



## 29 Swinderby Road

North Scarle, , LN6 9EU

**£800 pcm**

### **AVAILABLE NOW - DRIVEWAY TO FRONT**

The property briefly comprises of an Entrance Hall, WC, spacious Kitchen Diner and Lounge with patio doors to the rear. Stairs rising to the First Floor Landing provides access to Bedroom One, Bedroom Two, Bedroom Three and a family Bathroom fitted with a shower overhead. There is a driveway to the front and an enclosed garden to the rear.





### LOCATION

Swinderby Road is situated within the village of North Scarle, to the south-west of Lincoln. The property is located within a residential area and is within close proximity to local village amenities, including a primary school and public house. Further facilities are available in Lincoln city centre, including supermarkets, retail outlets, leisure amenities and Lincoln Central railway station, providing transport links to surrounding areas.

### ACCOMMODATION

This spacious Three Bedroom Home is available now and briefly comprises of an Entrance Hall leading to a WC, spacious Kitchen Diner and Lounge with patio doors opening onto the rear garden. Stairs rising to the First Floor Landing provides access to Bedroom One, Bedroom Two, Bedroom Three and a family Bathroom fitted with a bath and shower overhead.

### OUTSIDE

Driveway to the front of the property providing parking. Enclosed garden to the rear with lawn area, decked seating area and a shed providing additional storage.

### 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.

### ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

### 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>

- Enclosed Garden to the Rear
- Shed Providing Storage
- Driveway to the Front
- Bathroom with Shower Overhead
- Property Available Now
- Solar Panels - Low Energy Costs
- Spacious Kitchen Diner
- EPC Energy Rating - D
- Council Tax Band - A (North Kesteven District Council)

