King&Co.

9 EASTHOLM,
LINCOLN, LN2 4RU
£925 PCM DEPOSIT £1,065

~ Available from: 15th June 2026
~ Council Tax Band: A
~ Unfurnished
~ Construction: Cavity wall
~ Main heating: Gas central heating
~ Utilities: Mains gas, electric and water
~ Broadband: Superfast fibre available
~ Mobile: Mobile coverage available
~ EPC rating C69

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

ENTRANCE HALL

With stairs rising to first floor and radiator.

LOUNGE

14' 10" x 12' 8" (4.53m x 3.88m) max Window to front elevation, gas fire with surround to part of one wall, coving, radiator and wood effect laminate flooring.

KITCHEN/DINER

9' 10" x 12' 8" (3.02m x 3.88m) Stainless steel sink and drainer unit inset to surface with cupboards and space below for automatic washing machine. The work surface continues along the neighbouring wall with four ring gas hob inset with extractor hood above and oven below.

Also with: space for dining table and chairs, coving, UPVC door leading out to rear garden, appropriate wall tiling, radiator, wall hung gas fired Ideal central heating boiler.

FIRST FLOOR LANDING

Access to loft space, coving and carpet.

BEDROOM ONE

12' 8" x 9' 1" (3.88m x 2.77m) With window to rear elevation, coving, radiator and carpet.

BEDROOM TWO

12' 8" x 9' 0" (3.88m x 2.76m) max Window to front elevation, airing cupboard housing hot water cylinder, coving, radiator and carpet.

BATHROOM

Close couple WC, pedestal wash hand basin, panelled bath with chrome mixer shower unit over, coving, appropriate wall tiling, radiator and vinyl flooring.

OUTSIDE

Gravelled driveway providing off street parking and access to:

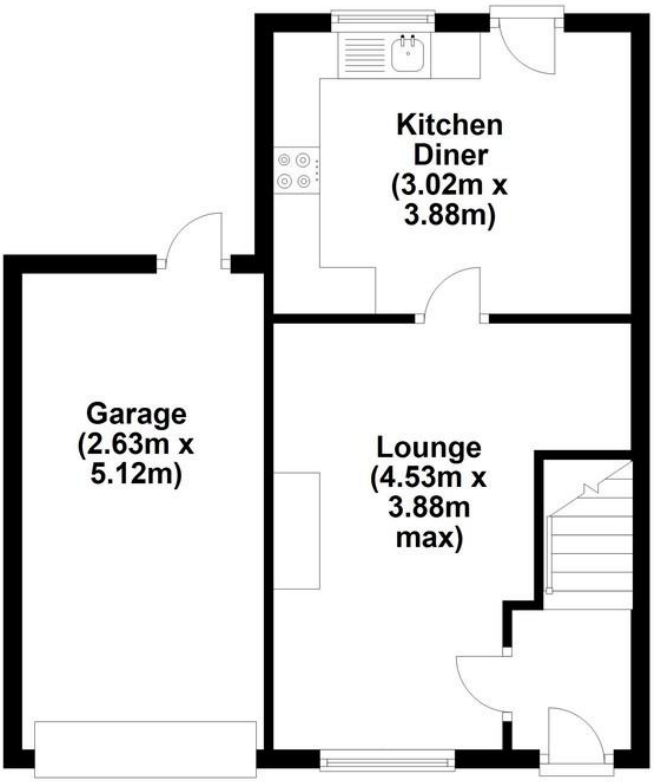
GARAGE

8' 7" x 16' 9" (2.63m x 5.12m) Up and over door, rear pedestrian door, power and lighting.

Rear garden is predominantly laid to grass with paved patio abutting the rear of the property.

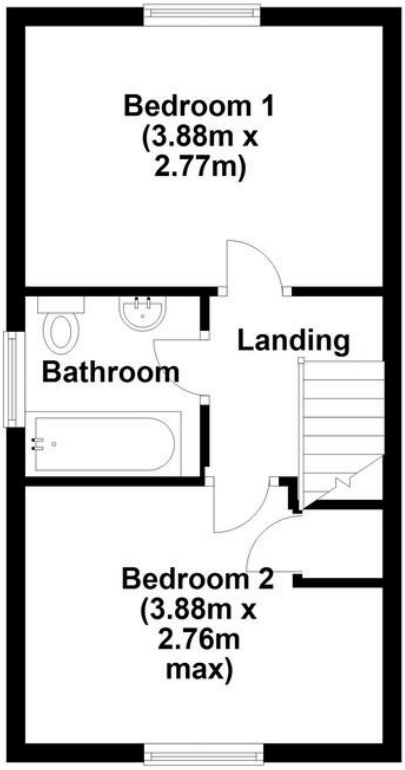
Ground Floor

Approx. 43.6 sq. metres (469.1 sq. feet)



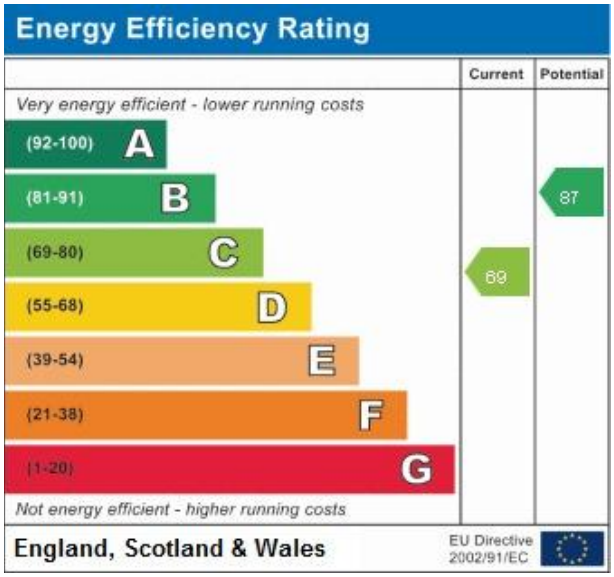
First Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



Total area: approx. 73.3 sq. metres (789.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



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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.

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: 21/06/2023
Expiry date: 20/06/2024

Eddie Hooker
Client Money Protect

The Property Ombudsman