



Ronswood, Church Street

Middle Rasen, Market Rasen, LN8 3TR

£1,800 pcm

Ronswood is a stunning four Bedroom detached family home, located within the village of Middle Rasen. The property has been finished to a high specification throughout and features a fantastic Sitting Room with vaulted ceilings and floor-to-ceiling glass, a Kitchen Diner featuring a high quality bespoke fitted Kitchen with a range of integrated appliances and a Master Bedroom Suite with a Dressing Room and luxury En-Suite. Furthermore this energy-efficient home features an air source heat pump and air conditioning.



LOCATION

Middle Rasen is a thriving village situated approx. 1 mile west of the larger town of Market Rasen and benefits from a Post Office and Village Shop, Primary School (Ofsted Graded 'Good') St Peter's Church and Methodist Chapel, Village Hall and Bowling Green and a variety of community groups and events.

ACCOMMODATION

In further detail the accommodation comprises of an Entrance Hallway, Sitting Room, Study, Lounge, Kitchen Diner, Utility Room, Downstairs WC and a First Floor Landing leading to four Bedrooms, En-Suite and Dressing Room to the Master Bedroom and a Family Bathroom. Outside the large driveway provides ample off-street parking which also gives access to a detached Double Garage which is insulated.

OUTSIDE

The property is approached via a private gravelled driveway leading to off-road parking for several vehicles and access to the detached Double Garage. A pathway leads to the front of the property where there is a lawned garden with attractive flowerbeds. To the side of the property there are further lawned gardens with a paved and gravelled pathway with railway sleeper surround leading to the rear of the property. To the rear there is a private patio seating area and further raised planters with railway sleepers.

RENT AND DEPOSIT

The asking Rent for the property is £1800.00 per calendar month and the Tenancy Deposit is £2075.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £415.00.

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.

- **Individual Detached Family Home**
- **Non-Estate Location**
- **High Specification Finish**
- **Air Source Heat Pump & Air Conditioning**
- **Stunning Sitting Room with Vaulted Ceiling and Glass Frontage**
- **Private Driveway & Double Garage**
- **4 Bedrooms, 2 Bathrooms, Dressing Room**
- **Private Rear Garden**
- **EPC Energy Rating - B**
- **Council Tax Band - E (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.