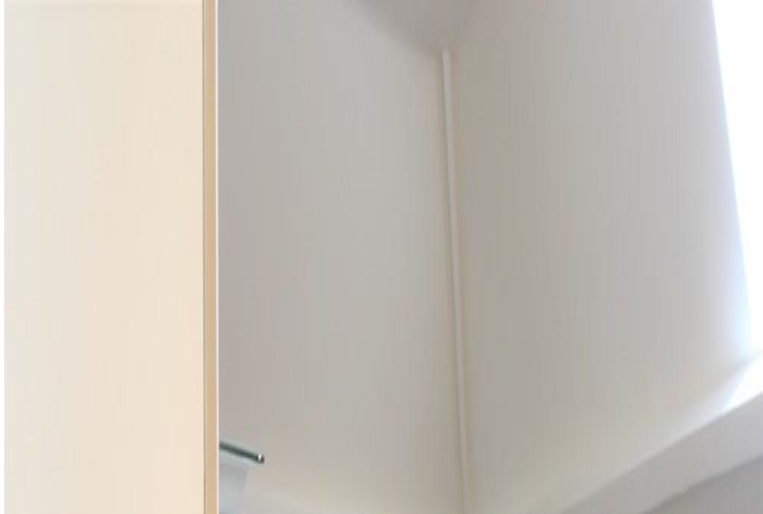




King & Co.

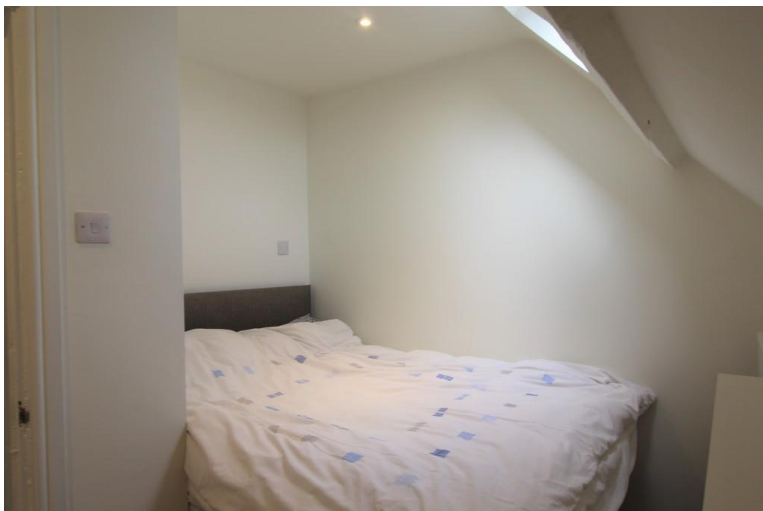
NETTLEHAM ROAD, LINCOLN,
LN2 1RE
£995 PCM DEPOSIT £1,145





- ~ Available from: 9th August 2024
- ~ Council Tax Band: B
- ~ Furnished
- ~ Minimum 12-month tenancy
- ~ Construction: Timber frame & Solid brick
- ~ Main heating: Electric heating
- ~ Utilities: Mains electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D57

For more information on broadband and mobile coverage
go to: <https://checker.ofcom.org.uk/>
<https://checker.ofcom.org.uk/>



RECEPTION HALL

16' 6" x 8' 8" (5.03m x 2.66m) With fitted airing cupboard and opening out to a lounge area. Access to loft space, coving, feature exposed brick wall area, storage heater and carpet.

Also with two-seater sofa, chair, units and coffee table.



SHOWER ROOM

2' 8" x 7' 7" (0.83m x 2.32m) Fully tiled shower cubicle having chrome mixer shower unit, close couple wc, wash hand basing with cupboard below, further appropriate wall tiling, coving and carpet.

BEDROOM ONE

16' 6" x 11' 3" (5.03m x 3.43m) With sloping ceilings, Velux window, storage heater, panelled bath with appropriate splash back tiling to one corner, carpet. Also with double bed, built in storage and door to;

EN-SUITE

With close couple wc, wash hand basin with pull out drawer below, ladder effect heated towel rail, sloping ceilings and carpet.

