



# King&Co.

IVY COTTAGE, 11 CHAPEL LANE,  
LINCOLN, LN1 3AZ  
£1,080 PCM DEPOSIT £1,245





- ~ Available from: 6th February 2026
- ~ Council Tax Band: D
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating E54

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



Located in the Bailgate area, we are offering a rare opportunity to rent this unique charming detached cottage, with the added benefit of a private garage and large, secluded garden. In the heart of the old town, the property is in walking distance to a wide range of shops, galleries, restaurants, bars and areas of local interest.

The property is accessed via a lockable side gate and, once inside, it is a totally private space, providing a very peaceful and secluded environment. The entrance to the property is via a bright lobby space and cloakroom area.



The ground floor offers 2 bed accommodation with a small study room, with all rooms enjoying views of the garden. It also has a bathroom and separate toilet on this level.

Upstairs is a light and airy open-plan living space, with a fully fitted rustic style kitchen, with a gas cooker and central heating system. The living area has stunning views of the Cathedral and of the beautiful garden providing colour and interest throughout the year.

The secure garage, with its remote-control roller door, is suitable for 1 car and also provides valuable storage space. There is also a utility area in the garage, consisting of a sink unit and space for a washing machine, tumble dryer and freezer.

## **GROUND FLOOR**

### **ENTRANCE PORCH**

With front door leading to:

### **ENTRANCE HALL**

With two radiators and tiled floor.

### **BEDROOM ONE**

11' 3" x 10' 4" (3.43m x 3.15m) with radiator, 2 windows, fitted wardrobe and coving to ceiling.

### **BEDROOM TWO**

7' 6" x 10' 11" (2.29m x 3.33m) with double radiator, coving to ceiling and window.

### **STUDY**

9' 6" x 7' 4" (2.9m x 2.26m) with radiator, window and coving to ceiling.

### **BATHROOM**

with bath, wash basin, shower over bath, part tiled surround, radiator and window.

### **SEPARATE WC**

With WC, radiator, wash basin and window.

### **STAIRS**

From Entrance Hall leading to:

## **FIRST FLOOR**

### **OPEN PLAN LIVING AREA/KITCHEN**

10' 11" x 25' 3" (3.35m x 7.72m) approx

## KITCHEN

with range of kitchen units and work surfaces, gas cooker, gas central heating boiler, 2 windows and vinyl floor covering.

## LIVING AREA

carpeted with double radiator, window providing excellent views of uphill Lincoln and Lincoln Cathedral.

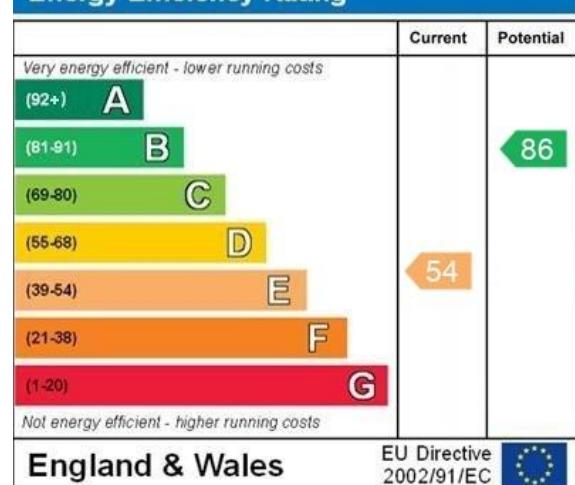
## GARAGE/UTILITY AREA

Lockable garage, with roller door, suitable for 1 medium sized car. Utility area consisting of a sink unit and space for a washing machine, tumble dryer and freezer. The garage also provides valuable storage space.

## GARDEN

The property is situated on a large, enclosed plot with mature garden and lawn.

### Energy Efficiency Rating



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.

