

Inverewe, North Kelsey Road

Caistor, LN7 6SF

£1,200 pcm

GARDENER AND WINDOW CLEANER INCLUDED IN THE RENT

Briefly comprises an Entrance Hall, dual aspect Lounge Diner opening into the modern Kitchen/Breakfast Room with adjoining Pantry, Inner Hallway, Three Bedrooms and the Family Bathroom. The property also benefits from a driveway, double garage and generous wraparound gardens.





Inverewe, North Kelsey Road, Caistor, LN7 6SF

LOCATION
Inverewe is situated on North Kelsey Road, on the outskirts of the popular market town of Caistor. Caistor offers a good range of everyday amenities including independent shops, supermarkets, cafés, public houses, a doctors' surgery and pharmacy, together with the highly regarded Caistor Grammar School. The property enjoys convenient access to the A46, providing road links to Lincoln, Grimsby and the wider region, while the surrounding Lincolnshire Wolds offer an abundance of countryside walks and outdoor pursuits.



ACCOMMODATION
This substantial Detached Bungalow occupies a generous plot on the outskirts of Caistor and offers spacious, well presented accommodation throughout. The internal accommodation comprises an Entrance Hall leading to a dual aspect Lounge Diner, which opens into the modern Kitchen/Breakfast Room with an adjoining Pantry. An Inner Hallway provides access to Three Bedrooms and the Family Bathroom. A Rear Lobby leads from the Kitchen to the attached Double Garage, which benefits from an electric roller door. The property offers versatile living accommodation and enjoys pleasant surroundings, making an early viewing highly recommended.

OUTSIDE
The property enjoys generous wraparound gardens, predominantly laid to lawn with a variety of mature shrubs and borders. To the front there is a substantial hardstanding area providing ample off-street parking, leading to the attached Double Garage with electric roller door. Additional parking is available to the side of the property.



RENT AND DEPOSIT
The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

Included within the rent is a regularly six weekly window cleaner, and routine garden maintenance.

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

- Substantial Detached Bungalow
- Regular Window Cleaner - No Additional Cost
- Large Lounge Diner
- Kitchen Breakfast Room and adjoining Pantry
- Large Double Garage with electric roller doors
- Wraparound Garden
- Solar Panels - Air Source Heating
- Gardener Included at No Additional Cost
- Council Tax Band - D (West Lindsey District Council)
- EPC Energy Rating - C

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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 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.

The Property Ombudsman