



Scotgrove Road, Lincoln

£1,200 Per Month


MARTIN&CO

Scotgrove Road, Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£1,200 Per Month

Date Available: 1st August 2026
Deposit: £1,384
Unfurnished

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

BRAND NEW 2026 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, solar panels for green living and an enclosed rear garden with lawn to be laid prior to occupation.

Council tax band - To be allocated - West Lindsey
EPC Rating - B

Please note this is a new-build property and may not yet appear on satellite navigation or online maps.

Travel to the Persimmon Homes Sales Office, then turn left onto Newball Crescent. Continue to the end of the road and turn right onto Scotgrove Road.

The first section of Scotgrove Road contains the even-numbered properties, with the odd-numbered properties located further along. Continue to the end of the row until you reach No. 15/17.

From there, due to ongoing building works, you will need to walk around the corner to No. 11, which is located next to Plot 252 (currently for sale).



BRAND NEW 2026 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, solar panels for green living and an enclosed rear garden with lawn to be laid prior to occupation.

Council tax band - To be allocated - West Lindsey
EPC Rating - B

Please note this is a new-build property and may not yet appear on satellite navigation or online maps.

Travel to the Persimmon Homes Sales Office, then turn left onto Newball Crescent. Continue to the end of the road and turn right onto Scotgrove Road.

The first section of Scotgrove Road contains the even-numbered properties, with the odd-numbered properties located further along. Continue to the end of the row until you reach No. 15/17.

From there, due to ongoing building works, you will need to walk around the corner to No. 11, which is located next to Plot 252 (currently for sale).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(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		

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.