



16 Linwood Road
Market Rasen, LN8 3AN

£750 pcm

AVAILABLE NOW! The accommodation comprises of a Lounge, Dining Area and Kitchen overlooking the rear garden and stairs rising to the First Floor Landing leading to two Bedrooms and a Bathroom. Outside, the property benefits from a rear garden with on street parking available to the front.



LOCATION

The property is located on Linwood Road, a short distance from Market Rasen town centre and its range of everyday amenities, including supermarkets, independent shops, cafés and local services. Market Rasen Primary School and De Aston School are both within easy reach, as are public transport links via nearby bus routes and Market Rasen railway station, which offers direct services to Lincoln and the wider region. Linwood Road connects conveniently to the A46, providing straightforward access towards Lincoln, Grimsby and surrounding villages.

DESCRIPTION

Available immediately, the accommodation comprises of an Open Plan Lounge and Dining Room leading to a modern fitted Kitchen with stairs off the Lounge leading to two double Bedrooms and a Family Bathroom with bath with shower overhead.

OUTSIDE

The property benefits from a pleasant rear garden with two patio seating areas, a gravelled section, flower borders and a useful brick-built outbuilding, along with the added advantage of rear access.

RENT AND DEPOSIT

The asking Rent for the property is £750 per calendar month and the Tenancy Deposit is £865 (equal to 5 weeks' rent).

The Holding Deposit for this property is £170

TENANCY TERM

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

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/>

THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Two Bedroom Mid-terrace House
- Centrally Located in Market Town
- Understairs Storage to Lounge
- Modern Kitchen & Dining Room
- Two First Floor Double Bedrooms
- Rear Garden with Patio
- On Street Parking to the Front
- Property Available Now
- EPC Energy Rating - C
- Council Tax Band - A (West Lindsey District Council)



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.