



4 Manor Farm

West Firsby, Market Rasen, LN8 2DL

£995 pcm

A beautifully positioned Three Bedroom Semi Detached House in the rural hamlet of West Firsby, about 10 miles (16 km) north of Lincoln. Available now, the property briefly comprises; Rear Entrance, Entrance Hall, Lounge, Dining Room, Galley Kitchen, small Utility and a First Floor Landing leading to Three Good Sized Bedrooms. The property also benefits a long front garden with plenty of on street parking and a small enclosed rear garden.



LOCATION

West Firsby is a quiet Rural Hamlet set in the Lincolnshire Wolds, offering scenic countryside views and easy access to nearby villages and the City of Lincoln. Near by amenities including shops, pubs, schools and transport links in neighbouring villages and Market Rasen.

ACCOMMODATION

The accommodation briefly comprises; Rear Entrance, Entrance Hall, Lounge with open fire, Dining Room, Galley Kitchen, Utility and a First Floor Landing leading to Three Good Sized Bedrooms.

OUTSIDE

The property benefits a long front garden with parking for several cars and a small enclosed rear Garden.

RENT AND DEPOSIT

The asking Rent for the property is £995 per calendar month and the Tenancy Deposit is £1145 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225

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 Bedroom Semi-Detached House**
- **Secluded Rural Position**
- **Large Front Gardens with Parking**
- **Enclosed Rear Garden**
- **Lounge, Dining Room & Kitchen**
- **Three Good Sized Bedrooms**
- **Available Now**
- **Council Tax Band - B**
- **EPC Energy Rating - E**