



King & Co.

13 LISSETT CLOSE,
LINCOLN, LN6 0SY
£1,050 PCM DEPOSIT £1,210





- ~ Available from: 1st August 2026
- ~ Council Tax Band: C
- ~ Unfurnished
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D66

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



This well presented three bedroom bungalow boasts a private garden, off road parking and garage. It is conveniently located in the popular area of Doddington Park with access to all the local amenities including, shopping, medical facilities, schooling and excellent transport links.



ENTRANCE HALL

Entered via a uPVC front door, with storage cupboard, and giving access to all the accommodation.

LOUNGE

15' 10" x 11' 7" (4.85m x 3.54m) With large window to the front and electric fire. Open to:

DINING ROOM

8' 9" x 8' 0" (2.68m x 2.44m) With sliding patio doors to the rear garden.

KITCHEN

8' 11" x 9' 0" (2.74m x 2.75m) With a range of wall and base units, 4 ring electric hob, electric oven below and extractor above, sink and drainer unit. Giving access to the rear garden.

BEDROOM

9' 0" x 7' 6" (2.76m x 2.29m) With radiator, fitted carpet and access to the conservatory.

BEDROOM

8' 11" x 8' 11" (2.72m x 2.73m) With radiator, fitted carpet and window to the conservatory.

WC

0' 0" With window to the side, wash hand basin and WC.

BEDROOM

10' 1" x 12' 0" (3.08m x 3.67m) With window to the front, radiator, and fitted carpet,

SHOWER ROOM

9' 8" x 6' 8" (2.97m x 2.04m) max With matching suite comprising walk in electric shower cubicle, wash hand basin and WC. Appropriate tiling and window to the front.

CONSERVATORY

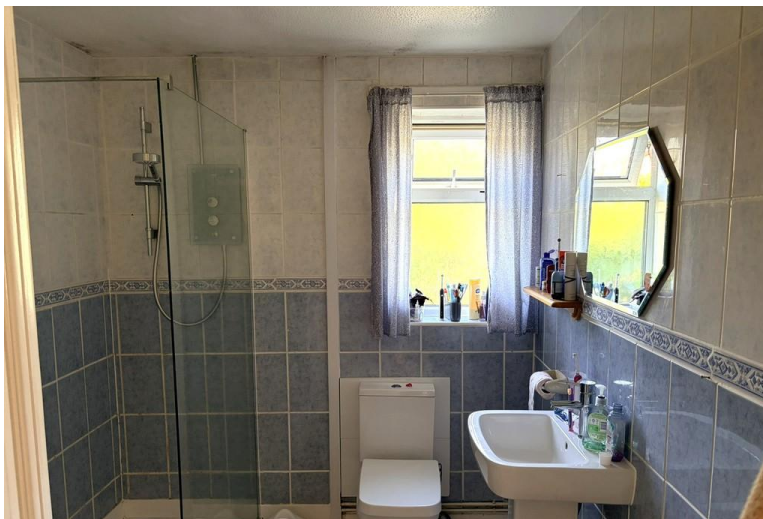
7' 9" x 14' 8" (2.38m x 4.48m) Accessed from the bedroom and opening onto the rear garden, with tiled floor.

GARAGE

With up and over door and pedestrian door into the rear garden.

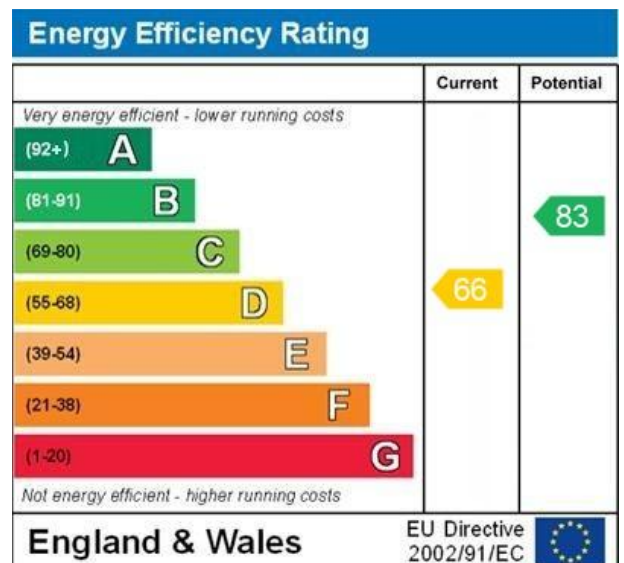
OUTSIDE

To the front there is a gravel driveway providing parking for multiple vehicles and giving access to the garage. The front garden has a range of mature plants and shrubs.





To the rear there is a mature and private garden with a patio and a range of plants and shrubs.



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.



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: 21/06/2026
Expiry date: 20/06/2027


Eddie Hooker
Client Money Protect

