King&Co.

7 OTHO WAY, NORTH HYKEHAM
LINCOLN, LN6 9ZD
£1,250 PCM DEPOSIT £1,440

~ Available from: 23rd October 2026
~ Council Tax Band: C
~ Unfurnished
~ Construction: Cavity wall
~ Main heating: Gas central heating
~ Utilities: Mains electric, gas, and water
~ Broadband: Ultrafast available
~ Mobile: Mobile coverage available
~ EPC rating C75

For more information on broadband and mobile coverage go to: https://checker.ofcom.org.uk/
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This three bedroom detached house is situated in popular North Hykeham with access to all the local amenities. Comprising lounge, kitchen diner, cloakroom, three bedrooms with en-suite to master bedroom, family bathroom, garage, and enclosed rear garden.

ENTRANCE HALL
With vinyl wood effect flooring, giving access to:

LOUNGE
13' 6" x 13' 3" (4.14m x 4.89m) max With bay window to the front, fitted carpet, and stairs rising to the first floor. Giving access to:

KITCHEN/DINER
17' 3" x 8' 3" (5.27m x 2.50m) excluding bay With a range of modern wall and base units, four ring gas hob, with extractor over, Electrolux oven, built in dishwasher, sink and drainer unit. Also with wood effect vinyl flooring, and patio doors giving access to the rear garden.

UTILITY ROOM
5' 0" x 5' 1" (1.54m x 1.56m) With base and wall units, sink and plumbing for a washing machine. Also with wood effect vinyl flooring, and back door to the rear garden giving access to:

WC
2' 11" x 5' 1" (0.9m x 1.56m) With WC, wash hand basin, window to the side and wood effect vinyl flooring.

Stairs rise from the lounge to the first floor landing.

BEDROOM
8' 11" x 19' 1" (2.73m x 5.83m) max including dressing area With windows to the front and rear and fitted carpet, giving access to:

ENSUITE
6' 10" x 3' 10" (2.09m x 1.19m) With electric shower, WC, wash hand basin, window to the rear and wood effect vinyl flooring.

BATHROOM
6' 2" x 6' 3" (1.89m x 1.91m) With a matching suite comprising bath, WC, wash hand basin, window to the rear and tile effect vinyl flooring.

BEDROOM
11' 1" x 10' 2" (3.38m x 3.11m) With window to the front, built in wardrobe, and fitted carpet.

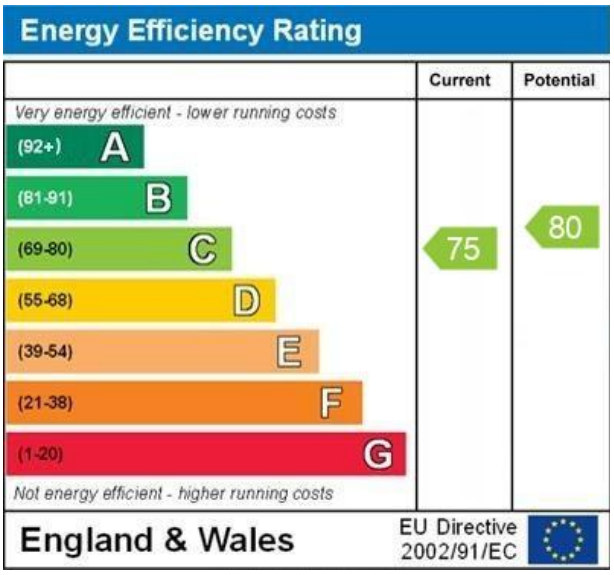
BEDROOM
6' 2" x 10' 9" (1.89m x 3.28m) With window to the rear and fitted carpet.

GARAGE
With manual up and over door.

OUTSIDE

To the front there is a garden with mature shrubs, driveway and garage.

The rear garden is laid to lawn with a patio and access via a timber gate.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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.

ClientMoney
Protect

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:	21/06/2026
Expiry date:	20/06/2027

Eddie Hooker
Client Money Protect

The Property Ombudsman