



King & Co.

5 NORMANBY CLOSE,
BRACEBRIDGE HEATH, LINCOLN, LN4 2GZ
£1,095 PCM DEPOSIT £1,260





- ~ Available from: 22nd May 2026
- ~ Council Tax Band: B
- ~ Unfurnished
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating B83

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



This beautifully presented modern property boasts three bedrooms, an en-suite to the master, off street parking and rear garden. Conveniently located in the popular village of Bracebridge Heath with access to all the local amenities including schooling, public houses and shopping.



ENTRANCE HALL

Giving access to all the accommodation with LVT flooring.

KITCHEN DINER

With window to the front, range of modern base and wall units, sink and drainer, four ring gas hob with extractor fan above and electric oven below. Space and plumbing for washing machine, space for fridge freezer and dining set.

WC

With matching suite comprising wash hand basin and WC.



LOUNGE

With storage cupboard, fitted carpet and patio doors to the rear garden.

Stairs rise to the first floor.

BEDROOM

With window to the rear and fitted carpet.

BEDROOM

With window to the rear and fitted carpet. Giving access to:



ENSUITE

With matching suite comprising shower cubicle, wash hand basin and WC.

BEDROOM

With window to the front and fitted carpet.

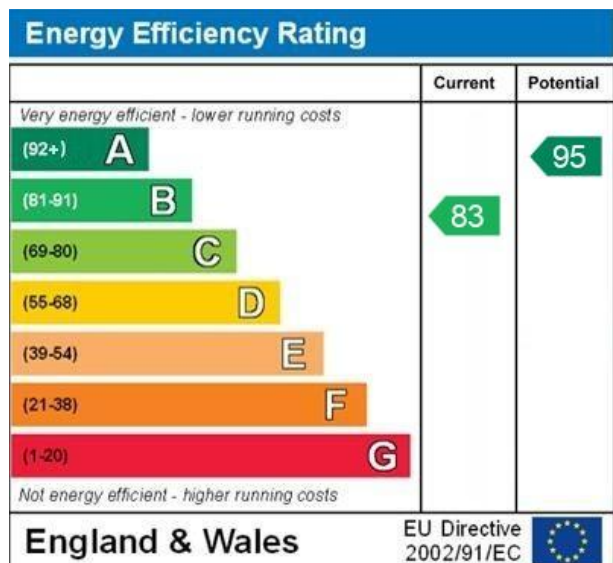
BATHROOM

With window to the front, matching suite comprising bath with shower head, wash hand basin and WC.

OUTSIDE

With block paved driveway to the side of the property.

To the rear is a private garden laid to lawn with patio.



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

