



King&Co.

LIME TREES, HIGH STREET, SCAMPTON,
LINCOLN, LN1 2SE

£1,500 PCM

DEPOSIT £1,730





- ~ Available from: 1st December 2025
- ~ Council Tax Band:
- ~ Part furnished or Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D58

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



This beautifully presented three-bedroom bungalow has been recently extended & renovated to offer excellent living accommodation in this popular village. The property boasts open plan living with a modern kitchen, family bathroom and shower room, and gardens to the front and rear.



ENTRANCE HALL

Large L-shaped entrance hallway with inset lighting, radiator and solid wood flooring

BEDROOM ONE

9' 6" x 11' 1" (2.9m x 3.4m) With wardrobes, radiator and fitted carpet

BEDROOM TWO

15' 1" x 12' 9" (4.6m x 3.9m) With inset lighting, radiator, tiled flooring and patio doors leading to the rear garden

BEDROOM THREE

12' 5" x 9' 6" (3.8m x 2.9m) With inset lighting, radiator, and fitted carpet.



SHOWER ROOM

With walk in shower, vanity unit with wash hand basin, ladder radiator, inset light and boiler cupboard housing the Ideal Combi boiler

FAMILY BATHROOM

With shower cubicle separate from the bath, vanity wash hand basin, W.C., ladder radiator, mirror and solid flooring.



LOUNGE

15' 5" x 12' 1" (4.7m x 3.7m) With wall lights, radiator and solid wood flooring. Opening to:

LIVING FAMILY KITCHEN DINING AREA

9' 10" x 21' 11" (3m x 6.7m) x 4.4m 2.52m L-shaped room with radiator and doors to the rear garden. Kitchen area has a range of base and wall units, double larder cupboard, built in microwave, four ring hob and inset oven, integrated dishwasher and fridge freezer.

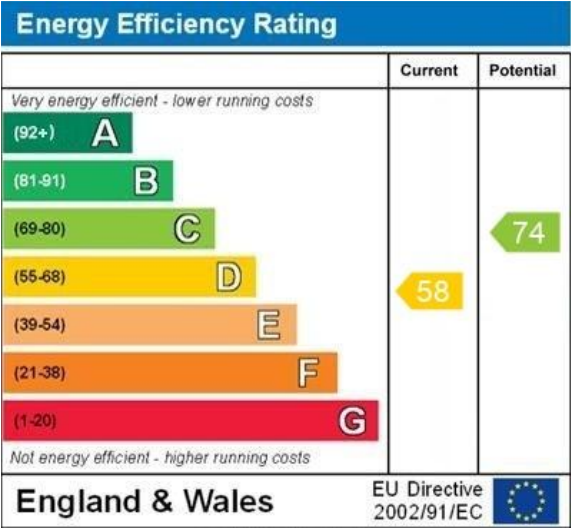
DOUBLE GARAGE

with up and over door



OUTSIDE

To the front is a large driveway leading to the garage and lawned garden. To the rear there are two patio areas and lawn



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.

