



King & Co.

8 HORTONFIELD DRIVE, WASHINGTONBOROUGH,  
LINCOLN, LN4 1AW  
£900 PCM DEPOSIT £1,035





- ~ Available from: 23rd May 2025
- ~ Council Tax Band: B
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Utilities: Mains electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C75

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



A three bedroomed semi-detached house with lounge, kitchen/diner, single garage and garden located in this popular village to the east of the City. It also benefits from ensuite to the master bedroom and access to all the local amenities including shopping, schooling, and transport links.



### **ENTRANCE HALL**

Stairs rising to first floor, carpet.

### **CLOAKROOM**

Close couple WC, wash hand basin and window to side elevation

### **LOUNGE**

13' 4" x 12' 8" (4.07m x 3.87m) Window to front elevation, chimney breast to part of one wall, carpet.

### **KITCHEN/DINER**

19' 8" x 8' 9" (6.00m x 2.68m narrowing to 1.95m) Fitted units to one wall including integral oven, hob and extractor unit. Space for washing machine and fridge under work surface level.

Also with; door to side elevation, double doors allowing access out to the rear garden, under stairs storage area

### **STAIRS AND LANDING**

Fitted storage cupboard

### **BATHROOM**

7' 0" x 6' 5" (2.15m x 1.98m) Fitted suite including panelled bath with shower attachment over, close couple WC and pedestal wash hand basin.

### **BEDROOM 1**

10' 0" x 9' 3" (3.06m x 2.83m) Window to rear elevation, carpet and door to;

### **ENSUITE**

Shower enclosure, wall hung wash hand basin, close couple WC.

### **BEDROOM 2**

9' 6" x 12' 0" (2.92m x 3.66m) Window to front elevation, chimney breast to part of one wall, carpet.

### **BEDROOM 3**

9' 8" x 7' 4" (2.96m x 2.25m) Window to front elevation, carpet and fitted storage cupboard.

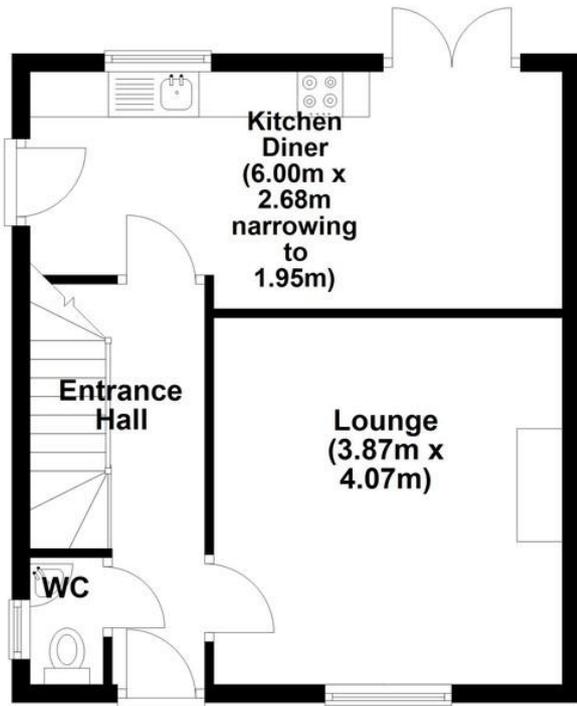
### **OUTSIDE**

Driveway providing off street parking. Garage, enclosed rear garden.



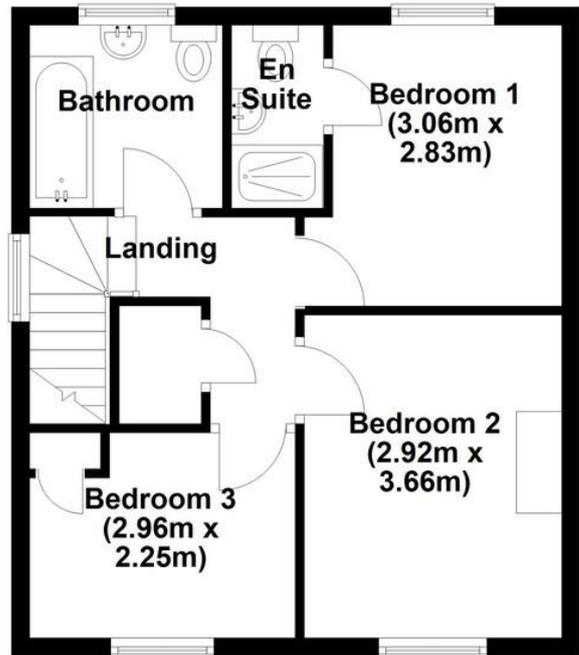
## Ground Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



Total area: approx. 79.6 sq. metres (857.1 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



**ClientMoney  
Protect**

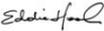
Client money protection for landlords and tenants

This is to certify that

KING AND CO. (LINCOLN) LTD

is a member of Client Money Protect

Membership no: CMP005217  
Date of issue: 21/06/2024  
Expiry date: 20/06/2025

  
**Eddie Hooker**  
Client Money Protect

