



King&Co.

AKEMAN DRIVE, BRACEBRIDGE HEATH,
LINCOLN, LN4 2TL
£895 PCM DEPOSIT £1,030





- ~ Available from: 16th October 2026
- ~ Council Tax Band: B
- ~ Unfurnished
- ~ Construction: Cavity
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D68

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

3' 2" x 4' 3" (0.97m x 1.32m) With laminate flooring and giving access to:

LOUNGE

16' 3" x 12' 7" (4.97m x 3.86m) With window to the front, fireplace, radiator and fitted carpet.

DINING KITCHEN

12' 5" x 8' 6" (3.8m x 2.6m) With a range of units including; sink and drainer inset to work surface with cupboards and drawers.

The work surface continues along the neighbouring wall having four ring electric oven with extractor unit above, cupboards and drawers.

Also with; window to rear elevation, patio doors, under stairs storage cupboard and with tiled flooring.

BEDROOM ONE

12' 5" x 8' 10" (3.8m x 2.7m) With window to the rear, radiator and fitted carpet.

BATHROOM

5' 10" x 6' 2" (1.8m x 1.88m) Having bath with mixer shower over, vanity wash hand basin, close couple WC, appropriate wall tiling, radiator, and vinyl flooring.

BEDROOM TWO

8' 6" x 9' 2" (2.6m x 2.8m) max With two windows to the front, radiator, boiler cupboard, and fitted carpet.

OUTSIDE

To the front of the property is a driveway offering parking and access to the rear garden.

The rear garden is mostly laid to lawn with a paved patio area, borders and shed.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	84
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & 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.



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: 21/06/2026
Expiry date: 20/06/2027

Eddie Hooker
Client Money Protect

