



Kayson, 63, Caistor Road

Market Rasen, LN8 3JA

£1,500 pcm

EXTENSIVE REAR GARDEN - LARGE DRIVEWAY

The property briefly comprises of an Entrance Hall, large Summer Room, Kitchen, Utility Room, Lounge and Four Bedrooms, one with an En-suite Shower Room and access to a Dressing Room which provides entry back onto the Landing. There is also a modern Family Bathroom and a separate Storage Room.



LOCATION

The property is situated on Caistor Road, to the North East of Market Rasen Town Centre. Market Rasen offers a range of local amenities including supermarkets, independent shops, cafes, public houses and a weekly market, as well as schooling and leisure facilities. Market Rasen Train Station provides direct rail links to Lincoln and Grimsby, and the A46 is easily accessible for road connections towards Lincoln, Grimsby and beyond. The property is well positioned for access into the Town Centre while also offering convenient routes towards Caistor and the Lincolnshire Wolds.

ACCOMMODATION

This Four Bedroom Home, extended by the current owners, must be viewed to fully appreciate the size of the accommodation on offer. The property features a spacious Lounge leading into a generous Hallway, Four Double Bedrooms (one with built-in wardrobes), an En-suite Shower Room with access to a Dressing Room which in turn leads back to the Landing, a separate Storage Room, large Summer Room, modern Kitchen and Utility Room.

OUTSIDE

To the front of the property there is a lawned garden and a large driveway leading to a single garage. The rear garden comprises a mix of patio areas, lawn and decking and should be viewed to fully appreciate the grounds on offer.

RENT AND DEPOSIT

The asking Rent for the property is £1,500.00 per calendar month and the Tenancy Deposit is £1,730.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £345.00.

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>

- Extended Summer Room
- Modern Kitchen & Utility
- Four Double Bedrooms
- Large Driveway & Single Garage
- En-suite Shower Room
- Bathroom with Overhead Shower
- Extensive Rear Gardens
- Council Tax Band - E (West Lindsey District Council)
- EPC Energy Rating - D



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.