



# **3 John Street**

Market Rasen, LN8 3BN

## £850 pcm

DESIRABLE POSITION & AVAILABLE NOW! Early viewing of this well-presented three bedroom home is recommended. The property provides internal accommodation briefly comprising: Entrance Hall, L-Shape Lounge/Dining Room, Kitchen and Stairs rising to the First Floor Landing leading to Three Bedrooms and a Family Bathroom. The property also benefits from a driveway and a low maintenance rear garden.





### John Street, Market Rasen, LN8 3BN

#### LOCATION

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guest houses, public houses, library, health care providers and schools.

#### **ACCOMMODATION**

The property provides well-presented internal accommodation briefly comprising: Entrance Porch, Entrance Hall, L-shaped Lounge/Dining Room with under stairs cupboard off, fitted Kitchen with door leading to the rear garden and stairs rising to the first floor Landing leading to Bedroom 1 with storage cupboard, Bedroom 2, Bedroom 3 and a family Bathroom. The property also benefits from gas central heating. Viewing is recommended to appreciate the standard of accommodation on offer.

#### **OUTSIDE**

To the side of the property there is a block paved driveway providing parking for two vehicles and timber gates lead through to a private, low maintenance courtyard garden at the rear, which also benefits from a garden shed.

#### **RENT AND DEPOSIT**

The asking Rent for the property is £850 PCM, and the tenancy Deposit is £980 / equal to 5 weeks rent.

The Holding Deposit is £195.

#### **TENANCY TERM**

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

#### **VIEW INGS**

By prior appointment through Mundys.

#### **CHARGES TO TENANTS**

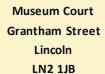
There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - https://mundys.net/additional-fees/

- Central Market Rasen location
- Easy access to shops, amenities & train station
- Close to local Primary & Secondary Schools
- Spacious L-shaped Lounge Diner with dual aspect windows
- Flexible third Bedroom, perfect as a Study or Nursery
- Driveway for two cars
- Low maintenance courtyard garden with garden shed
- Viewing highly recommended
- EPC Energy Rating D
- Council Tax Band A









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