



King & Co.

19 BENTLEY DRIVE, BRACEBRIDGE HEATH,  
LINCOLN, LN4 2QW

£1,300 PCM      DEPOSIT £1,500





- ~ Available from: 18th April 2025
- ~ Council Tax Band: D
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D67

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

This well presented, four-bedroom family home boasts field views and has undergone recent refurbishment including new kitchen and new carpets throughout. Located in Bracebridge Heath with access to all the local amenities including schooling, shopping, medical facilities & transport links.



### **ENTRANCE HALL**

### **LOUNGE**

12' 9" x 17' 1" (3.91m x 5.23m) Windows to front and side elevations, radiator and newly fitted carpet.

### **KITCHEN**

11' 1" x 10' 10" (3.4m x 3.32m) Newly fitted with country style units. Fitted oven with matching hob and extractor unit over. Space for under worksurface appliances, window to side elevation, radiator, tiled flooring.

### **CONSERVATORY**

8' 9" x 11' 7" (2.67m x 3.55m) Double doors allowing access out to the rear garden and separate boiler cupboard.

### **BEDROOM THREE**

10' 11" x 11' 5" (3.34m x 3.48m) Having window to front elevation, radiator and newly fitted carpet.

### **BEDROOM FOUR**

10' 11" x 8' 11" (3.34m x 2.74m) Window to side elevation, radiator and newly fitted carpet.

### **FAMILY BATHROOM**

7' 6" x 7' 6" (2.29m x 2.29m) Panelled bath, close couple WC, pedestal wash hand basin, enclosed cubicle shower.



### **FIRST FLOOR LANDING**

### **BEDROOM ONE**

13' 0" x 13' 3" (3.98m x 4.04m) Window to front elevation, radiator and newly fitted carpet. Access to:

### **ENSUITE**

Having corner cubicle shower, close couple WC and pedestal wash hand basin.

### **BEDROOM TWO**

15' 8" x 13' 3" (4.8m x 4.05m) Window to front elevation, radiator and newly fitted carpet. Access to

### **ENSUITE**

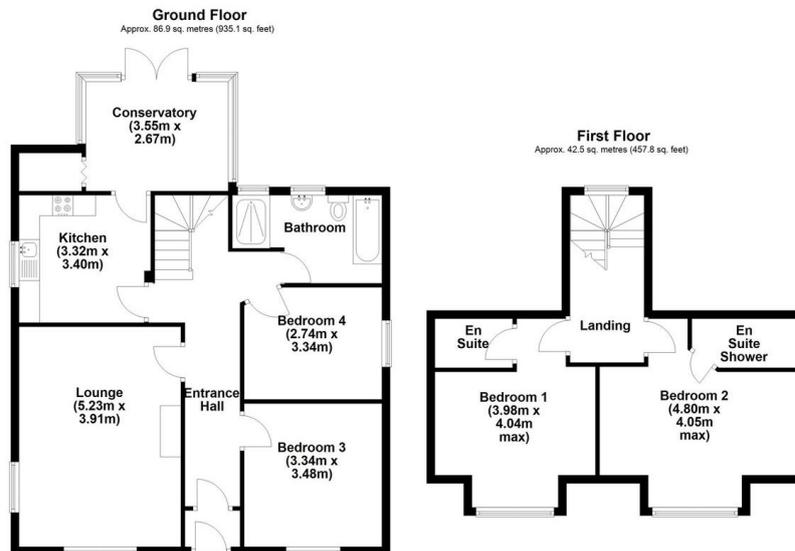
Having corner cubicle shower, close couple WC and pedestal wash hand basin.

### **OUTSIDE**

Driveway to one side allowing off street parking and separate detached garage.



The rear garden is predominately laid to lawn with patio standing adjacent to the rear of the property and open field views to rear.



Total area: approx. 129.4 sq. metres (1392.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.



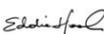
Client money protection for landlords and tenants

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

