



King & Co.

6 ROSS CLOSE,  
LINCOLN, LN2 4WQ  
£1,400 PCM      DEPOSIT £1,615







- Available from: 31st January 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: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C77

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>  
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This well presented, four-bedroom family home is located in the popular Carlton Boulevard area of Lincoln with access to all the local amenities including schooling, shopping, medical facilities & excellent transport links. It also benefits from a garage, garden & gas central heating.



### **ENTRANCE HALL**

With window to the front, radiator, thermostat, wood effect flooring and stairs rising to the first floor.

### **LOUNGE**

13' 0" x 12' 7" (3.98m x 3.85m) With window to the front, radiator and wood effect flooring.

### **DINING ROOM**

11' 1" x 12' 7" (3.38m x 3.86m) With patio doors to the back garden, radiator and fitted carpet.

### **KITCHEN**

17' 2" x 9' 9" (5.24m x 2.98m) With a range of modern base and wall units, stainless steel sink with drainer, electric cooker with extractor fan over, window to the rear, radiator, back door to the garden and space for a breakfast table.

Also with lighting under the wall units and vinyl flooring.

### **CLOAKROOM**

5' 10" x 3' 2" (1.8m x 0.97m) With vanity wash hand basin, wall mirror, WC, extractor fan, radiator, and wood effect flooring.

### **LANDING**

With window to the front elevation, radiator, boiler cupboard with shelving, storage cupboard with shelving, and fitted carpet.

### **BATHROOM**

11' 4" x 9' 9" (3.47m x 2.98m) With window to the rear, bath with shower attachment, separate shower cubicle, pedestal wash hand basin, WC, wall mirror, extractor fan, loft access, appropriate wall tiling and vinyl flooring.

### **BEDROOM**

11' 1" x 12' 7" (3.39m x 3.85 m) max With window to the rear, radiator and fitted carpet.

### **BEDROOM**

13' 1" x 12' 6" (3.99m x 3.83m) max With window to the front, radiator, and fitted carpet.

Stairs rising to the second floor

### **LANDING**

With velux window to the front, radiator, loft access and fitted carpet.







**MASTER BEDROOM**

12' 1" x 13' 2" (3.69m x 4.02m) With window to the rear, radiator, two built in wardrobes, and wood effect flooring.

**ENSUITE**

8' 5" x 6' 5" (2.57m x 1.98m) With velux window to the rear, walk in shower cubicle with rain head shower and handy shower, vanity wash hand basin, wall mirror, WC, extractor fan, radiator and vinyl flooring.

**BEDROOM**

10' 0" x 13' 1" (3.05m x 4.01m) With window to the front, radiator, and fitted carpet.



**OUTSIDE**

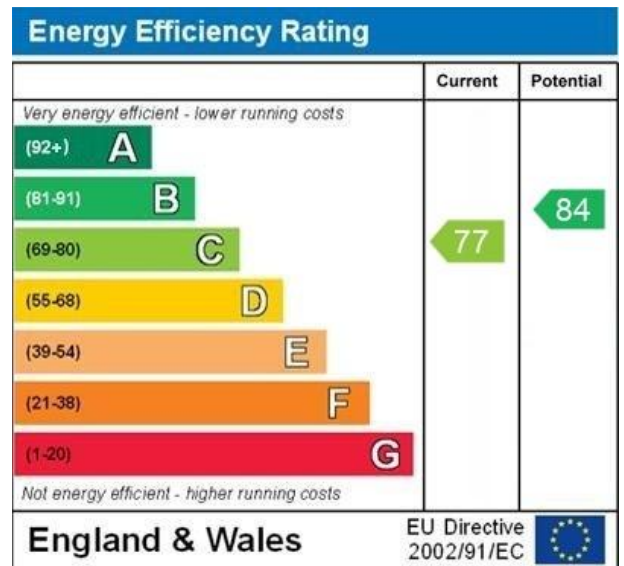
To the front of the property there is a block paved driveway to the single garage, and established shrubs.

**GARAGE**

With up and over door, power and lighting.

**BACK GARDEN**

With patio from the back door, lawn with fencing to all boundaries, established shrubs, outside tap, and path to the front gate.



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

