



King & Co.

58B STATION ROAD, WADDINGTON,
LINCOLN, LN5 9QW
£1,095 PCM DEPOSIT £1,260





- ~ Available from: 24th January 2025
- ~ Council Tax Band: D
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains electric and water
- ~ Broadband: Superfast broadband available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D61

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

This three-bedroom detached bungalow is well positioned in mature gardens, set back from the road & with a double garage and countryside views to the rear. It is located in this popular clifftop village to the South of Lincoln, with good transport links & various facilities such as local shops, post office & take away.



ENTRANCE HALL

With cupboard housing coat hooks, a further airing cupboard, fitted carpet and radiator

LOUNGE

20' 1" x 12' 2" (6.14m x 3.73m) With fireplace housing gas fire, 2 radiators, fitted carpet, bay window to front elevation, and patio doors to garden.

DINING ROOM

12' 0" x 9' 11" (3.67m x 3.04m) With Fitted carpet, radiator and window to rear elevation.



KITCHEN

12' 11" x 12' 0" (3.94m x 3.66m) With a range of base and wall units, stainless steel sink and drainer unit, dish washer, part tiled wall, built in oven with 4 ring gas hob inset to work surface. Also with tiled flooring, window to rear elevation and radiator.

Access to;

UTILITY ROOM

With stainless steel sink and drainer unit, ideal combi boiler, plumbing for automatic washing machine, tiled flooring, door to rear patio garden and access to;



SEPARATE WC

With low suite WC, wall mounted hand wash basin, radiator and tiled flooring

BEDROOM 1

15' 9" x 10' 9" max (4.82m x 3.28m max) With fitted wardrobes, fitted carpet, radiator and window to front elevation

BEDROOM 2

12' 0" x 9' 7" (3.68m x 2.93m) With fitted carpet, radiator, and window to front elevation.



BATHROOM

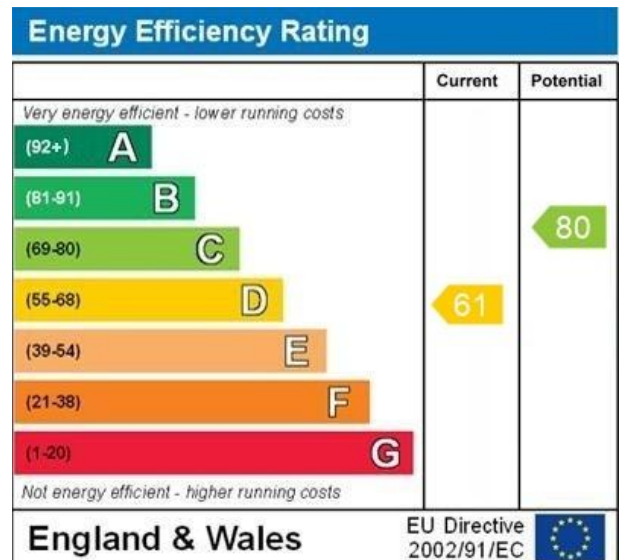
6' 5" x 6' 1" (1.96m x 1.87m) With panelled bath and shower over, low suite WC, pedestal wash basin, laminate wood effect flooring and window to side elevation.

BEDROOM 3

9' 8" x 9' 9" (2.97m x 2.98m) With window to rear elevation, radiator and wood effect laminate flooring.

SHOWER ROOM

With pedestal wash basin, shower cubicle, wood effect laminate flooring, radiator, and window to side elevation.



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

