



21 Washington Drive
Newtoft, Market Rasen, LN8 3NN

£700 pcm

VILLAGE LOCATION! A well-presented three bedroom terraced house with internal accommodation briefly comprises of an entrance porch, hallway, living/dining room, kitchen and stairs rising to the first floor landing leading to three bedrooms and a bath room. Outside the property benefits from a driveway and a good sized rear garden.



LOCATION

Newtoft is a small village on the outskirts of Middle Rasen which was historically a collection of married quarters for the former RAF base and is now a thriving community linked by its useful sports field and very popular and active Social Club. Local Primary Schooling is available in the nearby village of Faldingworth, approx. 3 miles (Ofsted Graded 'Good') Market Rasen is situated approx. 4 miles from Newtoft and 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 guesthouses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').

ACCOMMODATION

Internal accommodation briefly comprises of entrance porch, hallway, living/dining room, kitchen and stairs rising to the first floor landing leading to three bedrooms and a bathroom.

OUTSIDE

To the front of the property there is a driveway providing off street parking. To the rear there is a good sized garden which is mainly laid to lawn with a decked seating area, mature shrubs and flowerbeds.

RENT AND DEPOSIT

The asking Rent for the property is £700.00 per calendar month and the Tenancy Deposit is £805.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £160.00

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.

- 3 Bedrooms
- Living/Dining Room
- Good Sized Rear Garden
- Driveway
- Village Location
- LPG Heating
- Double Glazed
- Viewing Highly Recommended
- Council Tax Band - A (West Lindsey District Council)
- EPC Energy Rating - D

