

King&Co.

3 HAMPTON COURT,
LINCOLN, LN1 1RG
£950 PCM  DEPOSIT £1,095









~ Available from: 8th January 2027
~ Council Tax Band: A
~ Unfurnished
~ Construction: Cavity wall
~ Main heating: Gas central heating
~ Utilities: Mains gas, electric and water
~ Broadband: Ultrafast available
~ Mobile: Mobile coverage available
~ EPC rating D60

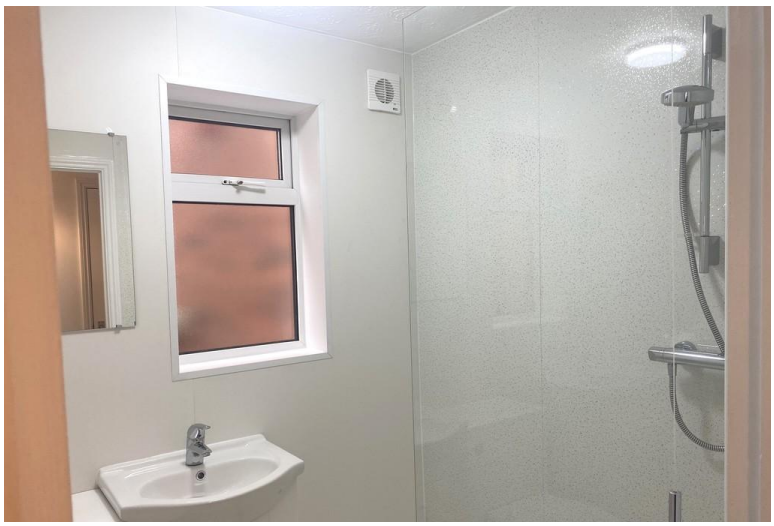
For more information on broadband and mobile coverage go to: https://checker.ofcom.org.uk/

This well-presented open plan, two-bedroom semi-detached house boasts a conservatory and allocated parking. Situated to the Northwest of the City, it is within walking distance of the City Centre with all its amenities including shops and restaurants.









**OPEN PLAN LIVING KITCHEN**

12' 0" x 13' 3" (3.67m x 4.05m) Entered via uPVC front door, with window to the front elevation, understairs cupboard, stairs rising to the first floor, and wood effect flooring.

**KITCHEN AREA**

12' 0" x 11' 3" (3.67m x 3.43m) Boasting a modern fitted kitchen with a range of matching units, splashback to the worksurface, four ring gas hob, built in oven, extractor fan, stainless steel sink, and recessed lighting. Also with an Ideal boiler and giving access to the:

**CONSERVATORY**

9' 6" x 8' 0" (2.9m x 2.44m) With tiled floor and giving access to the back garden.

**BEDROOM**

11' 9" x 9' 10" (3.6m x 3.02m) With windows to the front elevation, radiator, and fitted carpet.

**SHOWER ROOM**

With window to the side elevation, walk in shower, WC and toilet. Also with tiled flooring.

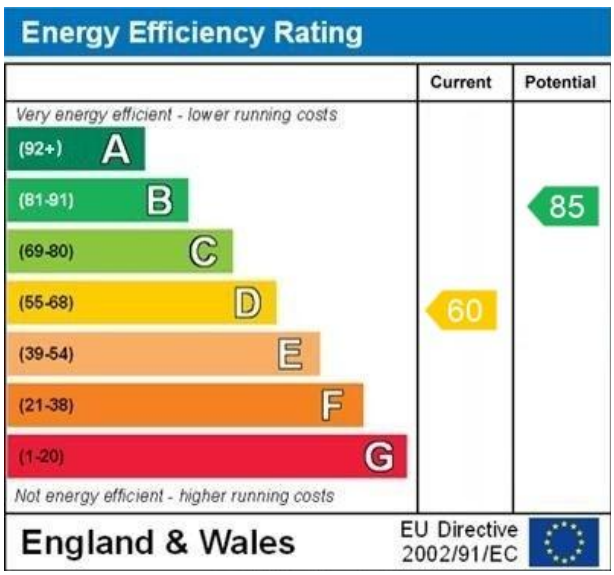
**BEDROOM**

6' 10" x 8' 6" (2.1m x 2.6m) With windows to the rear elevation, storage cupboard, radiator, and fitted carpet.

**OUTSIDE**

The property benefits from its own parking space in a gated car park to the front.
The rear garden is low maintenance and fully enclosed.






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Lincolnshire, LN2 1EW

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

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 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.

