



## Ronswood, Church Street

Middle Rasen, Market Rasen, LN8 3TR

**£1,800 pcm**

### DETACHED EXECUTIVE HOME!

Ronswood is a stunning Four Bedroom Detached Family Home, located within the village of Middle Rasen. Finished to a high specification throughout, the property features an impressive Sitting Room with vaulted ceilings and floor-to-ceiling glazing, a spacious Kitchen Diner with a bespoke fitted kitchen and a range of high quality integrated appliances, and a luxurious Bedroom One Suite with Dressing Room and En-suite. Further benefits include an air source heat pump, mechanical heat recovery system and air conditioning, making this an energy efficient and contemporary home.



## LOCATION

Ronswood is situated on Church Street within the sought-after village of Middle Rasen. The village offers a range of local amenities including a primary school, village shop, public house and countryside walks, while the nearby market town of Market Rasen provides additional facilities and rail connections. Lincoln is easily accessible via the A631 and A46, offering a wider range of shopping, schooling and employment opportunities.

## ACCOMODATION

Ronswood is a superb individual executive Detached Family Home, set back down a private driveway and occupying a generous wraparound plot within the village of Middle Rasen. The accommodation has been finished to a high specification throughout and briefly comprises of an Entrance Hallway, Sitting Room, Study, Lounge, Kitchen Diner, Utility Room and Downstairs WC. To the First Floor there is a spacious Landing providing access to Four Bedrooms, including a Dressing Room and En-suite in Bedroom One, and a Family Bathroom. The property also benefits from air conditioning, an air source heat pump and a mechanical heat recovery system. An early viewing is highly recommended to appreciate the size, specification and setting on offer.

## OUTSIDE

The property is approached via a private gravelled driveway providing off-road parking for several vehicles and access to the detached Double Garage. Lawned gardens with established flowerbeds surround the property, with paved and gravelled pathways incorporating railway sleeper borders leading to the rear. The rear garden offers a private patio seating area along with raised sleeper planters and further lawned space.

## RENT AND DEPOSIT

The asking Rent for the property is £1,800.00 per calendar month and the Tenancy Deposit is £2,075.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £415.00.

## 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 week's 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.

## 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>

- Individual Detached Family Home
- Non Estate Location
- High Specification Finish
- Air Source Heat Pump & Air Conditioning
- Stunning Sitting Room with Vaulted Ceiling and Glass Frontage
- Private Driveway & Double Garage
- 4 Bedrooms, 2 Bathrooms, Dressing Room
- Private Rear Garden
- EPC Energy Rating - B
- Council Tax Band - E (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.