



King & Co.

4 WHITEBEAM DRIVE, WITHAM ST HUGHS,
LINCOLN, LN6 9WE
£925 PCM DEPOSIT £1,065





- ~ Available from: 1st March 2024
- ~ Council Tax Band: B
- ~ 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 available
- ~ EPC rating C74

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



ENTRANCE HALL

Having stairs rising to first floor, radiator and wood flooring.

LOUNGE

14' 11" x 15' 6" (4.55m x 4.73m) max With double doors leading out to the rear garden, two radiators, under stairs storage, cupboard and carpet.

KITCHEN

11' 3" x 8' 2" (3.43m x 2.5m) max With stainless steel sink and drainer unit in set to work surface with cupboard and



space below for dishwasher and washing machine. The work surface continues along the neighbouring wall with four ring Bosch gas hob. Insert with oven below and extractor hood above. Opposite is a further work surface doubling up as a breakfast bar.

Also with; appropriate wall tiling, radiator and tiled flooring.

CLOAKROOM

Having close couple WC, pedestal wash and basin with splashback tiling, radiator and carpet.

FIRST FLOOR LANDING

Having stairs rising to second floor, fitted double cupboard, housing, Potterton powermax gas fired boiler, radiator and carpet.

BEDROOM TWO

14' 11" x 10' 3" (4.55m x 3.14m) Having two windows to rear elevation, radiator, walk-in wardrobe and carpet.

BEDROOM THREE

11' 7" x 7' 10" (3.54m x 2.4m) With window to front elevation, radiator and carpet.

BATHROOM

6' 2" x 6' 9" (1.88m x 2.08m) Having panelled bath, pedestal, wash, hand, basin, close couple, WC, radiator, and appropriate wall tiling.

SECOND FLOOR BEDROOM ONE

Having part sloping ceilings and window to front elevation over stairs fitted wardrobe, further fitted wardrobe, access to lost space, radiator and carpet.

ENSUITE

With fully tiled shower enclosure having chrome "Aqualisa" mixer unit, close couple WC, pedestal wash, handbasin with splashback, tiling, radiator and carpet.

OUTSIDE

Having driveway extending down one side of the property, providing off-street parking whilst also allowing access to the

GARAGE

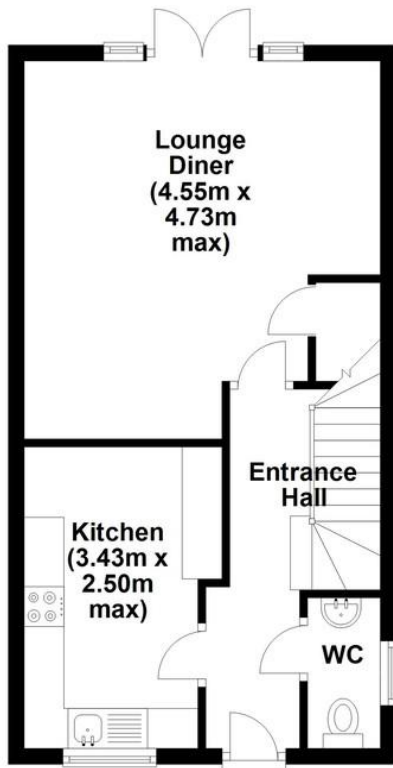
8' 6" x 16' 3" (2.61m x 4.97m) Being a brick and block construction, up, and over door and concrete base.

The rear garden is partly to grass with paved patio area standing adjacent to the rear of the property and having timber fencing to boundaries.



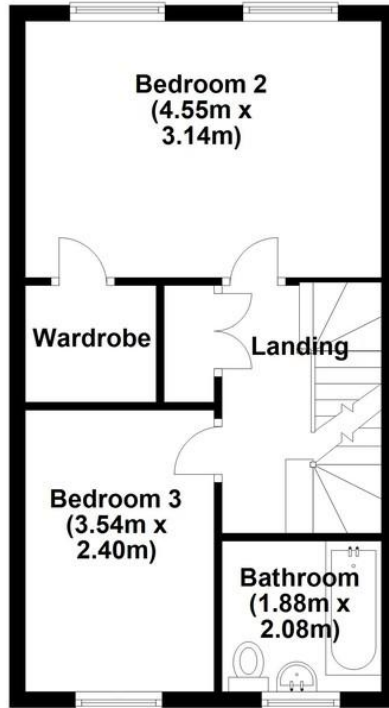
Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



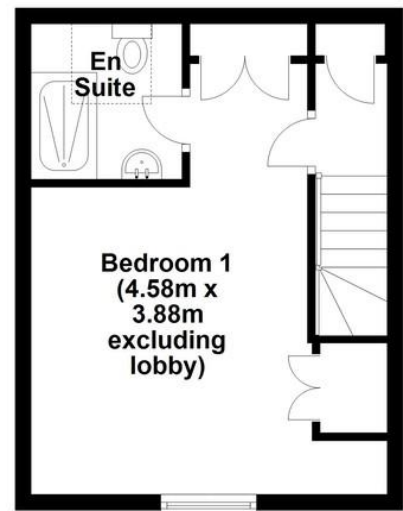
First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



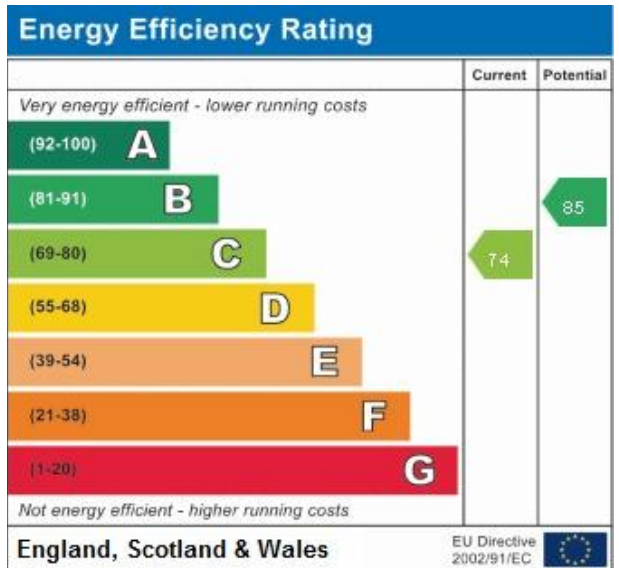
Second Floor

Approx. 26.4 sq. metres (284.6 sq. feet)



Total area: approx. 102.8 sq. metres (1106.2 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 PlanUp.



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

