



King & Co.

321 PERSHORE WAY,
LINCOLN, LN6 0FS

£1,050 PCM

DEPOSIT £1,210





- ~ Available from: 18th October 2024
- ~ Council Tax Band: C
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C66

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

This three-bedroom detached home is located in the popular Doddington Park area to the south of the city. It benefits from a modern kitchen, family bathroom and en-suite, garage, and a wide range of amenities including transport links, shopping, schooling and medical facilities.

ENTRANCE HALL

With mat well, central heating thermostat, smoke detector and fitted carpet. Giving access to:

LOUNGE

9' 2" x 13' 5" (2.8m x 4.09m) With window to the front elevation, understairs cupboard, fireplace with surround, radiator, fitted carpet and archway through to:

DINING AREA

8' 2" x 9' 11" (2.5m x 3.03m) With window to the rear elevation, radiator, and fitted carpet.

KITCHEN

7' 10" x 8' 10" (2.4m x 2.7m) With range of base and wall units, partially tiled walls, wood effect vinyl flooring, and window to the rear elevation. Also having stainless steel sink and drainer unit with mixer tap over sink, 4 ring gas hob integrated into work surface with cooker below and extractor fan above.

UTILITY ROOM

4' 7" x 4' 11" (1.4m x 1.5m) With wall unit, worksurface with space below and plumbing for an automatic washing machine. With wood effect vinyl flooring and door to the rear garden.

CLOAKROOM

With WC, corner wash hand basin, wall mirror, wood effect vinyl flooring and window to the side elevation.

Stairs rising from entrance hallway to first floor landing with fitted carpet.

MASTER BEDROOM

12' 1" x 8' 6" (3.7m x 2.6m) With window to the rear elevation, built in double wardrobes, dressing table, bedside cabinets, fitted carpet and radiator.

ENSUITE

With window to the front elevation, shower cubicle, vanity basin with shelves and cupboard, WC, extractor fan and vinyl flooring.

BEDROOM TWO

11' 9" x 10' 5" (3.6m x 3.2m) With window to the front elevation, fitted wardrobes and shelving, bedside tables, dressing table, mirrored cupboard housing the hot water cylinder, radiator and fitted carpet.

BEDROOM THREE

10' 2" x 6' 3" (3.1m x 1.92m) With window to the rear elevation, single fitted wardrobe, radiator and fitted carpet.

FAMILY BATHROOM

With window to the rear elevation, panelled bath, vanity unit with cupboards below, WC, and vinyl flooring.

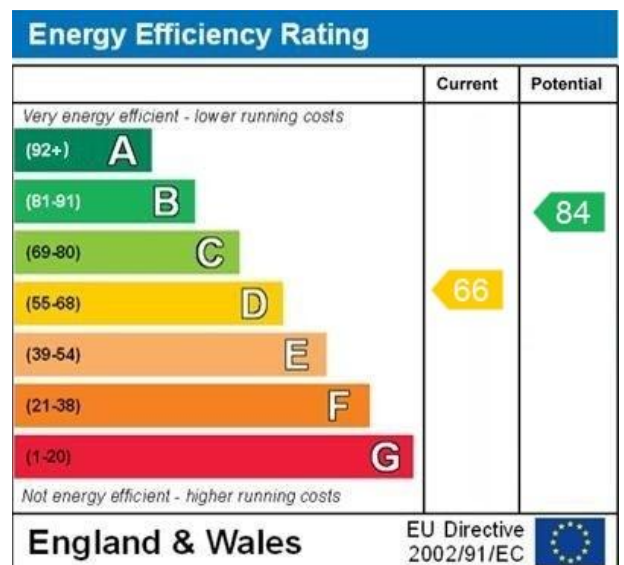
OUTSIDE

Approached over a tarmac driveway with lawn and hedging to the front. Giving access to:

GARAGE

Single garage with up and over door, housing the boiler.

The rear garden is laid to lawn with mature shrubs and fencing, also with side gate giving access to the front of the property.



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.



Client money protection for landlords and tenants

This is to certify that

KING AND CO. (LINGOLN) LTD

is a member of Client Money Protect

Membership no: CMP005217
Date of issue: 21/06/2024
Expiry date: 20/06/2025


Eddie Hooker
Client Money Protect

