



King&Co.

30 KING DRIVE, BRACEBRIDGE HEATH,  
LINCOLN, LN4 2TZ  
£1,100 PCM      DEPOSIT £1,265





- ~ Available from: 11th September 2026
- ~ Council Tax Band: B
- ~ Unfurnished
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C70

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



This recently refurbished three bedroom home benefits from a conservatory and parking and is situated in the popular location of Bracebridge Heath with access to local amenities and transport links. The property boasts lounge, kitchen/diner, three bedrooms, bathroom, garden & parking.



### **ENTRANCE HALL**

With window to the side and giving access to:

### **CLOAKROOM**

With matching suite comprising WC and wash hand basin.

### **LOUNGE**

15' 8" x 14' 6" (4.8m x 4.43m) With window to the front, feature fireplace, stairs rising to the first floor, and giving access to:

### **KITCHEN/DINER**

8' 3" x 14' 6" (2.52m x 4.42m) With a range of modern wall and base units, stainless sink and drainer unit, oven with four ring gas hob above, extractor fan over, under counter fridge, freezer, slimline dishwasher, and space for a washing machine.

Also with window to the rear elevation, understairs storage cupboard, and giving access to:

### **CONSERVATORY**

7' 5" x 9' 10" (2.28m x 3.02m) With double doors to the rear garden.

Stairs rise to the first floor

### **BATHROOM**

5' 6" x 6' 1" (1.7m x 1.87m) With matching suite comprising WC, wash hand basin with vanity unit below, bath with electric shower over. Also with window to the rear.

### **BEDROOM**

10' 9" x 8' 3" (3.29m x 2.52m) With window to the rear and radiator.

### **BEDROOM**

13' 3" x 8' 3" (4.05m x 2.54m) With window to the front and radiator.

### **BEDROOM**

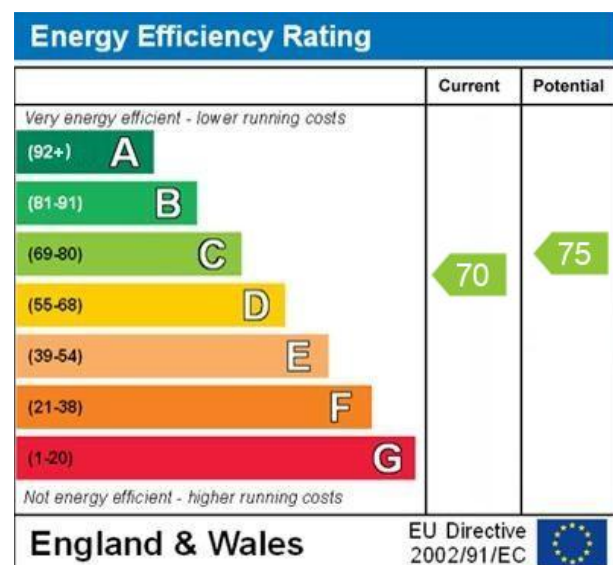
10' 1" x 6' 0" (3.09m x 1.85m) max With window to the rear, boiler cupboard, and radiator.

### **OUTSIDE**

To the front there is parking for two vehicles.

The rear garden has a patio, lawned area and shed.





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

