



King & Co.

11 STANE DRIVE, BRACEBRIDGE HEATH,  
LINCOLN, LN4 2UL  
£825 PCM DEPOSIT £950





- ~ Available from: 21st March 2025
- ~ Council Tax Band: A
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas Central Heating
- ~ Utilities: Mains electric and water
- ~ Broadband: Ultrafast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D68

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

**ENTRANCE HALL**

With storage cupboard and vinyl flooring.  
Open to:

**KITCHEN**

6' 6" x 8' 0" (1.99m x 2.44m) With window to the front elevation, wall and base units, four ring gas hob with electric oven below and extractor fan above, stainless steel sink and drainer unit, space and plumbing for washing machine, wall mounted boiler, and vinyl flooring.

**CLOAKROOM**

With WC, pedestal wash hand basin, radiator and extractor fan.

**LOUNGE DINER**

15' 1" x 13' 0" (4.6m x 3.98m) With electric fire, two radiators, central heating thermostat, patio doors to the rear garden, and laminate flooring. Stairs rise to:

**LANDING**

With loft access and fitted carpet.

**BEDROOM**

8' 0" x 12' 10" (2.45m x 3.93m) With two windows to the front elevation, radiator, and fitted carpet.

**BATHROOM**

With vanity wash hand basin, WC, bath with shower over, extractor fan, shaving socket, radiator, and vinyl flooring.

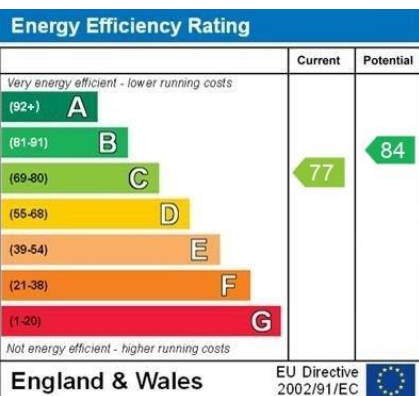
**BEDROOM**

8' 0" x 12' 9" (2.45m x 3.9m) With window to the rear elevation, airing cupboard, radiator, and fitted carpet.

**OUTSIDE**

To the front of the property there is off street parking and a brick built shed.

To the rear is a private garden with lawn, established shrubs, and fenced boundaries.



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.

