



King&Co.

52 STATION ROAD, WADDINGTON,
LINCOLN, LN5 9QN
£1,250 PCM DEPOSIT £1,440





- ~ Available from: 14th April 2024
- ~ Council Tax Band: E
- ~ Unfurnished
- ~ Maximum 6-month tenancy
- ~ Construction: Cavity
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast fibre available
- ~ Mobile: Mobile coverage available

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



AVAILABLE AS A SHORT-TERM LET OF ONLY SIX MONTHS CANNOT BE EXTENDED

Four bedroomed detached bungalow with two reception rooms, en-suite to the master bedroom, garage and gardens on the edge of this cliff village to the South of Lincoln. Outside there are good sized gardens and a garage.



ENTRANCE PORCH

Fitted carpet, radiator coat hooks

DINING ROOM

13' 5" x 12' 5" (4.1m x 3.8m) Fitted carpet, radiator, patio doors leading to the rear garden,, double cupboard, central heating programmer

LOUNGE

14' 1" x 16' 4" (4.3m x 5.0m) with fitted carpet, wall lights, radiator

INNER HALLWAY

with fitted carpet, former airing cupboard, radiator



BEDROOM

7' 10" x 8' 2" (2.4m x 2.5m) fitted carpet, radiator spotlighting

BOILER ROOM

with ideal central heating boiler

CLOAKROOM

with wall mounted basin, low suite w.c., bidet, mirror, vinolay to floor



BEDROOM

11' 5" x 10' 2" (3.5m x 3.1m) fitted wardrobes, radiator, fitted carpet

BATHROOM

with tiled floor, inset basin with shelves below, panelled bath with shower over, tiled floor, radiator, shaver socket

BEDROOM

11' 5" x 10' 2" (3.5m x 3.1m) with fitted carpet, wardrobes, radiator

MASTER BEDROOM

14' 1" x 11' 5" (4.3m x 3.5m) with fitted carpet, radiator

ENSUITE

having a four piece suite, vanity basin, low suite w.c., bidet and shower cubicle. Wall safe, Extractor fan, mirror, towel rail, glass fronted cupboard



DINING KITCHEN

18' 8" x 14' 5" (5.7m x 4.4m) having a part tiled floor to the kitchen area and laminate in the dining area. Good range of fitted base and wall units incorporating a stainless steel single drainer sink unit with mixer taps, ceramic hob, microwave, inset oven and extraction unit.



UTILITY ROOM

8' 6" x 6' 10" (2.6m x 2.1m) tiled floor, sink unit, plumbing for automatic washing machine

CLOAKROOM

with low suite w.c.

STUDY

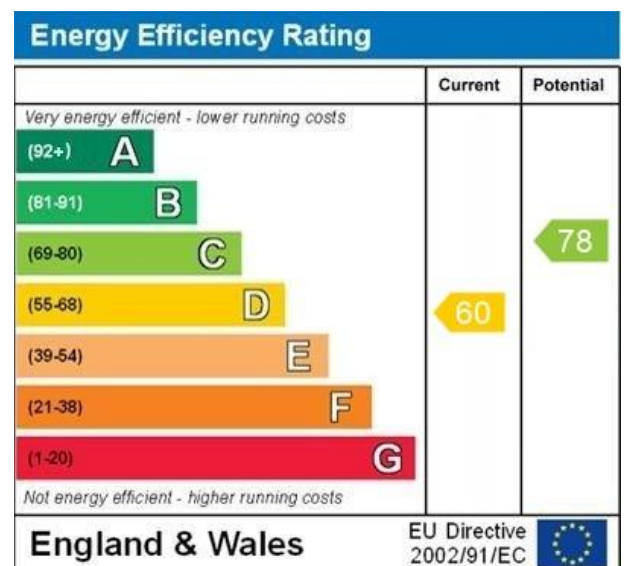
9' 2" x 8' 6" (2.8m x 2.6m) with fitted carpet, radiator

GARAGE

with up and over door, light and power connected

GARDENS

There are garden grounds to the front and rear of the property. The rear garden is laid mainly to lawn with a patio area. The front garden is also lawned with mature trees and shrubs. There is a driveway with turning point.



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

