



Potters Barn, Gainsborough Road

Glenthams, Market Rasen, LN8 2EG

£1,900 pcm

A* ECO RATED BRAND NEW HOME!

Four Bedroom home briefly comprising ; Entrance Hall leading to WC, Lounge, Dining Kitchen with separate Reception Room and Utility Room. Upstairs there are Four Bedrooms, Bedroom One with En Suite Shower Room & Family Bathroom, all rooms accessed of a spacious landing.



LOCATION

The property is located within this picturesque rural village situated Approx. 15 miles from the Lincoln City Centre. The village of Glentham benefits some local amenities including a public house, shop and garden centre/restaurant. Glentham is situated between Scunthorpe and Lincoln which both offer a wide range of shops and amenities.

ACCOMMODATION

This immaculately presented, Four Bedroom Home of Brand New Construction must be viewed to appreciate the size and specification of the property on offer. Internally, the accommodation comprises of an Entrance Hall, leading to a downstairs WC, Spacious Lounge and Open Plan Kitchen Diner, with separate Reception Room. Utility Room providing side access to the property with stairs rising to a spacious landing leading to Four Bedrooms with Bedroom One having an En Suite Shower Room and a Family Bathroom with Shower Over Bath.

OUTSIDE

Enclosed Rear Garden with Shed and Patio. Block Paved Drive providing parking to the side.

RENT AND DEPOSIT

The asking Rent for the property is £1800 per calendar month and the Tenancy Deposit is £2075 (equal to 5 weeks' rent).

The Holding Deposit for this property is £415.

The electric will remain in the landlords name with the tenant liable for a £150pcm fixed cost, subject to fair usage.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term, unless negotiated otherwise.

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.

- **Underfloor Heating throughout Ground Floor**
- **Air Source Heat Pump**
- **Block Paved Driveway to Side**
- **Fixed Electric Cost - £150pcm**
- **Brand New Construction - Immaculate**
- **Property Available Now**
- **A* Star Eco Rated Home**
- **En Suite to Bedroom One**
- **EPC - Energy Rating A**
- **Council Tax Band - Awaiting (WLDC)**



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.