



Willow Court, Cemetery Road

Wragby, Market Rasen, LN8 5PA

£820 pcm

AVAILABLE NOW. Briefly comprises an Open Plan Living Accommodation and Kitchen leading to a Downstairs WC. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and the Family Bathroom with shower over the bath. The property also benefits from off-street driveway parking and an enclosed rear courtyard.



LOCATION

Willow Court is situated on Cemetery Road within the popular market town of Wragby, approximately 10 miles North East of Lincoln. The property is conveniently located for the Town Centre and its range of local amenities, including shops, supermarkets, cafés, public houses, takeaways, a pharmacy and doctors' surgery. Wragby also benefits from local schooling and regular bus services to Lincoln, Market Rasen and Horncastle. The A158 provides convenient road links to Lincoln and the surrounding Lincolnshire Wolds.

ACCOMMODATION

This well presented Two Bedroom Home is available now and offers well proportioned accommodation throughout. The internal accommodation comprises an Open Plan Living Accommodation and Kitchen leading to a Downstairs WC. To the First Floor there are Two Double Bedrooms, with Bedroom Two benefiting from built-in storage, together with the Family Bathroom fitted with a bath and shower over. An early viewing is recommended to appreciate the accommodation on offer.

OUTSIDE

To the front of the property there is a driveway providing off-street parking. To the rear there is an enclosed courtyard garden.

RENT & DEPOSIT

The asking Rent for the property is £820.00 per calendar month and the Tenancy Deposit is £945.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £185.00

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/help/lettings-fees-information-for-tenants/>

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
- Popular Village of Wragby

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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.