

King&Co.

5 NELTHORPE STREET,
LINCOLN, LN5 7SJ
£895 PCM DEPOSIT £1,030









~ Available from: 20th November 2026
~ Council Tax Band: A
~ Unfurnished
~ Construction: Solid brick
~ Main heating: Gas central heating
~ Utilities: Mains gas, electric and water
~ Broadband: Ultrafast fibre available
~ Mobile: Mobile coverage available
~ EPC rating D62

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

A three-bedroom mid terraced house located in the Sincil bank area of Lincoln with access to local amenities including shopping, schooling and medical facilities. The property enjoys a small garden area and patio doors to the rear.







ENTRANCE LOBBY

LOUNGE
10' 0" x 15' 3" (3.07m x 4.66m)

KITCHEN
11' 10" x 11' 4" (3.61m x 3.47 m) narrowing to 3.38m

BATHROOM
8' 11" x 4' 6" (2.73m x 1.39m)

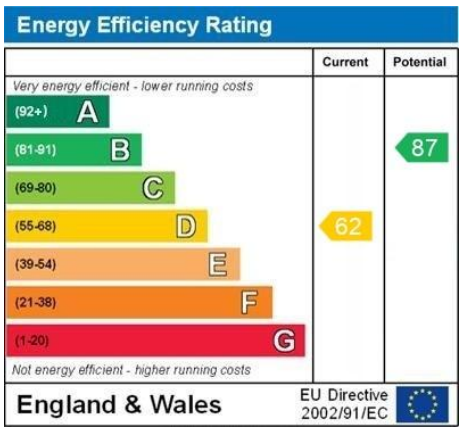
Stairs rise to first floor landing

BEDROOM ONE
11' 10" x 11' 4" (3.63m x 3.47m)

BEDROOM TWO
9' 9" x 8' 3" (2.99m x 2.53m)

BEDROOM THREE
9' 8" x 6' 8" (2.97m x 2.04m)

REAR GARDEN



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.



