



Camshaws Road, Greetwell Fields,  
LN2

£145,000

  
**MARTIN&CO**

Camshaws Road, Greetwell  
Fields, LN2

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£1,150 PCM

Date Available: 28th April 2025

Deposit: £1,326

Unfurnished

- Uphill Location
- Kitchen Diner with Integrated Appliances
- Primary Bedroom with Ensuite
- Fitted Wardrobes to Two Bedrooms
- Enclosed Rear Gardens
- Off Road Parking for Two Vehicles
- EPC Rating - B
- Council Tax Band - B

Three bedroom semi-detached home situated uphill on the desirable Greetwell Fields development. Comprising internally of an entrance hall with WC, living room and kitchen diner with a range of integrated appliances, three bedrooms, primary with ensuite and a family bathroom.



Three bedroom semi-detached home situated uphill on the desirable Greetwell Fields development. Comprising internally of an entrance hall with WC, living room and kitchen diner with a range of integrated appliances, three bedrooms, primary with ensuite and a family bathroom. Driveway parking for two vehicles to park off road plus a fully enclosed rear garden.

Unfortunately we cannot accept smokers or pets on this property.

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

Broadband Availability  
DOWNLOAD - Standard: 5mbps, Superfast: 54mbps, Ultrafast: 900mbps

Mobile Availability

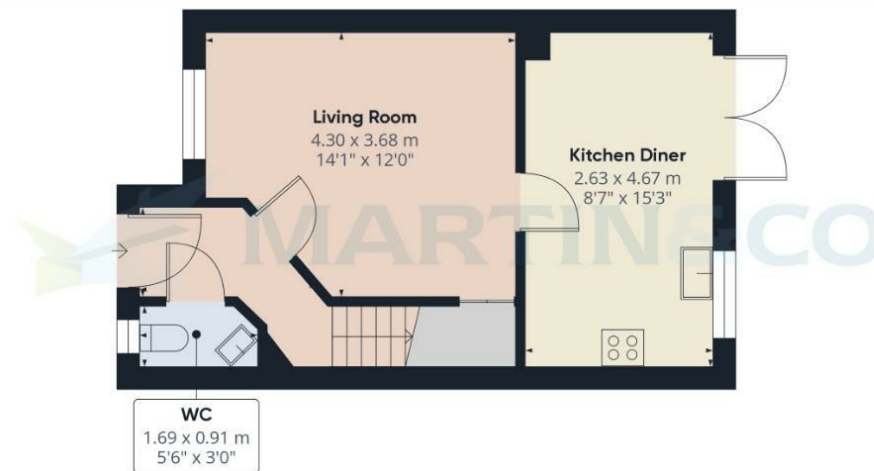
Indoor:  
EE - Limited  
THREE - None  
O2 - Likely  
VODAFONE - Likely

Outdoor:  
EE - Likely  
THREE - Likely  
O2 - Likely  
VODAFONE - Likely

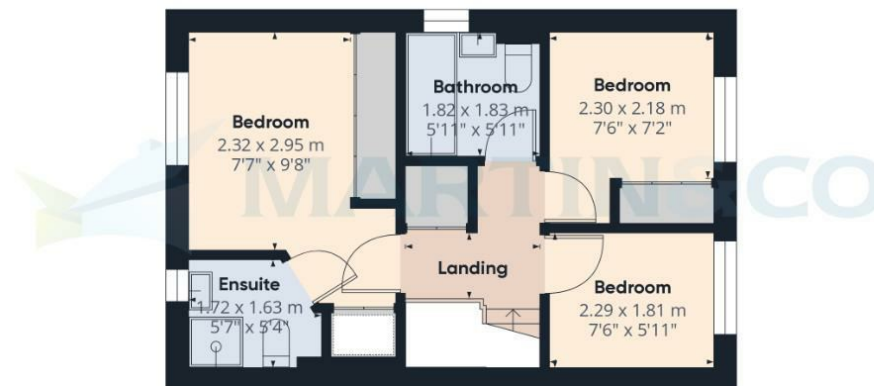


| Energy Efficiency Rating                    |                            |                            |
|---------------------------------------------|----------------------------|----------------------------|
|                                             | Current                    | Potential                  |
| Very energy efficient - lower running costs |                            |                            |
| (92 plus) <b>A</b>                          |                            | <b>97</b>                  |
| (81-91) <b>B</b>                            | <b>84</b>                  |                            |
| (69-80) <b>C</b>                            |                            |                            |
| (55-68) <b>D</b>                            |                            |                            |
| (39-54) <b>E</b>                            |                            |                            |
| (21-38) <b>F</b>                            |                            |                            |
| (1-20) <b>G</b>                             |                            |                            |
| Not energy efficient - higher running costs |                            |                            |
| England & Wales                             | EU Directive<br>2002/91/EC | EU Directive<br>2002/91/EC |

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



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
63.83 m<sup>2</sup>  
687.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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**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.