BEDROOM TWO

9' 3" x 7' 2" (2.83m x 2.19m reducing to 1.22m) Having sloping ceilings, Velux window, electric panel heater and carpet. Also with double bed and built in storage.

LOUNGE/DINER

Part sloping ceilings, window to front elevation looking out to Nettleham Road, storage heater, coving, carpet. Also with dining table and chairs, armchairs, unit and coffee table.

Opening through to;

KITCHEN

7' 6" x 11' 0" (2.29m x 3.36m) Modern contemporary style units comprising: sink and drainer unit inset to work surface with cupboard and washing machine below while the work surface continues along the adding wall having 4 ring electric hob inset with oven below and extractor unit above.

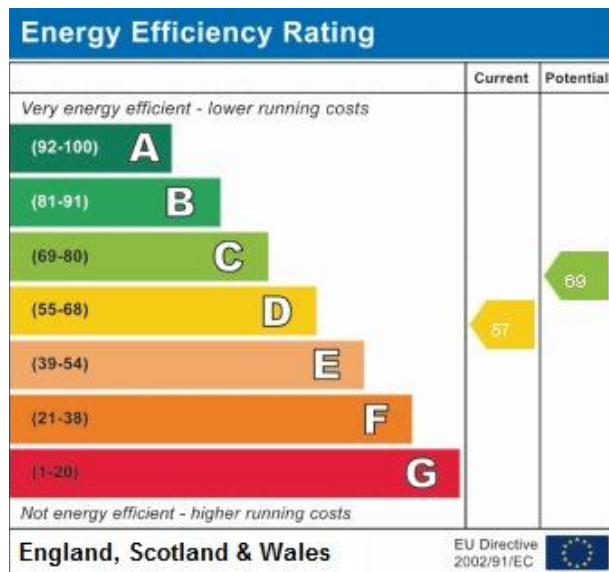
Opposite is a further work surface with a range of units below and the work surface extends out centrally to the room creating a breakfast bar.

Also with; part sloping ceiling, Velux window, 4 flush ceiling down lighters, electric panel heaters and carpet.

OUTSIDE

With parking space to the front of the building.





At King & Co, we strive to ensure all our fees are transparent and we proudly publish them openly so there are no hidden charges or surprises. All charges shown below, again to aid transparency, are inclusive of VAT.

Before you move in

A formal application with supplementary documentation will be required for all rental properties.

The first month's rent and deposit of 5 weeks rent are due in full upon or prior to signing the tenancy agreement. This payment must be by cash or online payment; however, the funds must be in our account for keys to be released.

During your tenancy

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted Payments

Payment of £50 inc VAT if you want to change the signed tenancy agreement – examples of this are permission for an additional person to occupy the property, permission for a pet in the property, decoration.

The payment for a new key / security device to the property. A charge of £15 per hour may be charged in exceptional circumstances.

Payment of any unpaid rent or any other reasonable costs associated with your early termination of the tenancy such as the landlords reletting costs (costs are displayed on our website).

During the Tenancy (payable to the provider) if permitted and applicable

- Utilities – Gas, Electricity, Water, Oil, Green Deal Payments
- Communications – Telephone and Broadband
 - Installation of cable/satellite
- Subscription to cable/satellite supplier
 - Television License
 - Council Tax

Other Permitted Payments

Any other permitted payments, not included above, under the relevant legislation scheme including contractual damages – examples of which include the payment to a contractor if you fail to attend a confirmed appointment, damages caused to the property due to the negligence of the tenancy for such items as blocked drains (eg. nappies flushed down the w.c).

Rental payments overdue by more than 14 days will be subject to interest at the rate of 3% over the Bank of England Base Rate calculated from the date the payment was due up until the date payment is received.

Tenant Protection

King & Co is a member of Client Money Protect, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

Notes to potential tenants

The tenancy is for a period of a minimum of six months unless otherwise previously agreed with the Agent/Landlord.

Tenants must be aged 21 years or over.



Client money protection for landlords and tenants

This is to certify that

KING AND CO. (LINCOLN) LTD

is a member of Client Money Protect

Membership no: CMP005217
Date of issue: 21/05/2023
Expiry date: 20/06/2024


Eddie Hooker
Client Money Protect

