



## 50 Carpenters Close

Wragby, Market Rasen, LN8 5JT

**£850 pcm**

### IMMACULATELY PRESENTED

The property briefly comprises of an Entrance Hall, downstairs WC and Kitchen Diner, with stairs rising to the First Floor providing access to the Lounge, Bedroom One and a Family Bathroom. A further staircase leads to the Second Floor, which provides access to Two Double Bedrooms, both benefiting from En-suite Shower Rooms. The property further benefits from a rear garden, single garage and parking.



## LOCATION

Carpenters Close is a modern residential development situated within the market town of Wragby. The town offers a range of local amenities including shops, schooling and leisure facilities, along with regular bus services to Lincoln and Louth. The A158 provides convenient road links towards Lincoln and the east coast, making this a well-connected location for commuters and families alike.

## ACCOMMODATION

This modern Three Storey Town House is immaculately presented benefiting from modern features throughout. The Ground Floor accommodation comprises of an Entrance Hall, downstairs WC and a spacious Kitchen Diner with double doors opening onto the rear courtyard garden. To the First Floor there is a generous Lounge, Bedroom One and an updated Family Bathroom. The Second Floor offers Two Double Bedrooms, both with En-suite Shower Rooms.

## OUTSIDE

To the front of the property there is a lawned area, with access via a shared passageway leading to the single garage to the rear and an allocated parking space positioned in front of the garage.

## RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

## 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.

## 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>

- Modern Three Storey Townhouse in a quiet cul -de-sac in Wragby
- Immaculately Presented Throughout
- Overlooks a Peaceful Open Green Area
- Good Access into Lincoln
- Property Available Now
- Three Bedrooms & Three Bathrooms
- Kitchen Diner & Large Lounge
- Short Walk into the Village Centre
- Council Tax Band - C (East Lindsay District Council)
- EPC Energy Rating - E



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.