



63 Caistor Road

Market Rasen, LN8 3JA

£1,350 pcm

EXTENSIVE REAR GARDEN - LARGE DRIVEWAY

This four bedroom home briefly comprises of Entrance Hall, large Summer Room, Kitchen, Utility, Lounge, four Bedrooms, one with a Jack and Jill Shower Room, modern Family Bathroom with separate Storage Room.



ACCOMMODATION

This four bedroom home which has been extended by the current owners must be viewed to fully appreciate the size of the accommodation on offer. A spacious Lounge leading out to a large Hallway and four double Bedrooms, one benefitting from built-in wardrobes, a Jack and Jill walk-in Shower Room, separate storage room, large Summer Room, modern Kitchen and Utility Room.

OUTSIDE

Laid to lawn and large driveway to the front, leading to a single garage. The rear is a mix of patio areas, lawn and decking. Must be viewed to appreciate the many different aspects on offer.

LOCATION

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').

RENT AND DEPOSIT

The asking Rent for the property is £1,350 per calendar month and the Tenancy Deposit is £1,555 (equal to 5 weeks' rent).

Holding Deposit £310

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.

TENANCY TERM

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

- Extended Summer Room
- Modern Kitchen & Utility
- Four Double Bedrooms
- Large Driveway & Single Garage
- Jack & Jill Shower Room
- Modern Bathroom
- Extensive Rear Gardens
- Sorry, No Pets Accepted
- EPC Energy Rating – D
- Council Tax Band - E (West Lindsey District Council)

