



King & Co.

6 ROCKINGHAM CLOSE,
LINCOLN, LN6 0FY
£875 PCM DEPOSIT £1,005





- ~ Available from: 22nd May 2026
- ~ Council Tax Band: A
- ~ Unfurnished
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating TBC

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>
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A modern two bedroom end of terrace house with two bathrooms, ground floor cloakroom and allocated parking. The property is located in the popular and sought after area of Doddington park with access to a wide range of local amenities and excellent transport links.



ENTRANCE HALL

Giving access to all the accommodation with wood effect laminate flooring.

KITCHEN

10' 0" x 6' 3" (3.05m x 1.91m) With window to the front, a range of matching base and wall units, sink and drainer unit, built in electric oven with gas hob and extractor fan over, space for washing machine and appropriate tiling.

WC

With matching suite comprising WC and wash hand basin.



LOUNGE

19' 1" x 12' 7" (5.83m x 3.86m) max With window to the side, radiator, and wood effect laminate flooring. Also with patio doors leading to the rear garden and stairs rising to the first floor landing.

BEDROOM

6' 6" x 12' 7" (2.5m x 3.85m) With window to the front, radiator and fitted carpet. Giving access to:

ENSUITE

6' 5" x 6' 1" (1.97m x 1.87m) With window to the side and matching suite comprising bath, WC and wash hand basin.



BEDROOM

12' 5" x 12' 7" (3.81m x 3.85m) With window to the rear, cupboard housing the hot water cylinder, radiator and fitted carpet. Giving access to:

ENSUITE

With window to the side and matching suite comprising shower cubicle, WC and wash hand basin.

OUTSIDE

To the front is an allocated parking space and to the rear there is a private garden laid to lawn with a patio and shed.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

Notes to potential tenants

The tenancy is for a period of a minimum of six months unless otherwise previously agreed with the Agent/Landlord. Tenants must be aged 21 years or over.



**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: 21/06/2025
Expiry date: 20/06/2026



Eddie Hooker
Client Money Protect

