



## 18 Honeysuckle Lane

Wragby, Market Rasen, LN8 5AL

**£850 pcm**

### **SINGLE GARAGE AND DRIVEWAY PARKING**

Briefly comprises an Entrance Hall with stairs rising to the First Floor Landing providing access to Bedroom One, Bedroom Two, the Family Bathroom and an Open Plan Living, Dining and Kitchen area. The property also benefits from a driveway providing off-street parking and a single garage.



### LOCATION

Honeysuckle Lane is situated within a modern residential development in the popular market town of Wragby, approximately 10 miles north-east of Lincoln. The property is conveniently located for a range of local amenities including convenience stores, independent shops, cafés, public houses, a pharmacy and a doctors' surgery. Wragby also benefits from well-regarded primary schooling and regular bus services to Lincoln, Market Rasen and Horncastle. The nearby A158 provides convenient road links to Lincoln, the Lincolnshire Wolds and the east coast.

### ACCOMMODATION

This well presented Two Bedroom Coach House is available for an immediate viewing and offers well-proportioned accommodation throughout. The internal accommodation comprises an Entrance Hall with stairs rising to the First Floor Landing providing access to Bedroom One, Bedroom Two, a useful built-in storage cupboard, the Family Bathroom with shower over the bath and an Open Plan Living, Dining and Kitchen area. The Kitchen benefits from an integrated dishwasher, with all other white goods to be provided by the tenant.

### OUTSIDE

To the front of the property there is a driveway providing off-street parking for one vehicle together with a single garage.

### RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

### 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 Double Bedrooms
- Single Garage and Driveway
- Open Plan Living and Kitchen
- Early Viewing Recommended
- Bathroom with Overhead Shower
- Popular Village Location
- EPC Energy Rating - To Follow
- Council Tax Band - A (East Lindsey District Council)



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.