

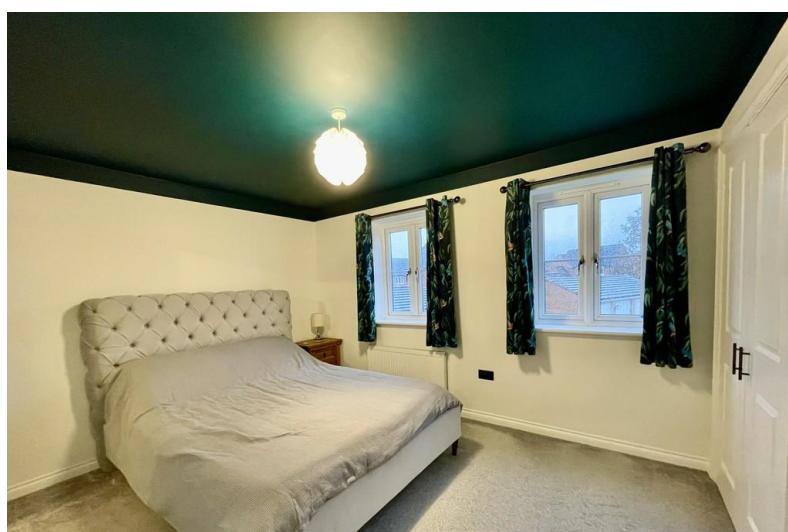


**7 Plover Walk**  
Market Rasen, LN8 3WD

**£1,295 pcm**

**EARLY VIEWING REQUIRED!**

A well presented Detached House, situated within a desirable position in Market Rasen. The property boasts internal accommodation including an Entrance Hall, Living Room, Dining Kitchen, Utility Room, WC, Stairs & Landing, Four Bedrooms, En-suite Shower Room and Family Bathroom. The property also benefits from gardens and garage.



## LOCATION

The property is situated to the East of the established town of Market Rasen, located approximately 16 miles North East of Lincoln City centre and 14 miles west of Louth town centre. The property benefits from convenient access to a range of local amenities including De Aston School, shops, supermarkets and leisure facilities.

## ACCOMMODATION

The property provides a well presented internal accommodation briefly comprising of an Entrance Hall, Modern Kitchen Diner with feature island and breakfast bar, and patio doors leading to the rear garden. There is a spacious Lounge (5.44 max x 6.9 max) with patio doors leading to the rear garden, Utility Room and WC. The stairs and Landing lead to Bedroom One with built in wardrobes and En-suite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four and a Family Bathroom. The property also benefits from gas central heating and double glazing. Viewing is recommended to appreciate the size and standard of the accommodation on offer.

## OUTSIDE

To the front of the property there is a lawned area. The property also benefits from an enclosed rear garden, principally laid to lawn with a patio seating area. A single garage is located to the rear of the property, with a parking space positioned in front of the garage.

## RENT AND DEPOSIT

The asking Rent for the property is £1,295.00 per calendar month and the Tenancy Deposit is £1,490.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £295.00.

## TENANCY TERM

The property is to be let with an initial 12 month 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.

## THE RENTERS RIGHTS ACT

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>

- Modern Detached House
- Spacious (5.6 x 3) Lounge
- Modern Dining Kitchen With Feature Island
- Family Bathroom & En-suite Shower Room
- Utility & WC
- Four Bedrooms
- Gardens & Garage
- Viewing Highly Recommended
- EPC Energy Rating - C
- Council Tax Band - D (West Lindsey District Council)

