



2 Sandy Lane

Tealby, LN8 3YF

£1,100 pcm

IDYLIC VILLAGE LOCATION WITH GARDENER INCLUDED

The property briefly comprises of an Entrance Hall leading to a Spacious Lounge, Dining Room, Kitchen and Utility Room. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two, Bedroom Three and a Family Shower Room. The property also benefits from wraparound gardens, a driveway and a storage unit.



LOCATION

Sandy Lane is situated within the highly sought after village of Tealby, located at the foot of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The village is well known for its rural charm and offers a range of local amenities including a village shop, public house and tea rooms, along with access to scenic walks and countryside. The nearby market town of Market Rasen provides further amenities including supermarkets, schooling and rail links, while the historic City of Lincoln is within easy driving distance.

ACCOMMODATION

This charming Three Bedroom Cottage is set within a picturesque position and is available for immediate viewing. The internal accommodation comprises of an Entrance Hall leading to a Spacious Lounge, Dining Room, Kitchen Diner, Utility Room and additional storage. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two, Bedroom Three and the Family Shower Room.

OUTSIDE

The property occupies a generous corner plot with wraparound gardens which are mainly laid to lawn. A gardener is included within the tenancy at no additional cost. The outside space also includes one outbuilding for storage use only, with all other outbuildings and garages excluded from the tenancy.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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>

- One Outbuilding Included
- Garage & Remaining Outbuildings Excluded
- Summer House to be Demolished
- Gardener Included within Rent
- Beautiful Wraparound Gardens
- Three Double Bedrooms
- Family Shower Room
- Driveway Providing Parking
- EPC Energy Rating - E
- Council Tax Band - E (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.