



Clayton Court, Lincoln

£1,100 Per Month


MARTIN&CO

Clayton Court, Lincoln

House - End Terrace

2 Bedrooms, 2 Bathroom

£1,100 Per Month

Date Available: 7th July 2025

Deposit: £1,269

Unfurnished

- Brand New Home
- Eco Friendly with Solar Panels and EV Point
- Uphill Location
- Modern Open Plan Living
- Driveway Parking
- Enclosed Rear Garden
- EPC Rating - B
- Council Tax Band - To Be Allocated

BRAND NEW 2025 ECO FRIENDLY HOME ready to be enjoyed by its first family, positioned uphill in the popular Greetwell Fields in Lincoln. Comprising internally of an entrance hall with cloakroom, open plan kitchen living diner, two bedrooms and a bathroom.



BRAND NEW 2025 ECO FRIENDLY HOME
ready to be enjoyed by its first family,
positioned uphill in the popular Greetwell
Fields in Lincoln. Comprising internally of an
entrance hall with cloakroom, open plan
kitchen living diner, two bedrooms and a
bathroom. Driveway parking complete with an
EV connection, solar panels for green living
and an enclosed rear garden with lawn to be
laid prior to occupation.

Unfortunately we cannot accept smokers or
pets on this property.

Length of tenancy - 12 months initial tenancy
Council tax band - To be allocated - West
Lindsey
EPC Rating - B



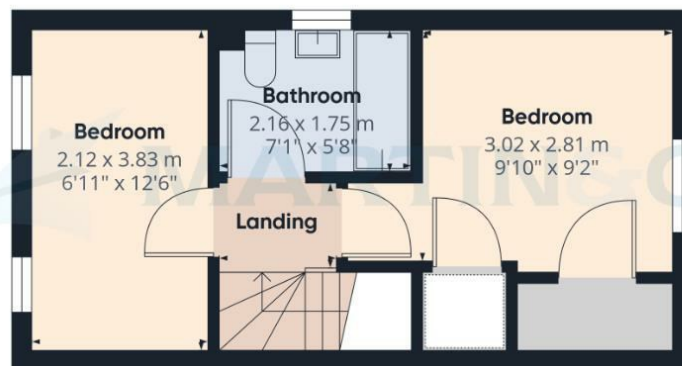
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area⁽¹⁾

53.2 m²
572 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

