



King&Co.

23 HORTON STREET,
LINCOLN, LN2 5NG
£850 PCM DEPOSIT £980





- ~ Available from: 31st October 2025
- ~ Council Tax Band: A
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D62

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

ENTRANCE HALL

Solid wood front door, stairs rising to first floor landing.

LOUNGE

12' 0" x 10' 5" (3.66m x 3.18m) Wooden bay casement window to front elevation, feature fireplace with tiled insert and gas flame effect fire, wired for flat screen TV on chimney breast, fitted shelving and cupboards, stripped and stained floorboards, comicing, picture rail, radiator.

OPEN PLAN KITCHEN/DINING ROOM

22' 4" x 12' 0" (6.81m x 3.66m) Twin double glazed French doors to side elevation, wooden casement window to rear elevation, fireplace with wooden lintel, tiled hearth and cast iron wood burner, range of matching base units with wooden work surfaces over, sink, with tiled splashbacks, integrated oven and hob, dishwasher, washing machine, part stripped and stained floor boards and tiled flooring, picture rail, comicing, understairs storage cupboard, radiator.

BEDROOM ONE

15' 3" x 10' 4" (4.65m x 3.15m) Twin wooden casement windows to front elevation, stripped and painted floorboards, cast iron fireplace, picture rail, built in cupboards, built in shower, radiator.

BEDROOM TWO

11' 8" x 8' 7" (3.56m x 2.62m) Wooden casement window to rear elevation, radiator.

BATHROOM

Wooden casement window to rear elevation, three piece suite comprising stand alone bath with shower attachment, low level WC, pedestal wash hand basin, airing cupboard.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



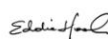
Client money protection for landlords and tenants

This is to certify that

KING AND CO. (LINCOLN) LTD

is a member of Client Money Protect

Membership no: CMP005217
Date of issue: 21/06/2025
Expiry date: 20/06/2028


Eddie Hooker
Client Money Protect

