



3 Willow Close

Glenthams, Market Rasen, LN8 2EG

£1,100 pcm

CARPETS TO BE FITTED -The accommodation briefly comprises of Entrance Hall with Storage, providing access to Two Double Bedrooms, Open Plan Living Room and Kitchen, and a Family Shower Room. Externally, there is a Driveway to the front and a Garden to the rear.



LOCATION

Willow Close is situated in the village of Glenthams, located along the A631 between Market Rasen and Gainsborough. The village offers a local shop, pub, and church, with further amenities including supermarkets, schools, and medical services available in nearby Market Rasen, just a short drive away. The area provides easy access to surrounding villages and routes toward Lincoln and the wider Lincolnshire countryside.

ACCOMMODATION

Be the first to occupy this newly constructed home, available for immediate viewing. On entry, there is a spacious Hall that provides access to all rooms, including a useful Storage Cupboard. The Open Plan Living and Kitchen area features built-in appliances such as a Fridge Freezer and Dishwasher, with space for a freestanding Washing Machine, while the Lounge benefits from patio doors opening onto the Rear Garden. Both Bedrooms are double in size, with carpets due to be fitted to the Entrance Hall and Bedrooms in due course.

OUTSIDE

A spacious driveway to the front provides parking for two cars alongside a small garden area. The rear garden is fully enclosed and features a generous lawn with an adjoining patio area.

RENT AND DEPOSIT

The asking Rent for the property is £1100 per calendar month and the Tenancy Deposit is £1265 (equal to 5 weeks' rent). The Holding Deposit for this property is £250.

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.

- **Immaculate Condition Throughout**
- **Kitchen with Fitted Appliances**
- **Two Double Bedrooms**
- **Family Shower Room**
- **Carpets to be fitted**
- **Property Available Now**
- **Storage Cupboard to Entrance Hall**
- **Driveway to front for two cars**
- **Council Tax Band - TBC (West Lindsey District Council)**
- **EPC Energy Rating - TBC**



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.