



## 11 The Furlongs

Market Rasen, LN8 3DF

**£1,500 pcm**

### ENVIABLE QUIET POSITION

The property briefly comprises of an Entrance Hall leading to a downstairs WC, a spacious Lounge with access to the Conservatory and further access to the Kitchen Diner. Stairs rise to the First Floor Landing providing access to Bedroom One with En-suite Bathroom, Bedroom Two, Bedroom Three, Bedroom Four and the Family Bathroom. The property also benefits from gardens to the front and rear, along with a single garage and driveway to the rear.



## The Furlongs, Market Rasen, LN8 3DF

### LOCATION

11 The Furlongs is situated in a quiet residential position within the popular market town of Market Rasen. The town centre is close by and offers a range of everyday amenities including supermarkets, independent shops, cafés and public houses. Market Rasen Train Station provides direct rail links to Lincoln, Grimsby and beyond, while road connections via the A631 and A46 offer straightforward access to Lincoln and surrounding villages. The area is also well regarded for local schools and access to open countryside, making it a convenient yet peaceful place to live.

### ACCOMMODATION

Available now and offered for immediate viewing, this well presented home has internal accommodation comprising of an Entrance Hall leading to a downstairs WC and a spacious Lounge with feature fireplace, opening into the Conservatory. The impressive Kitchen Diner measures approximately 26ft in length and is fitted with a Kitchen including a fridge freezer, dishwasher and Belfast sink. Stairs rise to the First Floor Landing providing access to Bedroom One with En-suite Bathroom, Bedroom Two, Bedroom Three, Bedroom Four and the Family Bathroom.

### OUTSIDE

To the rear there is an enclosed garden with patio area and artificial turf, along with rear access to the single garage and driveway. To the front there is a small gravelled garden area with access to well maintained communal grounds.

### 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>

- Single Garage & Driveway
- Four Double Bedrooms
- En-suite Bathroom to Bedroom One
- Property Available Now
- Spacious Kitchen Dining Room
- Conservatory to Rear
- Rear Garden with Artificial Lawn
- Property Available Now
- EPC Energy Rating - To Follow
- Council Tax Band - D (West Lindsay District Council)



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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 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.

