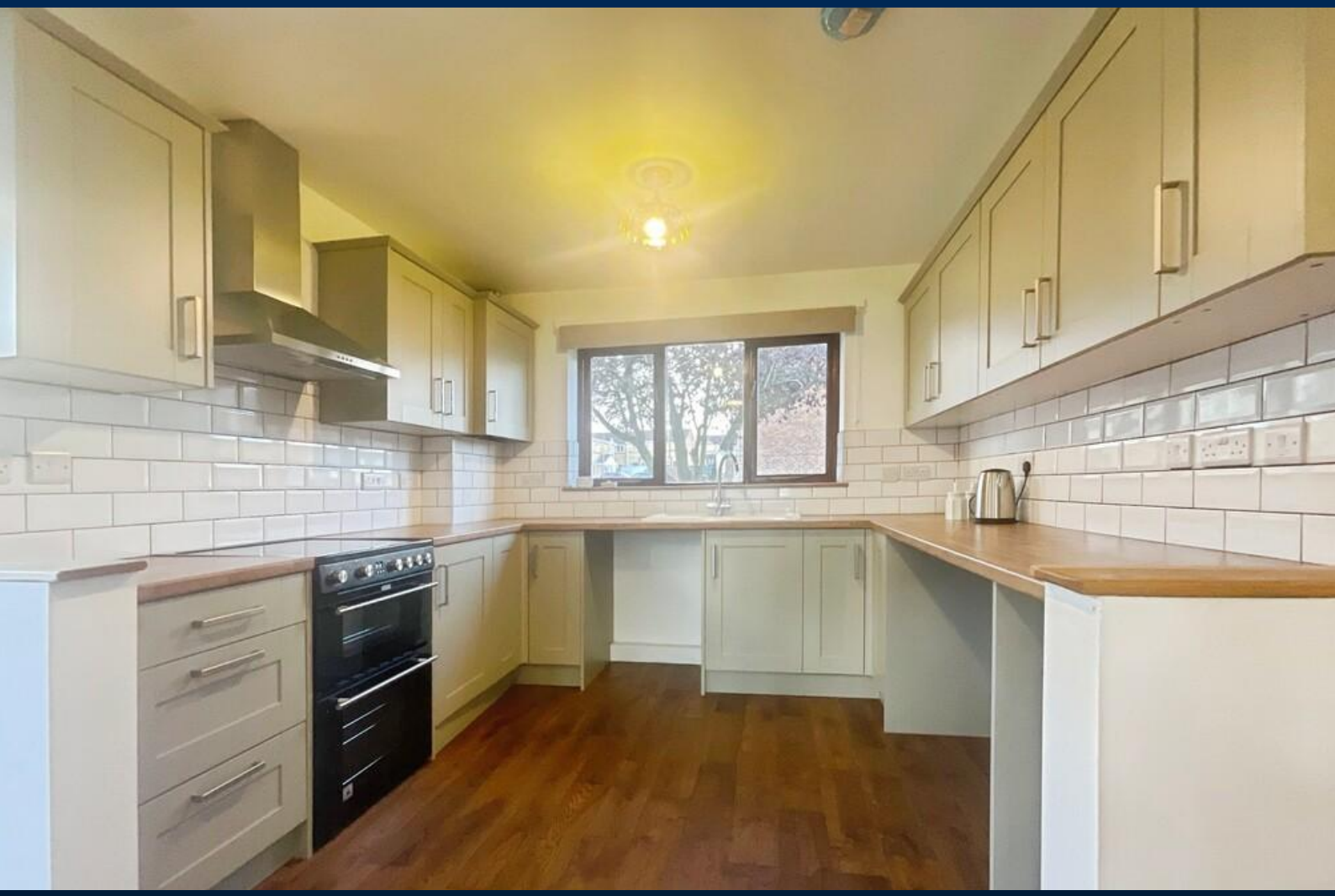


48 Mallard Drive

Caistor, Market Rasen, LN7 6SA

£900 pcm

NEW SHED TO BE FITTED TO THE REAR GARDEN

This well presented Two Bedroom Bungalow briefly comprises a Side Entrance providing access to the Kitchen, Entrance Hall, Bedroom One, Bedroom Two, Family Shower Room and Spacious Lounge with Patio Doors opening onto the Rear Garden. The property also benefits from a Driveway to the side providing Off-Road Parking for Two Cars.





48 Mallard Drive, Caistor, Market Rasen, LN7 6SA

LOCATION
Mallard Drive is situated within the popular market town of Caistor, approximately 13 miles north east of Market Rasen and 20 miles north-east of Lincoln. Caistor offers a range of local amenities, including independent shops, supermarkets, cafés, public houses and everyday services, along with schooling and leisure facilities. The town is positioned on the edge of the Lincolnshire Wolds, providing access to the surrounding countryside and walking routes. Road links connect the town to Market Rasen, Brigg and the wider surrounding area.

ACCOMMODATION
Available now, this Two Bedroom Bungalow has recently undergone a number of improvements and offers well presented accommodation throughout. The Side Entrance provides access into the Kitchen, with the Spacious Lounge featuring Patio Doors opening onto the Rear Garden. A separate Hallway leads through to Bedroom One, which benefits from a Built-in Wardrobe, Bedroom Two and the Family Shower Room.

OUTSIDE
The property benefits from an Enclosed Rear Garden with a Paved Patio Area. A Driveway to the side of the property provides Off-Road Parking for Two Cars, with the spaces arranged one behind the other. Please note that a New Shed is due to be installed within the Rear Garden prior to viewings commencing.

RENT AND DEPOSIT
The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

ASSURED PERIODIC TENANCY
The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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 was implemented in May 2026 and affects 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 Parking Spaces
- Early Viewing Recommended
- Property Available Now
- Shed to be Fitted to Rear Garden
- Two Double Bedrooms
- Spacious Lounge and Modern Kitchen
- Family Shower Room
- EPC Energy Rating - D
- Council Tax Band - A (West Lindsay District Council)







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Lincoln
LN2 1JB

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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 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.

The Property Ombudsman