



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.



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.

VIEWINGS

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**



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.