

7 Lucas Way

Market Rasen, LN8 3ZB

£1,350 pcm

MODERN THREE BEDROOM DETACHED HOUSE – VILLAGE LOCATION

A modern Three Bedroom Detached House situated on a new development within the village location of Market Rasen. The accommodation briefly comprises an Entrance Hallway, Lounge, Kitchen / Diner, Utility Room, Downstairs WC, Three Bedrooms (Bedroom One with En-Suite) and Family Bathroom. Outside, the property benefits from an Integral Garage, Driveway providing off-street parking and an enclosed Rear Garden with lawn and patio areas.





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LOCATION
Middle Rasen is a popular village situated just outside the market town of Market Rasen, offering a pleasant village setting whilst remaining conveniently located for a wider range of local amenities. The nearby town of Market Rasen provides a variety of independent shops, supermarkets, cafés, restaurants, public houses and regular markets, together with a train station and bus services providing links to Lincoln and surrounding areas. The area also benefits from access to the Lincolnshire Wolds, local schooling, healthcare facilities, leisure amenities and the well-known Market Rasen Racecourse.



ACCOMMODATION
Situated on a modern development within the popular market town of Market Rasen, this contemporary Three Bedroom Detached House offers well presented and spacious accommodation, ideally suited to families and professionals. The property benefits from a modern fitted Kitchen/Diner with integrated appliances, separate Utility Room, spacious Lounge, Three Bedrooms with an En-suite to the Master Bedroom and a modern Family Bathroom. Further benefits include Gas Central Heating, an Integral Garage, Driveway providing off-road parking and an enclosed Rear Garden.

OUTSIDE
To the rear there is an enclosed garden with paved patio, lawn and fenced boundaries. Gated side access via the utility room and around the garage. To the front there is a driveway provides ample off-road parking and leads to the single integral garage with up-and-over door.



RENT AND DEPOSIT
The asking Rent for the property is £1,350.00 per calendar month and the Tenancy Deposit is £1,555.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £310.00.

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

- Modern 3 Bedroom Detached Home
- Fitted Kitchen with Integral Appliances
- Separate Utility Room
- Open Plan Kitchen Diner with French Doors
- En-Suite to Master Bedroom
- Enclosed Rear Garden
- Driveway and Integral Garage
- New Development, Close to Market Rasen
- Council Tax Band - C (West Lindsay District Council)
- EPC Energy Rating - B

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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