



King & Co.

71 MAIN ROAD, WASHINGBOROUGH,
LINCOLN, LN4 1AY
£825 PCM DEPOSIT £950





- ~ Available from: 10th April 2026
- ~ Council Tax Band: A
- ~ Unfurnished
- ~ Construction: Stone
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D64

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



KITCHEN

13' 4" x 8' 9" (4.07m x 2.68m) With a range of base and wall units, stainless steel sink and drainer unit, window to rear elevation, cupboard housing Worcester boiler, radiator and laminate flooring.

LOUNGE

11' 9" x 16' 2" (3.60m x 4.93m) With large built in cupboards, window to side elevation, fitted carpet and radiator.

Stairs to first floor landing



BEDROOM 1

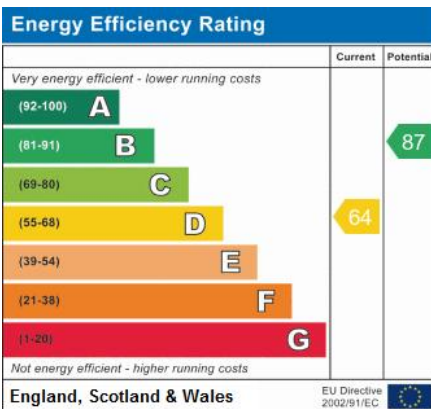
12' 0" x 10' 4" (3.67m x 3.17m) With window to side elevation, fitted carpet and radiator

BEDROOM 2

13' 11" x 8' 10" (4.26m x 2.70m) With window to rear elevation, fitted carpet and radiator.

BATHROOM

8' 2" x 6' 1" (2.49m x 1.87m) With low suite WC, panelled bath with shower over, pedestal wash basin, ladder style towel radiator and laminate flooring



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.



**ClientMoney
Protect**

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:	21/06/2024
Expiry date:	20/06/2025


Eddie Hooker
Client Money Protect

