

King&Co.

35C BEAUMONT FEE,
LINCOLN, LN1 1EZ
£995 PCM DEPOSIT £1,145







~ Available from: 20th November 2026
~ Council Tax Band: A
~ Construction: Solid brick
~ Main heating: Gas central heating
~ Utilities: Mains gas, electric and water
~ Broadband: Ultrafast available
~ Mobile: Mobile coverage available
~ EPC rating C78

For more information on broadband and mobile coverage go to: https://checker.ofcom.org.uk/
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This two bedroom modern home offers spacious open plan living downstairs and a private patio, while on the first floor both bedrooms boast an ensuite shower room. It benefits from access to all the local amenities including shopping, medical facilities and excellent transport links.









LOUNGE AREA
17' 10" x 12' 10" (5.46m x 3.92m) Entered via a upvc glazed door, with window to the side, radiator tiled floor.

KITCHE AREA
6' 3" x 8' 7" (1.93m x 2.63m) With a range of modern wall and base units, stainless sink and drainer unit, electric oven with four ring hob above and extractor fan. There is a fridge and washing machine which have been left for tenant use but will bot be maintained or replaced. Also with window to the side and tiled flooring.

WC
5' 10" x 3' 1" (1.79m x 0.95m) With matching suite comprising WC and vanity wash hand basin. Also with combi boiler, extractor fan and tiled flooring.

Stairs rise to the first floor from the lounge area

LANDING
With window to the side and fitted carpet.

BEDROOM ONE
8' 3" x 12' 10" (2.53m x 3.92m) With patio doors to the rear juliette balcony, windows to the rear and side, radiator and fitted carpet. Giving access to:

ENSUITE
6' 8" x 4' 7" (2.05m x 1.41 m) max With three piece suite comprising mixer shower cubicle, WC, and vanity wash hand basin. Also with window to the side, radiator, extractor fan and vinyl flooring.

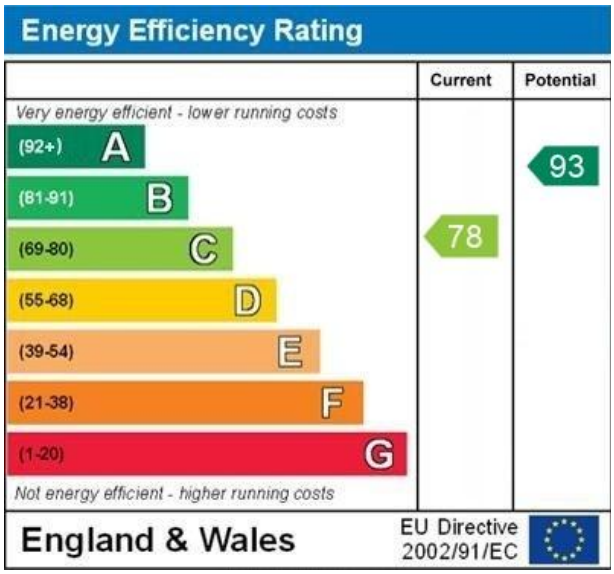
BEDROOM TWO
8' 7" x 9' 4" (2.62m x 2.86m) max With window to the side, radiator and fitted carpet. Giving access to:

ENSUITE
5' 1" x 4' 7" (1.55m x 1.41m) max With three piece suite comprising electric shower cubicle, WC, and vanity wash hand basin. Also with radiator, extractor fan and vinyl flooring.

PATIO GARDEN
Approached via it's own private, walled patio garden.







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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.



