



1 Millfield Close

Tealby, LN8 3XQ

£1,400 pcm

GATED DEVELOPMENT OFFERING MAXIMUM PRIVACY

The property briefly comprises of an Entrance Hall leading to a Lounge, Kitchen Diner, Utility Room, Bedroom One with En-suite Shower Room, Family Bathroom and Bedroom Two. There is a driveway to the front together with a wraparound garden and patio area.



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LOCATION

Millfield Close is situated within the sought after Lincolnshire village of Tealby, located on the edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty. The village offers a range of amenities including a village shop, public house, tea rooms, primary school and village hall, together with a well regarded community atmosphere. The property is conveniently positioned for access to Market Rasen and Caistor, where a wider range of shops, supermarkets and leisure facilities can be found. Tealby is also well known for its countryside walks, cycling routes and surrounding rural scenery, whilst offering road links to Lincoln, Grimsby and the A46.

ACCOMMODATION

This well presented Detached Home must be viewed to appreciate the finish of the accommodation on offer. With an Entrance Hall providing access to all rooms, the internal accommodation briefly comprises of Lounge leading to a Dining Kitchen with built in appliances including Fridge, Freezer and Dishwasher, together with a Utility Room with freestanding appliances. Bedroom One benefits from an En-suite Shower Room, alongside Bedroom Two and the Family Bathroom.

OUTSIDE

The property benefits from an enclosed garden to the rear with patio area, together with a further garden to the front. A driveway provides off street parking for two vehicles and access to a single garage.

RENT AND DEPOSIT

The asking Rent for the property is £1,400.00 per calendar month and the Tenancy Deposit is £1,615.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £320.00.

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>

- Two Double Bedrooms
- Gated Development
- Property Available Now
- Early Viewing Recommended
- Single Garage & Driveway
- Kitchen Diner with Appliances
- Rear Garden with Patio
- EPC Energy Rating - B
- Council Tax Band - D (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 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.

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