

BELL



WOLD VIEW, WOLD VIEW FARM
Thoresway, Market Rasen

 4  3  2  B
£1,895 Per Month

- RENT: £1895.00 PCM / DEPOSIT: £2186.53
- DETACHED BUILT IN 2020
- FOUR BEDROOMS
- COUNCIL TAX BAND: F / EPC: B
- RURAL SETTING
- CONTACT LINCOLN: 01522 538888



A delightful, detached family home, built in 2020, offering modern, well-presented accommodation in a peaceful village setting. Ideally located just a short drive from the sought-after market town of Caistor, renowned for its outstanding grammar school, the property is perfectly positioned for families and professionals alike.

The home enjoys excellent transport links, with convenient access to Humberside Airport, the historic city of Lincoln, and the coastal towns of Grimsby and Cleethorpes. The nearby town of Market Rasen also offers a wide range of amenities, including supermarkets, independent shops, cafes, restaurants, schools, leisure facilities and regular markets.

Combining contemporary living with the charm of the Lincolnshire countryside, this attractive property offers the perfect balance of rural tranquillity and accessibility to nearby towns and key commuter routes.

The accommodation comprises: Ground Floor: hall (with stairs rising to the first floor), gallery landing, large living/dining area with large windows and multi-burner, modern fitted kitchen with island (with plumbing for an American fridge freezer), large family room with multi-burner, utility and cloakroom (with low level WC, hand wash basin).

First Floor: four double bedrooms (two ensuite and one dressing area), large landing and family bathroom.

The property has the benefit of gas central heating, double glazing and security lighting, large front and rear gardens with double garage and parking for multiple vehicles.


Quickline Broadband with speeds up to 30mb to be included.

Photos taken in 2020

"Lettings Fees:- There are no application or referencing fees payable. More information on charges to Tenants including Alterations to Tenancy Agreement, Defaults, Breaches and Utilities can be found on our downloads on our website, www.robert-bell.org, and copies are displayed in our offices and can be provided on request."



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	86	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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