



## 1 Chapel Court

Silver Street, Wragby, LN8 5PJ

**£950 pcm**

### **GARAGE AND DRIVEWAY!**

Briefly comprises of; Entrance Hall leading to Kitchen, Utility, Lounge, Dining Room and Conservatory. Three Bedrooms with a Family Bathroom and En Suite Shower Room. Gardens to the rear with brick storage Outbuilding.



### LOCATION

Wragby boasts a range of local amenities and facilities. The village centre features services such as shops, cafes and pubs. Wragby is also home to quaint churches and historic buildings that showcase its rich cultural heritage. The surrounding countryside offers picturesque walking trails and outdoor spaces for nature enthusiasts to explore. Additionally, Wragby holds community events and fayre throughout the year.

### ACCOMMODATION

This well presented three Bedroom home has recently undergone some renovations works to include redecoration and new carpets to all Bedrooms and the Hallway. Internally, the well-presented home has accommodation comprising of; Entrance Hall leading to a Kitchen and Utility Room. Two Reception Rooms leading to a Conservatory that overlooks the Rear Garden. Three Bedrooms, Bedroom one has an En-Suite Shower Room whilst Bedroom two has access to the Jack-and-Jill Family Bathroom. All rooms are accessed via a spacious Entrance Hall with further Additional Storage to the Hall and Bathroom.

### OUTSIDE

Enclosed Gardens to the Rear, with brick Outbuilding. To the Front has a single Garage and Driveway providing parking for two cars. Please note, the front Courtyard has shared access with neighbouring properties.

### RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

### 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.

- **Three Bedrooms**
- **Property Available Immediately**
- **New Carpets to Bedrooms & Hall**
- **Brick Outbuilding to the Rear**
- **Kitchen and Separate Utility Room**
- **En Suite Shower to Bedroom One**
- **Two Reception Rooms**
- **Single Garage and Driveway**
- **EPC Rating - E**
- **Council Tax Band - D (East 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 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.