

King&Co.

7 ARBORETUM AVENUE,
LINCOLN, LN2 5JE
£1,150 PCM DEPOSIT £1,325









~ Available from: 13th November 2026
~ Council Tax Band: A
~ Unfurnished
~ Construction: Solid brick
~ Main heating: Gas central heating
~ Utilities: Mains gas, electric and water
~ Broadband: Superfast available
~ Mobile: Mobile coverage available
~ EPC rating D57

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

This beautifully presented property has three bedrooms, modern kitchen and bathroom and an enclosed courtyard garden. Comprising: hallway, lounge, dining room, kitchen, bathroom, & three bedrooms. Nearby are a wide range of local amenities including shops, schooling & transport links.









The property is entered through a shared side passageway with front door leading to;

ENTRANCE HALL
With fitted carpet, radiator and undertstairs cupboard

LOUNGE
12' 4" x 12' 6" (3.76m x 3.82m) With bay window to front elevation, fitted carpet, radiator and window blinds

DINING ROOM
11' 11" x 12' 3" (3.64m x 3.74m) With wooden flooring, radiator, shelving and opening to;

KITCHEN
11' 10" x 6' 4" (3.61m x 1.94m) With 1.5 bowl stainless steel sink and drainer unit with mixer taps, range cooker, dishwasher, shelving, extractor unit and fridge freezer

BATHROOM
With white three piece suite comprising: pedestal wash hand basin, W.C., bath with mixer shower over.

BEDROOM 1
11' 11" x 12' 3" (3.65m x 3.75m) With fitted carpet, radiator and window to rear elevation

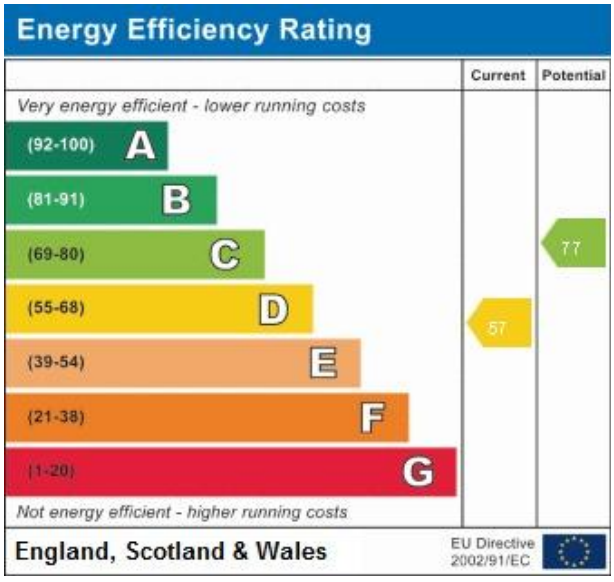
BEDROOM 2
12' 5" x 8' 0" (3.8m x 2.45m) With fitted carpet, radiator and window to rear elevation

BEDROOM 3
12' 1" x 7' 6" (3.7m x 2.3m) With fitted carpet, radiator and window to front elevation

OUTSIDE
Having brick shed with plumbing for an automatic washing machine and tumble dryer







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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 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.



