

King&Co.

39 EARLS DRIVE,
LINCOLN, LN6 7TY
£895 PCM DEPOSIT £1,030









~ Available from: 27th November 2026
~ Council Tax Band: B
~ Construction: Cavity wall
~ Main heating: Gas central heating
~ Utilities: Mains gas, electric and water
~ Broadband: Ultrafast available
~ Mobile: Mobile coverage available
~ EPC rating D67

For more information on broadband and mobile coverage go to: https://checker.ofcom.org.uk/
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HALLWAY With uPVC front door and window to the side.

LOUNGE 11' 7" x 13' 1" (3.55m x 3.99m) max With window to the front, radiator, gas fire and fitted carpet.

DINING AREA 7' 2" x 9' 5" (2.2m x 2.88m) With door to the rear garden, radiator, and fitted carpet.

KITCHEN 7' 2" x 9' 5" (2.2m x 2.88m) With a range of wall and base units, sink and drainer unit, electric oven with four ring gas hob above and extractor fan. Also with understairs storage cupboard, window to the rear, door to the side and vinyl flooring.

Stairs rise from the hallway to the first floor landing which has a window to the side and airing cupboard.

BEDROOM TWO 14' 11" x 9' 4" (4.55m x 2.87m) max With windows to the rear, radiator and fitted carpet.

BEDROOM ONE 8' 4" x 13' 3" (2.55m x 4.05m) With window to the front, radiator and fitted carpet.

BATHROOM 6' 0" x 7' 1" (1.84m x 2.16m) With three piece suite comprising electric shower over the bath, WC, and wash hand basin. Also with window to the front, radiator, extractor fan and tiled flooring.

OUTSIDE The property benefits from off street parking and a detached garage. The rear garden features a lawn, patio and shed and is fully enclosed.

33 Silver Street, Lincoln,
Lincolnshire, LN2 1EW

www.kingandcolincoln.co.uk
property@kingandcolincoln.co.uk
01522 525 255

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.



