



## 11 Swinhope Road

Binbrook, Market Rasen, LN8 6EN

**£850 pcm**

This vastly extended townhouse offers flexible living accommodation, featuring 3 to 4 bedrooms. The large open-plan living space includes a lounge with bi-fold doors leading into the garden, a quality-fitted kitchen, and a dining area. Additionally, there is a sitting room that can serve as a fourth bedroom, an office, and a WC on the ground floor.

Upstairs, the landing leads to three bedrooms, two of which have fitted wardrobes, and a family bathroom. The property boasts a garden with a summer house. Situated with good access to both Market Rasen and Louth as well as being close to a local range of village facilities and schooling in Binbrook





**LOCATION**

Binbrook is a thriving village in the Heart of the Lincolnshire Wolds located approximately 8 miles from Market Rasen and 10 miles from Louth as well as being well located for the Lincolnshire Coastline. The village has a Doctor's Surgery with Pharmacy, Bakers, General Store, a Post Office, Hairdressers, Chinese take-away, Church of England Primary School and Early Learning Centre. The village hosts various activities such as art club, keep fit, yoga and there is a popular bowls club

**ACCOMMODATION**

This vastly extended townhouse offers flexible living accommodation, featuring 3 to 4 bedrooms. The large Open-Plan Living Space includes a Lounge with bi-fold doors leading into the Garden, a quality-fitted Kitchen, and a Dining Area. Additionally, there is a Sitting Room that can serve as a fourth Bedroom, an Office, and a WC on the Ground Floor. Upstairs, the Landing leads to three Bedrooms, two of which have fitted wardrobes, and a Family Bathroom.

**OUTSIDE**

The property boasts a garden with a summer house.

**RENT AND DEPOSIT**

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195

**TENANCY TERM**

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



- **Vastly Extended Town House**
- **Versatile Living Accommodation**
- **Large Open Plan Living Space with Bi Fold Doors**
- **High Standard Kitchen & Dining Room**
- **3/4 Bedrooms & Bathroom**
- **Office & WC**
- **Garden & Summer House**
- **EPC Energy Rating - D**
- **Viewing Recommended**
- **Council Tax Band - A (West Lindsey District Council)**

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.