



King&Co.

295 NEWARK ROAD,  
LINCOLN, LN6 9RU  
£995 PCM DEPOSIT £1,415







- ~ Available from: 14th July 2025
- ~ Council Tax Band: B
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating E 54

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



This traditional and well-presented three-bedroom semi-detached house is situated in the popular area of North Hykeham. The property offers a wide range of local amenities, including schooling, medical facilities, local shopping and excellent transport links.



### **ENTRANCE HALLWAY**

Entered from the pebbled driveway and with coat hooks, radiator and fitted carpet.

### **LOUNGE**

13' 5" x 13' 9" (4.1m x 4.2m) into bay With bay window to the front, feature open fireplace, cupboard, radiator, and fitted carpet.

### **DINING KITCHEN**

19' 3" x 10' 5" (5.88m x 3.2m) With window to the rear, range of wall and base units, stainless steel sink with 1.5 bowls and drainer, four ring gas cooker with extractor over, space and plumbing for washing machine, and central heating boiler.

The dining area features a decorative fireplace (not to be used), cupboards, radiator, tiled floor and patio doors to the rear garden.

Stairs rising to the first floor landing.

### **BATHROOM**

With four piece bathroom suite including vanity basin, bath, enclosed shower unit, WC, radiator and vinolay flooring.

### **BEDROOM ONE**

10' 2" x 11' 9" (3.1m x 3.6m) With radiator and fitted carpet.

### **BEDROOM TWO**

8' 6" x 11' 5" (2.6m x 3.5m) With radiator and fitted carpet.

Stairs rising to second floor

### **BEDROOM THREE**

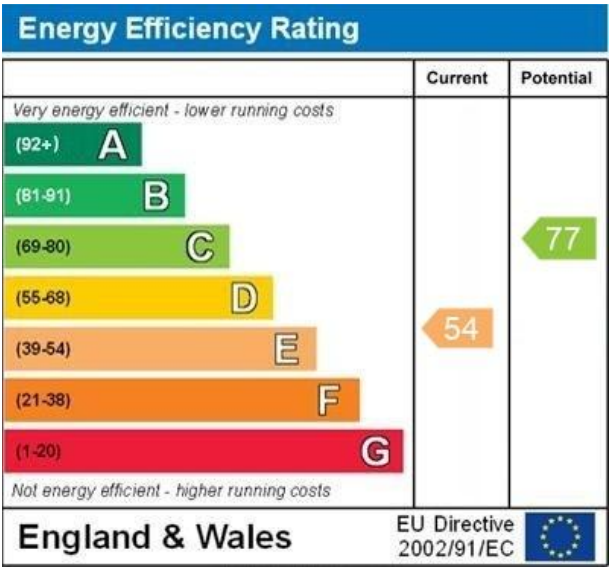
19' 0" x 11' 1" (5.8m x 3.4m) With radiator and fitted carpet.

### **OUTSIDE**

To the front of the property, the pebbled driveway provides off street parking. To the rear of the property there is a private garden with patio and grassed area.







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.

