



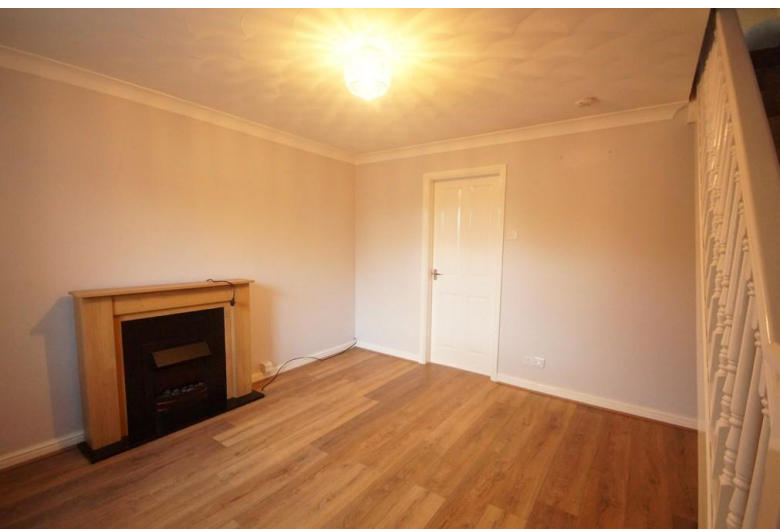
10 The Oaklands

Wragby, Market Rasen, LN8 5UT

£800 pcm

DRIVEWAY TO THE FRONT

Internal accommodation comprises of ; Entrance Hall, Lounge, Kitchen Diner leading to the Rear Garden. Stairs to the First Floor Landing - Bedroom One, Bedroom Two & Bathroom with Shower over the bath.



The Oaklands, Wragby, Market Rasen, LN8 5UT

LOCATION

Wragby is a market town to the east of the Historic Cathedral & University City of Lincoln, offering a wide range of amenities including shops, schools and public houses.

ACCOMMODATION

The property has accommodation briefly comprises of Entrance Hall, Lounge, Kitchen Diner with French doors to the Garden and to the first floor are Two Bedrooms and a family Bathroom with Shower. The property also benefits from electric heating. Viewing is recommended.

OUTSIDE

The property benefits an enclosed rear Garden with patio seating area and shed and there is a long Driveway providing off road parking to the front of the property.

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

TENANCY TERM

The property is to be let with an initial 12-month fixed term, unless negotiated otherwise.

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.

- **Two Bedroom Semi Detached House**
- **Popular Village Location**
- **Driveway for Several Cars**
- **Enclosed Rear Garden**
- **Kitchen Dining Room**
- **Spacious Lounge**
- **Viewing Recommended**
- **Electric Heating**
- **Council Tax Band - B**
- **EPC Rating D**



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 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.