



## Gilvan, Middlefield Lane

Glenthams, Market Rasen, LN8 2ET

**£1,100 pcm**

### **RENOVATED COTTAGE WITH DRIVE!**

Property briefly comprises of an Entrance Hall, Utility Room, Dining Kitchen, Lounge, Bathroom with bath with shower overhead, stairs to First Floor Landing leading to Bedroom One with built-in Wardrobe and Bedroom Two. Outside there is a private rear Courtyard and Driveway for one car.



### LOCATION

The property is located within this picturesque rural village situated Approx. 15 miles from the Lincoln City Centre. The village of Glenthams benefits some local amenities including a public house, shop and garden centre/restaurant. Glenthams is situated between Scunthorpe and Lincoln which both offer a wide range of shops and amenities.

### ACCOMMODATION

Recently renovated to the highest standard throughout. The internal accommodation comprises of an Entrance Hall, Utility Room, Dining Kitchen, Lounge, Bathroom with bath with shower overhead, stairs to First Floor Landing lead to Bedroom One with built-in Wardrobe and Bedroom Two. Oil Central Heating.

### OUTSIDE

Private Rear Courtyard and a Driveway for one car.

### RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

Holding Deposit is £250.00.

### 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>

- High Specification Finish
- Large Dining Kitchen
- Spacious Lounge
- Two Double Bedrooms
- Utility Room and Downstairs Bathroom
- Driveway for One Car
- Private Rear Courtyard
- Recently Renovated
- EPC Energy Rating - D
- Council Tax Band - A (West Lindsey District Council)

