



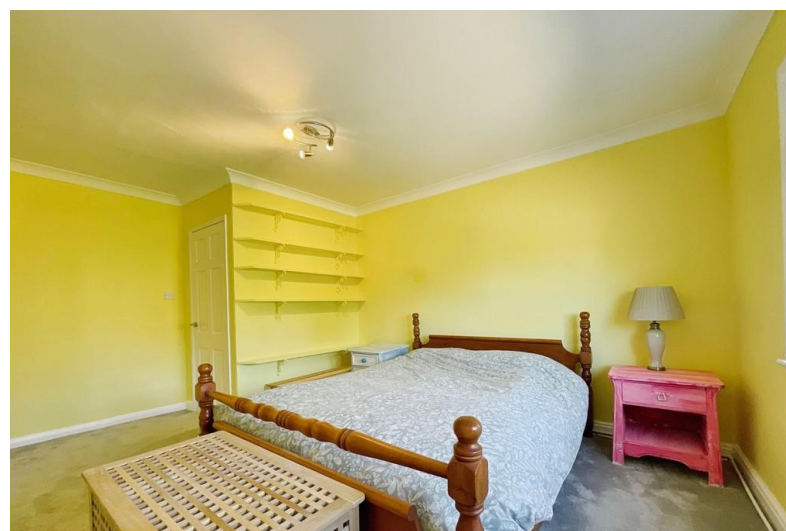
1 The Cottages, Church Lane

Glentham, Market Rasen, LN8 2EL

£875 pcm

CHARMING COTTAGE IN RURAL LOCATION

The property briefly comprises of a spacious Kitchen Diner leading to a Lounge and Dining Room, with stairs rising to the First Floor Landing providing access to Bedroom One, Bedroom Two, Bedroom Three and a Family Bathroom with overhead shower. The property also benefits from parking to the rear via an extended driveway, a double garage, outbuildings and a log shed.



ACCOMMODATION

This charming Cottage retains many original features while incorporating modern touches, creating a well balanced and characterful home. The internal accommodation comprises of a spacious Kitchen fitted with appliances including a fridge freezer, washing machine and dishwasher, leading to a Lounge with log burner and a separate Dining Room. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two, Bedroom Three and a Family Bathroom with overhead shower. Please note, the landlord may be open to some furniture remaining at the property, which can be discussed at the point of application.

OUTSIDE

An extended driveway to the side of the property provides access to parking at the rear. The garden is well established with shrubs and bushes, along with a patio area. A double garage and outbuildings offer additional storage. Please note, the gravelled area to the front provides access for a neighbouring property and should not be considered as additional parking.

LOCATION

Church Lane is situated within the rural village of Glentham, offering a peaceful countryside setting to the North of Lincoln. The village provides access to local amenities including a village pub and church, with further facilities available in the nearby villages and the market town of Market Rasen. The surrounding area offers a range of scenic walks and countryside views, while still providing convenient road links to Lincoln, Gainsborough and the wider region.

RENT AND DEPOSIT

The asking Rent for the property is £875.00 per calendar month and the Tenancy Deposit is £1,005.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £200.00.

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 tenants. 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>

- Original Features Throughout
- Family Bathroom with Overhead Shower
- Driveway and Double Garage
- Outbuildings to the Rear
- Patio Area to Rear Garden
- Log Burner to the Lounge
- Two Reception Rooms
- Viewing Highly Recommended
- Council Tax Band - A (West Lindsey District Council)
- EPC Energy Rating - E



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.