



3 Alexandria Road

Newtoft, Market Rasen, LN8 3NH

£825 pcm

COUNTRYSIDE VIEWS!

Briefly comprises of an Entrance Hall leading to a Lounge and Kitchen Diner with access to a side porch and Boiler Room. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and Bedroom Three, along with a Family Bathroom with bath and overhead shower. Large driveway to the front and an enclosed rear garden with patio area.



LOCATION

Alexandria Road is situated in the rural village of Newtoft, surrounded by open countryside and farmland, offering a quiet village setting. The village benefits from a peaceful residential environment, while the nearby market town of Market Rasen provides a range of shops, amenities and schooling. Road links allow access towards Lincoln and the A46, making the location suitable for those seeking a rural setting with connections to surrounding towns.

ACCOMMODATION

This well-proportioned Three Bedroom Home has internal accommodation comprising of an Entrance Hall leading to a spacious Lounge and modern fitted Kitchen with a built-in dishwasher. All other appliances are freestanding and not included within the let. From the Kitchen there is access to a side Porch and Boiler Room. Upstairs, off the First Floor Landing, are Bedroom One, Bedroom Two and Bedroom Three, along with a modern Family Bathroom with a bath and overhead shower. The property is well maintained throughout.

OUTSIDE

Enclosed garden to the rear of the property with patio area. To the front, the property enjoys open countryside views and benefits from a large driveway providing ample off-road parking.

RENT AND DEPOSIT

The asking Rent for the property is £825.00 per calendar month and the Tenancy Deposit is £950.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £190.00.

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>

- Large Front Driveway
- Modern Breakfast Kitchen
- Three Double Bedrooms
- Enclosed Rear Garden and Patio
- Countryside Views to the Front
- Bathroom with Overhead Shower
- Built in Wardrobes to Bedroom One
- EPC Energy Rating - D
- Council Tax Band - A (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 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.