



10 The Oaklands

Wragby, Market Rasen, LN8 5UT

£825 pcm

DRIVEWAY TO THE FRONT

The internal accommodation briefly comprises of an Entrance Hall leading to the Lounge and Kitchen Diner, which provides access to the rear garden and stairs rising to the First Floor Landing giving access to two Bedrooms and Bathroom with a shower over the bath.



LOCATION

The Oaklands is a small residential development within the popular market town of Wragby, which offers a good range of everyday amenities including a Co-op supermarket, independent shops, cafés, public houses, a primary school and a medical centre. The town has a strong community feel and serves as a local hub for surrounding villages. Wragby sits along the A158, providing straightforward road access into Lincoln city centre, which is approximately a 20–25 minute drive, as well as onward routes towards Horncastle and the Lincolnshire coast.

ACCOMMODATION

Available now, this Semi Detached Home offers accommodation comprising of an Entrance Hall leading to the Lounge and Dining Kitchen, with patio door access to the rear garden. Upstairs, off the First Floor Landing there is access to two Bedrooms and the Family Bathroom with a bath with shower overhead. Additional storage can be found off Bedroom one.

OUTSIDE

The property benefits from an enclosed rear garden with a patio seating area and a shed. To the front, there is a long driveway providing off-road parking.

RENT AND DEPOSIT

The asking Rent for the property is £825.00 per calendar month and the Tenancy Deposit is £950.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £190.00.

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/>

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>

- Two Bedroom Semi Detached House
- Popular Village Location
- Driveway for Several Cars
- Enclosed Rear Garden
- Kitchen Dining Room
- Spacious Lounge
- Viewing Recommended
- Property Available Now
- Council Tax Band - B (East Lindsey District Council)
- EPC Rating - D

