



# King & Co.

47 THE FIELDS, WASHINGBOROUGH,  
LINCOLN, LN4 1FY  
£1,250 PCM      DEPOSIT £1,440





- ~ Available from: 13<sup>th</sup> March 2026
- ~ Council Tax Band: B
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating B85

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



This beautifully presented, three-bedroom home is located in the popular village of Saxilby with access to all the local amenities including shopping, pubs, medical facilities & excellent transport links.

#### **ENTRANCE HALL**

Benefiting from an under stairs storage cupboard, security alarm panel, radiator and wood effect flooring.

#### **WC**

With pedestal wash hand basin, WC, radiator and wood effect flooring. Also with Vaillant central heating boiler.



## KITCHEN DINER

15' 1" x 7' 6" (4.6m x 2.3m) With a range of modern base and wall units, built in double oven, built in fridge freezer, 4 ring gas hob with extractor fan over, sink and drainer unit and wood effect flooring. Also with window to the front elevation, shelving and appropriate wall tiling.



## LOUNGE

15' 6" x 14' 8" (4.74m x 4.49m) With radiator, wood effect flooring and patio doors giving access to the rear garden.

Stairs rising to first floor

## BEDROOM

15' 5" x 8' 6" (4.7m x 2.6m) With window to the rear elevation, radiator and fitted carpet.



## BATHROOM

With window to the side elevation, pedestal wash hand basin, WC, p-shaped bath with shower over, ladder style radiator and vinolay flooring. Also with storage cupboard with shelving and appropriate wall tiling.



## BEDROOM

8' 10" x 8' 1" (2.7m x 2.47m) With window to the front elevation, radiator and fitted carpet.

## STUDY

6' 10" x 5' 2" (2.1m x 1.6m) With window to the front elevation, radiator and fitted carpet.

Stairs rising to second floor

## MASTER BEDROOM

11' 9" x 20' 0" (3.6m x 6.1m) max With window to the front elevation, storage cupboard to the eaves, fitted wardrobes, radiator and fitted carpet.

## ENS UITE

With skylight to the rear elevation, shower cubicle, pedestal wash hand basin, WC, and ladder style radiator.

## OUTSIDE

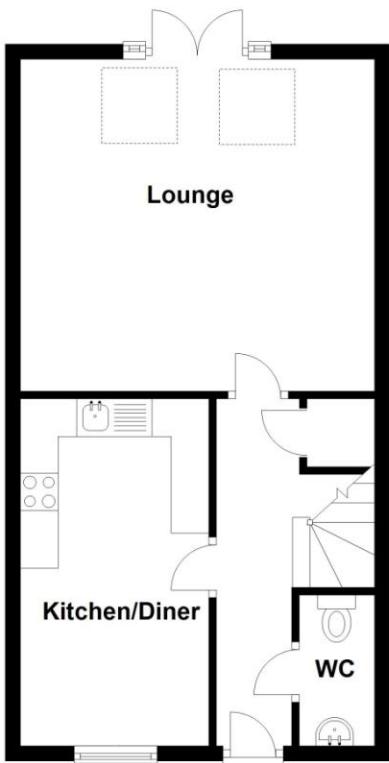
The property is approached via the front garden which boasts lawn edged with established shrubs. The block paved driveway provides off street parking and access to the garage.

To the rear of the property, the garden benefits from a patio and lawn area with boarders. Access to the front of the property is via the gate and there is also a landscaped pond in the rear. The presence of the pond means that the landlord cannot accept families with young children.

Tenants are responsible for the maintenance of the hedge at the bottom of the garden - it is over the fence but is still the property of 47 The Fields

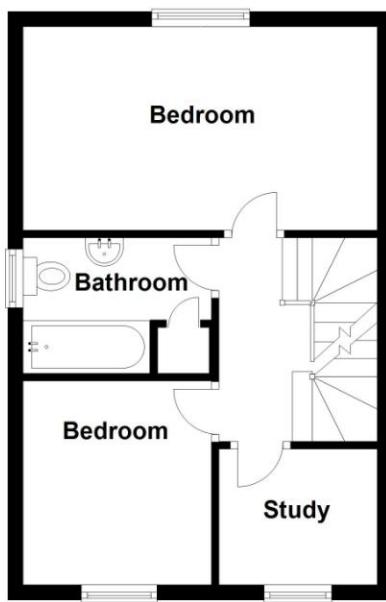
### Ground Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



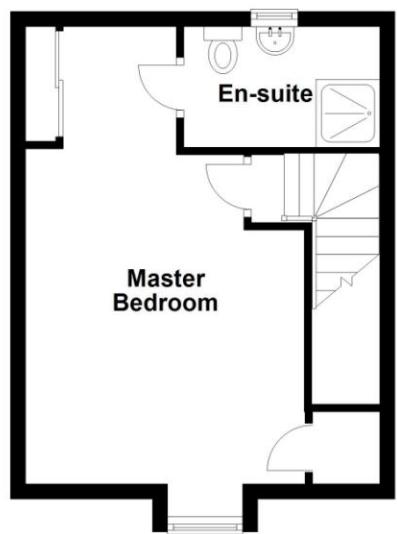
### First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



### Second Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



**Total area: approx. 106.5 sq. metres (1146.0 sq. feet)**

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.



