



King & Co.

2 HORTON PLACE, SAXILBY,
LINCOLN, LN1 2GW
£1,600 PCM DEPOSIT £1,845





- ~ Available from: 19th April 2024
- ~ Council Tax Band: E
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage likely available
- ~ EPC rating C70

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



ENTRANCE HALL

With stairs rising to the first floor

LOUNGE

11' 9" x 21' 2" (3.6m x 6.47m) With window to the front elevation and double doors to the rear garden, gas fire with surround, radiator and fitted carpet.

DINING ROOM

12' 5" x 10' 5" (3.8m x 3.2m) With window to the rear elevation, radiator and laminate wood flooring.



L-SHAPED KITCHEN

8' 6" x 6' 10" (2.6m x 2.1m) & 9' 2" x 16' 1" (2.8m x 4.92m) With stainless steel sink and drainer unit in set to work surface with dishwasher below.

The work surface continues along the neighbouring wall with four ring gas hob with extractor hood above. Further along is the built in oven. With space for a breakfast table and chairs.

Also with; window to the rear, appropriate wall tiling, radiator and tiled flooring.



UTILITY ROOM

7' 2" x 9' 11" (2.2m x 3.04m) With work surface and sink, built in cupboard and giving access to the garden.

CLOAKROOM

5' 6" x 6' 10" (1.7m x 2.1m) With a white comprising W.C. and pedestal wash hand basin. Also with: appropriate wall tiling and laminate wood flooring.

FAMILY ROOM

8' 6" x 11' 1" (2.6m x 3.4m) With window to the front, radiator and laminate wood flooring.



FIRST FLOOR LANDING

Having fitted airing cupboard, radiator and carpet.

MASTER BEDROOM

16' 0" x 13' 3" (4.9m x 4.05m) Having sloping ceilings, two windows to the front, a range of fitted wardrobes, radiator and fitted carpet.

Giving access to:

ENSUITE

5' 2" x 6' 10" (1.6m x 2.1m) With shower enclosure, W.C., wash handbasin, appropriate tiling, radiator and vinyl flooring.



BATHROOM

9' 2" x 5' 10" (2.8m x 1.8m) With window to rear, a white suite comprising bath, W.C., and pedestal wash hand basin. Also with: appropriate wall tiling and vinyl flooring.

BEDROOM

9' 6" x 13' 3" (2.9m x 4.04m) With window to the rear, a range of fitted bedroom furniture, radiator and fitted carpet.



OFFICE

9' 6" x 8' 10" (2.9m x 2.7m) With a range of 'Hammonds' fitted office furniture, window to the rear, radiator and fitted carpet.

BEDROOM

11' 9" x 12' 9" (3.6m x 3.9m) With window to the rear, radiator and fitted carpet.

Giving access to:

ENSUITE

3' 11" x 6' 2" (1.2m x 1.9m) With shower enclosure, W.C., wash handbasin, appropriate tiling, radiator and vinyl flooring.



BEDROOM

8' 2" x 11' 5" (2.5m x 3.5m) With window to the front, radiator and fitted carpet.

OUTSIDE

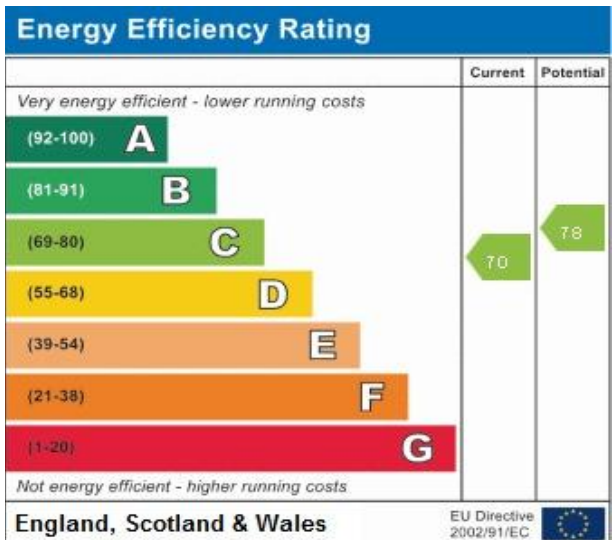
Having drive way in front of the property, providing off-street parking whilst also allowing access to the:

GARAGE

16' 8" x 18' 9" (5.09m x 5.74m) With two up and over doors, windows to the front, fitted units, Worcester Boiler and concrete base.



The rear garden wraps around two sides of the property. From the kitchen door there is a raised area with artificial grass, raised beds, timber shed, and a gazebo with power and lighting. From the patio doors it is partly to grass with mature shrubs, gravelled area standing adjacent to the rear of the property and having timber fencing and hedging to boundaries.



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.



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: 21/05/2023
Expiry date: 20/06/2024


Eddie Hooker
Client Money Protect

