



## 1 The Kilns, North Kelsey Road

Caistor, Market Rasen, LN7 6BY

**£1,250 pcm**

### **MODERN SEMI DETACHED HOUSE LOCATED IN THE HISTORIC MARKET TOWN OF CAISTOR.**

The property provides flexible accommodation across three floors briefly comprising of a Main Entrance Hall with a Cloakroom, fitted Kitchen and an Open Plan Lounge/Diner with Bi-fold doors to the garden. To the First Floor there are Two Bedrooms and a Family Bathroom and to the Second Floor there are Two further Bedrooms and a Shower Room. Externally there are gardens to the front and rear and off street parking.



### LOCATION

Caistor is a historic, picturesque Market Town located on the Viking Way just on the northern border of the Lincolnshire Wolds, enjoying a wonderful variety of traditional and independent retail outlets, amenities, Doctors, excellent schooling (Caistor Grammar School - Ofsted Graded 'Excellent', Caistor Yarborough Academy - Ofsted Graded 'Requires Improvement' and Caistor Church of England Methodist Primary School - Ofsted Graded 'Good'), sports fields, Gym, Swimming Pool and various sorts/social clubs. The town is situated just off the A46, which provides ease of access to road networks into Market Rasen, Grimsby, Lincoln, Scunthorpe, Barnetby Train Station and Humberside Airport.

### ACCOMMODATION

Entrance Hall with stairs leading to the First Floor Landing, Cloakroom, Open Plan Living incorporating the Kitchen area with integral appliances and Living / Dining Room with bi-folding doors to the garden. To the First Floor there are Two Bedrooms and a Family Bathroom. On the Second Floor there are Two further Bedrooms and a Shower Room.

### OUTSIDE

The property benefits from a small area of lawn to the front with a pathway leading to the front door. The rear garden is enclosed with a large patio area with the remainder being laid to lawn. There is also allocated parking available.

### RENT AND DEPOSIT

The asking Rent for the property is £1,250.00 per calendar month and the Tenancy Deposit is £1,440.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £285.00.

### 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>

- Four Bedroom Town House
- Open Plan Living with Bi-Fold Doors
- Bathroom & Shower Room
- Enclosed Rear Garden
- Allocated Parking
- Finished to a High Specification
- Historic Market Town Location
- EPC Energy Rating - B
- Council Tax Band - C (West Lindsay District Council)

