



49 Anglian Way

Market Rasen, LN8 3RP

£900 pcm

DRIVEWAY, SINGLE GARAGE AND GENEROUS CORNER PLOT

The property briefly comprises of an Entrance Hall leading to a Kitchen and spacious Lounge with understairs storage. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and the Family Bathroom. Externally, there is an enclosed wraparound rear garden with patio area.



LOCATION

Anglian Way is situated within a popular residential area of Market Rasen, a well-served Lincolnshire market town. The property is conveniently positioned for access to a range of local amenities including supermarkets, independent shops, cafés and takeaways located within the town centre. Market Rasen also offers schooling for all ages, leisure facilities and a weekly market. The town benefits from good transport links via road and rail, providing access towards Lincoln, Grimsby and surrounding areas, while nearby countryside offers a range of walking routes and open green space.

ACCOMMODATION

Available now for immediate viewing, the accommodation briefly comprises of an Entrance Hall with under stairs storage leading to a Kitchen and a spacious Lounge with patio doors opening onto the rear garden. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and the Family Bathroom fitted with an overhead shower.

OUTSIDE

The property benefits from a laid to lawn front garden and an enclosed wraparound rear garden with patio area. There is a driveway and single garage located to the rear of the property.

RENT AND DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

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>

- Enclosed Wraparound Garden
- Single Garage and Driveway
- Property Available Now
- Two Double Bedrooms
- Family Bathroom with Overhead Shower
- Early Viewing Recommended
- EPC Energy Rating - D
- Council Tax Band - A (West 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 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.