



## Potters Barn, Gainsborough Road

Glentham, LN8 2EG

**£1,800 pcm**

### **A\* ECO RATED EXECUTIVE HOME**

This Four Bedroom Home briefly comprises of an Entrance Hall leading to a WC, Lounge, Dining Kitchen, separate Reception Room and Utility Room. Upstairs, there are Four Bedrooms, including Bedroom One with En-suite Shower Room, along with a Family Bathroom, all accessed off a spacious landing. The property also benefits from a driveway and generous gardens to the front and rear.



### LOCATION

Gainsborough Road is situated within the rural village of Glentham, positioned between Lincoln and Market Rasen. The village offers a peaceful countryside setting with access to local amenities including a village pub and church, while further facilities, supermarkets and schooling can be found in the nearby towns and villages. The surrounding area also offers convenient road links to Lincoln, Gainsborough and the wider region.

### ACCOMMODATION

This immaculately presented Four Bedroom Home of modern construction must be viewed to appreciate the size and specification of the accommodation on offer. Internally, the property comprises of an Entrance Hall leading to a downstairs WC, Spacious Lounge and Open Plan Kitchen Diner, complemented by a separate Reception Room. A Utility Room provides side access to the property, while stairs rise to a spacious landing giving access to Four well proportioned Bedrooms, with Bedroom One benefiting from an En-suite Shower Room. A Family Bathroom with shower over the bath completes the first floor accommodation.

### OUTSIDE

To the rear there is an enclosed garden with a patio area and shed. A block paved driveway to the side provides off street parking.

### RENT AND DEPOSIT

The asking Rent for the property is £1,800.00 per calendar month and the Tenancy Deposit is £2,075.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £415.00.

### 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 is to be implemented in May 2026 and will affect 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>

- Underfloor Heating throughout Ground Floor
- Air Source Heat Pump
- Block Paved Driveway to Side
- Property Available Now
- En-suite to Bedroom One
- A\* Eco Rated Home
- Early Viewing Recommended
- En-suite to Bedroom One
- EPC Energy Rating - A
- Council Tax Band - E (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.