



17 The Brambles

Market Rasen, LN8 3NS

£1,400 pcm

THREE STOREY HOME

The property briefly comprises of an Entrance Hall and WC leading to a Lounge, Conservatory, Kitchen and Utility Room. Stairs rise to the First Floor Landing providing access to Bedroom One with En-suite Shower Room, Bedroom Two with additional Storage Room and a Family Bathroom with overhead shower. A further staircase rises to the Second Floor Landing providing access to Bedroom Three and Bedroom Four. The property also benefits from an enclosed rear garden with patio area, driveway, single garage and a front garden.



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LOCATION

The Brambles is situated within a popular residential area of Market Rasen, a well served market town located to the north east of Lincoln. The town offers a range of local amenities including supermarkets, independent shops, cafés, schooling and leisure facilities, along with a railway station providing links to Lincoln and Grimsby. The surrounding countryside and nearby Lincolnshire Wolds also provide a range of scenic walking and outdoor opportunities.

ACCOMMODATION

This Four Bedroom Three Storey Home must be viewed to fully appreciate the size and specification of the accommodation on offer. The internal accommodation comprises of an Entrance Hall leading to a downstairs WC and a spacious dual aspect Lounge with access to the Conservatory. The Kitchen is generous in size and provides further access to the Utility Room. The property also benefits from three high quality water purifiers, providing filtered drinking water, along with a water softener system designed to reduce limescale build up to appliances. Stairs rise to the First Floor Landing with built-in storage and provide access to Bedroom One with built-in wardrobes and an En-suite Shower Room, Bedroom Two with further built-in wardrobes and an additional storage room, along with a Family Bathroom with overhead shower. To the Second Floor there are two further Bedrooms. The property additionally benefits from Anglian double glazing throughout, contributing towards improved energy efficiency.

OUTSIDE

There is an enclosed rear garden with a patio area, along with a single garage and driveway to the side. To the front there is a garden area.

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 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
- Four Double Bedrooms
- En-suite Shower to Bedroom One
- Three Storey Detached Home
- Enclosed Garden and Patio
- Kitchen and Separate Utility
- Lounge leading to Conservatory
- Early Viewing Recommended
- Council Tax Band - D (West Lindsey District Council)
- EPC Energy Rating - C



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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