



## 4 The Kilns, North Kelsey Road

Caistor, Market Rasen, LN7 6BY

**£1,100 pcm**

Available to let on a FURNISHED or UNFURNISHED basis, the internal accommodation briefly comprises of Entrance Hall, WC, Open Plan Lounge - Diner and Breakfast Kitchen with appliances and Bi-Fold doors to the Garden. To the first floor are two double Bedrooms, modern Bathroom and to the Second Floor there is the master Bedroom with dressing area and En-suite Shower Room. The property also boasts front and rear Gardens and off street Parking.



## ACCOMMODATION

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## LOCATION

Caistor is a historic, picturesque Market Town located on the Viking Way just on the northern border of the Lincolnshire Wolds, enjoying a wonderful variety of traditional and independent retail outlets, amenities, Doctors, excellent schooling (Caistor Grammar School - Ofsted Graded 'Excellent', Caistor Yarborough Academy - Ofsted Graded 'Requires Improvement' and Caistor Church of England Methodist Primary School - Ofsted Graded 'Good'), sports fields, Gym, Swimming Pool and various sorts/social clubs. The town is situated just off the A46, which provides ease of access to road networks into Market Rasen, Grimsby, Lincoln, Scunthorpe, Barnetby Train Station and Humberside Airport.

## OUTSIDE

The property benefits from front and rear Gardens and allocated Parking.

## RENT AND DEPOSIT

For an Unfurnished Let the asking Rent for the property is £1,100 per calendar month and the Tenancy Deposit is £1,265 (equal to 5 weeks' rent).

For a Furnished Let the asking Rent for the property is £1,200 per calendar month and the Tenancy Deposit is £1,380 (equal to 5 weeks' rent).

## 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/>

## TENANCY TERM

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

## VIEWINGS

By prior appointment through Mundys.

- Modern Family Home
- Three Bedrooms with Large Master
- Open Plan Kitchen Lounge
- En-Suite to Master Bedroom
- Enclosed Rear Garden
- Available Furnished or Unfurnished
- Allocated Parking
- EPC Energy Rating - B
- Council Tax Band - C (West Lindsey District Council)
- Sorry, No Pets



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.