



King&Co.

29 DRYDEN AVENUE,
LINCOLN, LN2 4DZ
£850 PCM DEPOSIT £980





- ~ Available from: 1st December 2025
- ~ Council Tax Band: A
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C71

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



Conveniently located to the north of the city with access to all the local amenities including schooling, shopping and medical facilities this two-bedroom home boasts off street parking and a good-sized rear garden along with gas central heating and excellent transport links.



ENTRANCE HALL

Entered via a uPVC front door, giving access to:

LOUNGE

12' 3" max x 11' 10" max (3.74m max x 3.62m max) With window to front elevation, laminate flooring and radiator. Giving access to:

KITCHEN

15' 1" x 7' 4" max (4.60m x 2.26m max) With range of base and wall units, stainless steel sink and drainer unit, plumbing for an automatic washing machine, electric fan oven, 4 ring gas hob with extractor fan above.

Also benefiting from door to rear garden, window to rear elevation, under-stairs storage area, laminate flooring and radiator.

BEDROOM 1

12' 0" x 10' 9" (3.67m x 3.28m) With fitted wardrobe - also housing logic combi boiler- fitted carpet, window to front elevation, and radiator.

BEDROOM 2

9' 4" x 8' 11" (2.85m x 2.72m) With window to rear elevation, fitted carpet, and radiator

BATHROOM

6' 2" x 5' 11" (1.89m x 1.81m) With low suite WC, panelled bath with shower over, ladder style towel radiator, wall mounted basin with medicine cabinet above, extractor fan, window to rear elevation and tiled flooring.

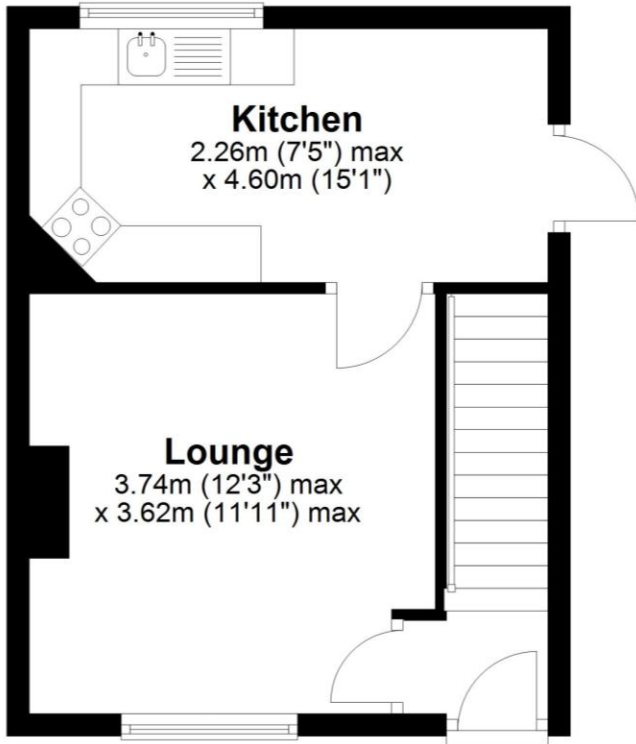
OUTSIDE

To the front of the property is a driveway big enough for 2 cars. The rear garden benefits from being mostly laid to lawn and a summer house.



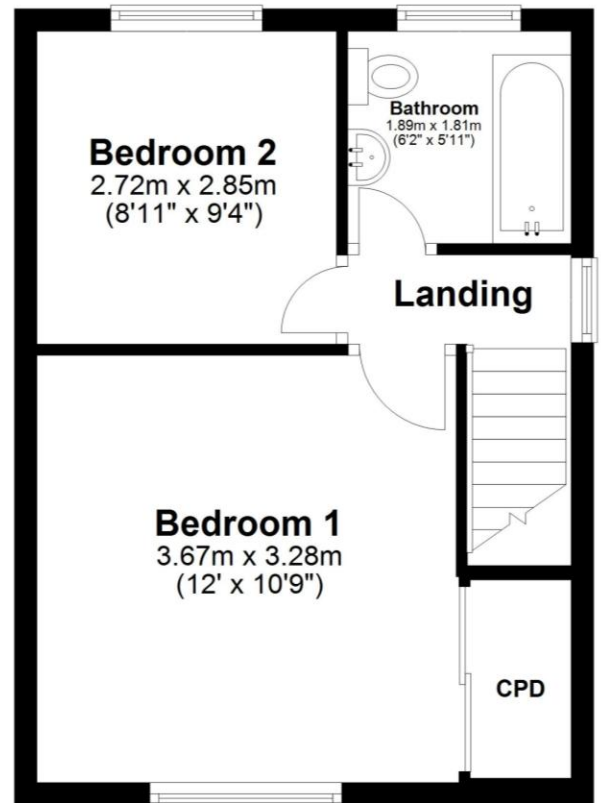
Ground Floor

Approx. 28.2 sq. metres (303.0 sq. feet)



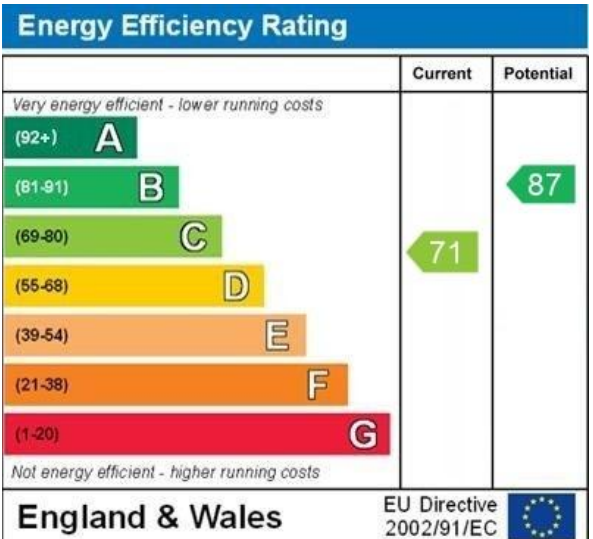
First Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 59.1 sq. metres (636.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



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.

