



King & Co.

PIP COTTAGE, 37A OLD LINCOLN ROAD,  
GRANTHAM, NG32 3DW  
£895 PCM DEPOSIT £1,030







- ~ Available from: 18th October 2024
- ~ Council Tax Band: TBC
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Air source heat pump
- ~ Utilities: Mains electric and water
- ~ Broadband: TBC
- ~ Mobile: Mobile coverage available
- ~ EPC rating B82

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



Pip Cottage is a beautifully presented new build property boasting two bedrooms, lounge, open plan kitchen and dining area and rear garden. Conveniently located in the popular village of Caythorpe with access to local amenities including medical facilities, public houses and shopping.



### **ENTRANCE HALL**

Entered from the side of the property with solid wood flooring.

### **CLOAKROOM**

With window to the side elevation, vanity basin, and WC, solid wood flooring with under floor heating.

### **LOUNGE**

10' 2" x 11' 1" (3.1m x 3.4m) max With window to the front elevation, solid wood flooring and underfloor heating.



### **KITCHEN**

15' 1" x 9' 0" (4.6m x 2.75m) With modern fitted kitchen, integrated washing machine, built in fridge freezer, single oven, electric hob with extraction unit over, matching base and wall units, single drainer sink unit with mixer tap inset to the work surface.

### **DINING AREA**

7' 2" x 15' 1" (2.2m x 4.6m) With patio doors giving access to the rear garden, roof light, and solid wood flooring with under floor heating.

Staircase to landing with fitted carpet and radiator.



### **BEDROOM ONE**

11' 5" x 9' 10" (3.5m x 3m) With window to the front elevation, radiator and fitted carpet.

### **BEDROOM TWO**

11' 9" x 8' 0" (3.6m x 2.44m) With window to the rear elevation, radiator and fitted carpet.

### **BATHROOM**

With window to the side elevation, panelled bath with shower screen and power shower over, WC, and vanity basin.



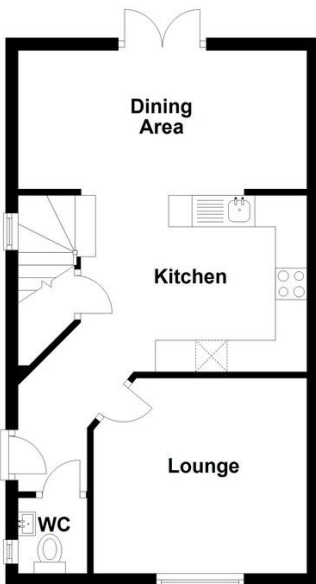
### **OUTSIDE**

To the rear of the property is an enclosed garden with patio.



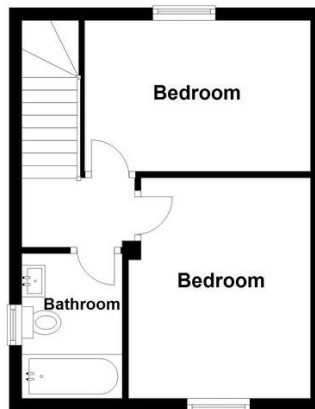
**Ground Floor**

Approx. 38.2 sq. metres (411.0 sq. feet)



**First Floor**

Approx. 27.9 sq. metres (300.8 sq. feet)



Total area: approx. 66.1 sq. metres (711.7 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

### **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. (LINCOLN) 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

