



King & Co.

1 FRANCIS STREET,
LINCOLN, LN1 3EJ

£1,200 PCM

DEPOSIT £1,380





- ~ Available from: 31st January 2025
- ~ Council Tax Band: B
- ~ 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 C76

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



This well presented three-bedroom semi-detached house boasts modern fitment and an en-suite to the master bedroom. It is conveniently located in the historic Bailgate area of Lincoln with access to all the local attractions and amenities including shopping, schooling and medical facilities.



ENTRANCE HALL

Entered via the uPVC front door, with radiator, coat hooks and tiled floor

LOUNGE

22' 1" x 12' 0" (6.74m x 3.68m) narrowing to 2.68m With window to the front elevation with fitted blind and curtains, radiator, thermostat, understairs storage cupboard with power and light, and tiled floor.

Also with modern unit and wall mounted bracket for television.

DINING AREA

8' 0" x 12' 1" (2.44m x 3.69m) With patio doors and two windows to the rear, two radiators and tiled floor.

KITCHEN

12' 3" x 7' 6" (3.75m x 2.3m) With a range of wall and base units, built in oven, four ring gas hob and extractor fan above, stainless steel sink inset to the worksurface, washing machine, dishwasher and microwave for the tenants use until the end of the appliance life, and space for fridge freezer.

Also with door to access the storage area to the front.

CLOAKROOM

2' 7" x 7' 6" (0.81m x 2.31m) With window to the rear, radiator tiled floor, WC, wash hand basin, extractor fan, and Ideal boiler with programmer.

LANDING

With radiator, thermostat, and fitted carpet.

BATHROOM

With window to rear, bath with rain head shower attachment over, vanity wash hand basin, WC, wall mounted heated towel rail, mirrored cabinet, extractor fan, appropriate wall tiling and tiled floor.

MASTER BEDROOM

14' 9" x 11' 1" (4.51m x 3.39m) With window and two skylights to the rear, radiator, wall mounted bracket for television, built in mirrored wardrobe and fitted carpet.

ENSUITE

9' 4" x 2' 2" (2.86m x 0.68m) With WC, heated towel rail, vanity wash hand basin, mirror, shower cubicle with rain head shower head, extractor fan, fully tiled walls and tiled floor.



BEDROOM

8' 1" x 10' 1" (2.47m x 3.09m) With window to the front, radiator, wall mounted bracket for television, and fitted carpet.

BEDROOM

9' 2" x 7' 1" (2.81m x 2.17m) With window to the front elevation, radiator, loft access, alcove with built in shelving, built in mirrored wardrobe and fitted carpet.

OUTSIDE

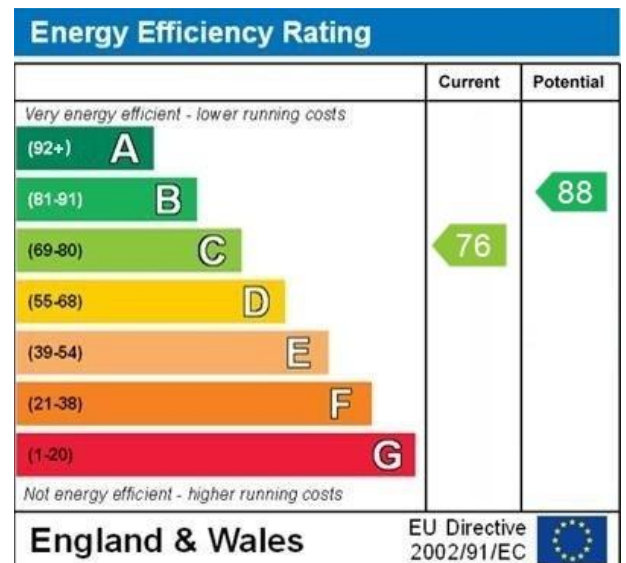
Approached over a block paved driveway providing parking for one car. Also with:

STORAGE

13' 6" x 7' 8" (4.13m x 2.35m) With remote roller door, power and lighting.

BACK GARDEN

The back garden is a low maintenance patio with brick walls to the boundaries, lighting and retractable washing line. The shed has power and lighting.



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

