

King&Co.

8A BEDFORD STREET,
LINCOLN, LN1 1NA
£1,150 PCM DEPOSIT £1,325





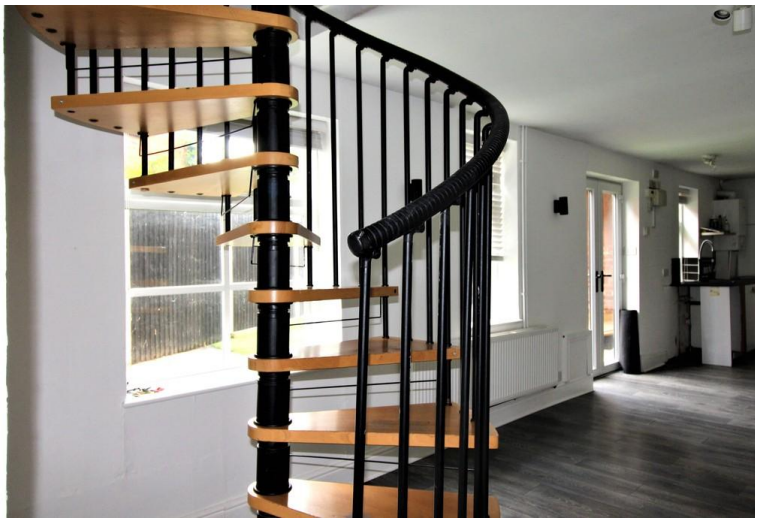




~ Available from: 21st December 2026
~ Council Tax Band: A
~ Unfurnished
~ Construction: Solid brick
~ Main heating: Gas central heating
~ Utilities: Mains gas, electric and water
~ Broadband: Superfast fibre available
~ Mobile: Mobile coverage available
~ EPC rating D 60

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

This well-presented home is located in the West End of Lincoln with local amenities including schooling, shopping, transport links & medical facilities. Comprising: hallway, study/bedroom, cloakroom, lounge, kitchen/diner, three further bedrooms, bathroom, garden & off-street parking.









ENTRANCE HALL
With tiled floor

STUDY/BEDROOM 4
13' 3" x 12' 0" (4.05m reducing to 2.19m x 3.67m) With laminate flooring, shelves to wall, radiator and window to front elevation

CLOAKROOM
6' 1" x 5' 1" (1.87m x 1.57m) With WC, tiled floor and tumble dryer for tenant use.

LOUNGE
15' 10" x 12' 4" (4.84m x 3.77m) With exposed brick wall, fitted carpet, radiator and sliding glass door to;

KITCHEN/DINER
30' 1" x 12' 7" (9.19m reducing to 8.44m x 3.84m) With range of base and wall units, laminate flooring, oven, hobs inset to work surface with extractor fan above. Also with gas fired boiler, and patio doors leading to the garden area.

BEDROOM 1
15' 10" x 11' 7" (4.84m x 3.54m max) With laminate flooring, radiator and Velux windows

BEDROOM 2
12' 2" x 9' 6" (3.71m reducing to 2.92 x 2.92m) With french doors looking over garden area, laminate flooring and radiator

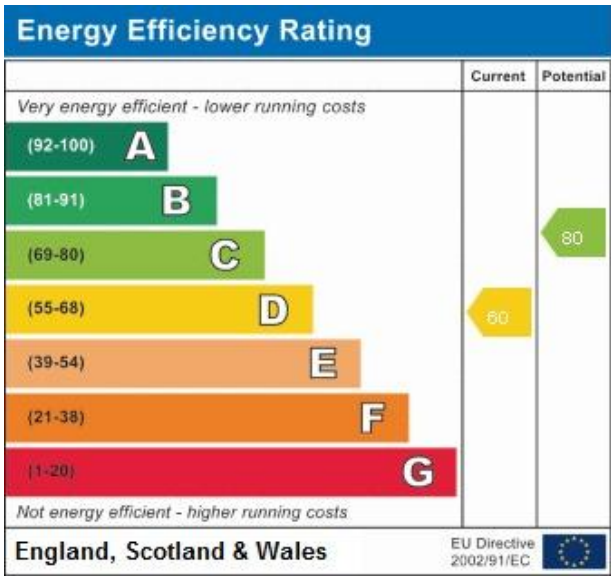
BATHROOM
5' 11" x 9' 1" (1.82m x 2.79m) Modern bathroom with low slung WC, bath with shower over and wash basin with cupboards below.

BEDROOM 3
8' 5" x 12' 8" (2.59m reducing to 2.06 x 3.88m) With fitted carpet and radiator

OUTSIDE
With driveway big enough for one car to the front of the property. Rear garden comprises of mostly artificial grass but also having decking with covering and patio area.







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Lincolnshire, LN2 1EW

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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.



