



## 10 Old Barn Court

Ludford, Market Rasen, LN8 6AZ

**£1,000 pcm**

### **DRIVEWAY & SINGLE GARAGE**

The property briefly comprises of an Entrance Hall with downstairs WC, leading to a Lounge, Dining Room and Kitchen. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and Bedroom Three, along with a Family Bathroom fitted with a bath with overhead shower. The property further benefits from an enclosed rear garden, with additional gardens to the front and side, a single garage and a driveway.



### LOCATION

Old Barn Court is a small residential development situated within the village of Ludford, positioned on the edge of open countryside. The village offers a rural setting while still providing convenient access to Market Rasen, which offers a range of local amenities including shops, schools, leisure facilities and a railway station. The A46 is also within easy reach, providing road links towards Lincoln and the wider Lincolnshire area

### ACCOMMODATION

This well presented Three Bedroom Home is available now and an early viewing is highly recommended. The internal accommodation comprises of an Entrance Hall leading to a downstairs WC and open plan Living and Dining Room, with access to the spacious Kitchen. Stairs rise to the First Floor Landing, providing access to the Family Bathroom with bath with overhead shower and storage cupboard, Bedroom One with built-in storage, Bedroom Two and Bedroom Three.

### OUTSIDE

Set within well maintained grounds, Old Barn Court must be viewed to be fully appreciated. The property enjoys countryside views to both the front and rear and benefits from wraparound gardens to the front, side and rear, along with a driveway providing off-street parking and access to the single garage.

### RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.00.

### TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

### 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>

- Single Garage & Driveway
- Three Double Bedrooms
- Built in Storage to Bedroom One
- Bathroom with Overhead Shower
- Rural Village Location
- Property Available Now
- Open Plan Lounge & Dining Room
- EPC Energy Rating - D
- Council Tax Band - B (East 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.