



King&Co.

BLANCOTT, 388 NEWARK ROAD,
LINCOLN, LN6 8RX
£1,300 PCM DEPOSIT £1,500





- ~ Available from: 25th April 2025
- ~ Council Tax Band: C
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Solid brick & Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating: D60

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



Located on the A1434 to the south of the city this well presented three bedroomed semi-detached house boasts a luxury kitchen with integrated appliances, two reception rooms one with log burner, gas fired central heating, a large garden and parking for two cars.



ENTRANCE HALLWAY

with a tiled floor, original coving, hive control, radiator, stripped pine door

SHOWER ROOM

with part tiling to the shower cubicle, vanity basin with cupboards below, low suite w.c., extractor fan, blind to window

LOUNGE

13' 9" x 12' 11" (4.193m x 3.956m) measurements into the bay window which has shutters. A feature fireplace which is sealed, original coving, ladder radiator and fitted carpet



DINING ROOM

12' 2" x 12' 3" (3.73m x 3.75m) with a solid wood parquet style floor, having a feature fireplace with an inset log burner,

DINING AREA

15' 10" x 8' 2" (4.843m x 2.49m) with storage cupboard housing the central heating boiler, brick feature fireplace, solid wood floor continuing into the:

KITCHEN

15' 1" x 8' 0" (4.62m x 2.45m) This luxury kitchen with integrated Neff appliances - built in oven and microwave, dishwasher and washing machine, induction hob and fridge freezer. Extraction unit over the hob. Lighting to the units, together with Belfast sink, instant hot water tap and shelving.



STAIRS AND LANDING

The staircase rises from the Entrance Hallway with fitted carpet to first floor landing, access to the roof space

MASTER BEDROOM

12' 5" x 11' 10" (3.79m x 3.62m) located to the front of the property, fitted carpet, original fireplace, radiator, walk in cupboard



BEDROOM 2

13' 5" x 9' 9" (4.1m x 2.99m) fitted carpet, radiator

FAMILY BATHROOM

with a roll top bath having shower attachment, feature wash hand basin on a wooden stand with metal legs, heated towel rail and radiator, tile effect floor, w.c.

BEDROOM 3

9' 1" x 7' 11" (2.78m x 2.43m) with original fireplace, fitted carpet, radiator



OUTSIDE FRONT

To the front of the property there is a gravel driveway leading to the front door, and gate to the rear garden. Metal gates and a hedge bound the footpath

OUTSIDE REAR

There is a large well maintained garden to the rear of the property which is laid mainly to lawn with established shrubs and borders. There is a gravel area to the side of the property and an area for garden furniture.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

