

11 Swinhope Road

Brookenby, Binbrook, LN8 6EN

£920 pcm

EXTENDED FAMILY HOME

This extended townhouse offers flexible Three to Four Bedroom accommodation. The Ground Floor provides a large Open Plan Living Space with Lounge, Kitchen and Dining Area, Sitting Room, Office and WC. To the First Floor there are Three Bedrooms and a Family Bathroom. The property also benefits from a Garden with Summer House and On Street Parking.





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LOCATION
Swinhope Road is situated within the village of Brookenby, close to Binbrook and approximately 16 miles north-east of Lincoln. Brookenby provides a range of local amenities, with further facilities available in nearby Binbrook, including a village shop, public house and community facilities. The surrounding area offers access to the Lincolnshire Wolds, with the market towns of Louth and Market Rasen providing a wider range of shopping, leisure and everyday amenities. The A631 and A46 provide road links towards Lincoln, Louth and the wider Lincolnshire area.

ACCOMMODATION
This extended townhouse provides flexible accommodation arranged over two floors. The Ground Floor features a large Open Plan Living Space incorporating the Lounge, Kitchen and Dining Area, with Bi-fold Doors opening from the Lounge onto the Garden. There is also a separate Sitting Room, which could be used as a Fourth Bedroom, Office and WC. Stairs rise to the First Floor Landing, providing access to Bedroom One, Bedroom Two and Bedroom Three, with Bedroom One and Bedroom Two both benefiting from Fitted Wardrobes. The Family Bathroom is also located on the First Floor.

OUTSIDE
The property benefits from a Garden with Summer House and On Street Parking.

RENT AND DEPOSIT
The asking Rent for the property is £920.00 per calendar month and the Tenancy Deposit is £1,060.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £210.00.

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 was implemented in May 2026 and affects 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

- Vastly Extended Town House
- Versatile Living Accommodation
- Large Open Plan Living Space with Bi-fold Doors
- High Standard Kitchen and Dining Room
- Three / Four Bedrooms
- Office and WC
- Garden and Summer House
- Viewing Recommended
- EPC Energy Rating - C
- Council Tax Band - A (West Lindsey District Council)







Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

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.

The Property Ombudsman