom. The property also benefits from underfloor heating and triple glazing throughout, and must be viewed to fully appreciate the standard of accommodation on offer.

## 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, saddle stones, Lincoln imp, barn names, memorial tree and business growth logo are features relate to the long standing family connection.

## LOCATION

Trotters Rest 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.

## OUTSIDE

The property has access to communal gardens and benefits from off street parking for two vehicles.

## RENT AND DEPOSIT

The asking Rent for the property is £1,400.00 per calendar month and the Tenancy Deposit is £1,615.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £320.00.

## 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>

- Unique Three Bed Property
- Desirable Village Location
- Convenient Access to A46 & A1
- High Specification Finish
- Flexible Accommodation
- Family Bathroom & En-suite Shower Room
- 27ft Dining Kitchen
- EPC Energy Rating -B
- Council Tax Band - C (North Kesteven District Council)
- Viewing Recommended



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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.