



**King & Co.**  
ESTATE AGENTS

48 STATION ROAD, WADDINGTON,  
LINCOLN, LN5 9QN  
£1,400 PCM      DEPOSIT £1,615





- ~ Available from: 1st February 2024
- ~ Council Tax Band: E
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast fibre available
- ~ Mobile: Mobile coverage available

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



#### **ENTRANCE HALL**

Stairs rising to first floor, fitted storage cupboard, and radiator.

#### **CLOAKROOM**

Having a close coupled WC, wash hand basin, inset vanity unit with double cupboard below

#### **LOUNGE**

27' 8" x 13' 10" (8.45m x 4.22m) Two windows to front elevation, and one window to side elevation, chimney breast to part of one wall, four radiators, and opening through to;



### **DINING ROOM**

14' 10" x 9' 10" (4.53m x 3.01m) With sliding patio doors leading out to the garden, two radiators and carpet.

### **STUDY**

9' 11" x 9' 10" (3.03m x 3.01m) Window to rear elevation, radiator and carpet.

### **KITCHEN**

14' 10" x 9' 10" (4.53m x 3.01m) Window to rear elevation, and with range of fitted matching units comprising; sink and drainer unit inset to work surface with cupboards below and cooker adjacent. The work surface continues along the adjoining wall, having units both above and below, including glazed display cabinets. Also with, appropriate wall, tiling, radiator, vinyl, flooring and archway through to;



### **UTILITY ROOM**

15' 10" x 9' 0" (4.85m x 2.75m) With fitted units comprising work surface with stainless steel sink and drainer adjacent, further fitted work surfaces and cupboards below opposite. Also with UPVC door and window to rear elevation, gas fired Potterton boiler, radiator and vinyl flooring.

### **STORE ROOM**

16' 0" x 11' 10" (4.88m x 3.61m) Having window to side elevation and fitted metal racking.



### **FIRST FLOOR LANDING**

Having fitted airing cupboard with hot water cylinder, window to side elevation, access to loft space and fitted carpet.

### **BEDROOM ONE**

18' 6" x 10' 6" (5.65m x 3.22m) max including wardrobes Window to front elevation, fitted wardrobes to one wall, further fitted storage cupboard, radiator and door to;



### **ENSUITE**

7' 10" x 6' 1" (2.4m x 1.86m) With corner cubicle shower, wash hand basin, inset vanity unit with double cupboard below, close couple WC, bidet, towel rail and appropriate wall tiling.

### **BEDROOM TWO**

11' 9" x 10' 5" (3.59m x 3.18m) With windows to front elevation, fitted single wardrobe, radiator, and carpet.

### **BEDROOM THREE**

13' 6" x 9' 10" (4.12m x 3.02m) Window to rear elevation,



fitted single wardrobe, radiator and carpet.

#### BEDROOM FOUR

10' 1" x 9' 3" (3.08m x 2.82m) Window to rear elevation, two fitted single wardrobes, radiator, and carpet.

#### BEDROOM FIVE

10' 1" x 9' 5" (3.09m x 2.89m) Window to rear elevation, radiator and fitted carpet.

#### SHOWER ROOM

6' 9" x 6' 10" (2.08m x 2.1m) Double cubicle enclosure with shower, wall hung wash hand basin, and close couple WC.

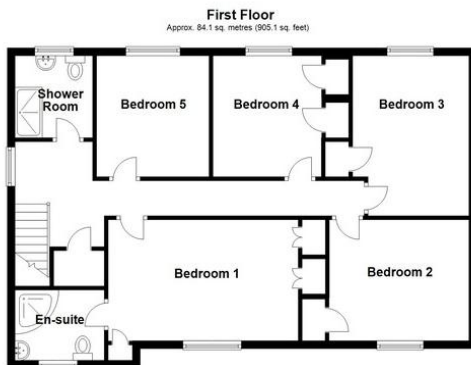
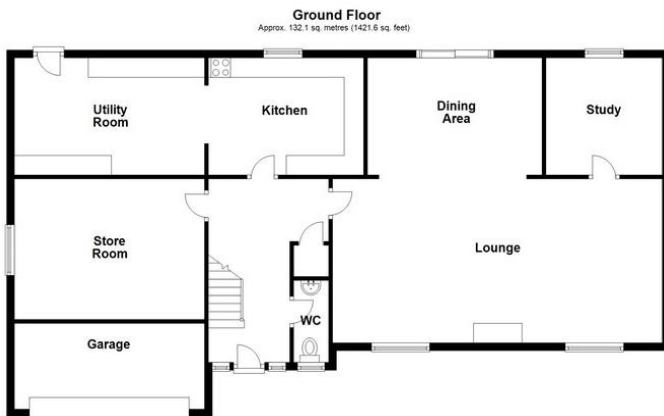
Also with; radiator and vinyl flooring



#### OUTSIDE

The property is approached over a spacious blocked paved driveway, providing parking for approximately 6 to 8 vehicles whilst also allowing access to the integral garage. The front garden is predominantly laid to grass with mature trees and shrubs surroundings.

The rear garden is predominantly laid to grass with mature trees and shrubs to the surroundings with block paved patio areas standing adjacent to the rear of the property.



Total area: approx. 216.2 sq. metres (2326.7 sq. feet)  
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &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.



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: 21/09/2023  
Expiry date: 20/06/2024

  
Eddie Hooker  
Client Money Protect

