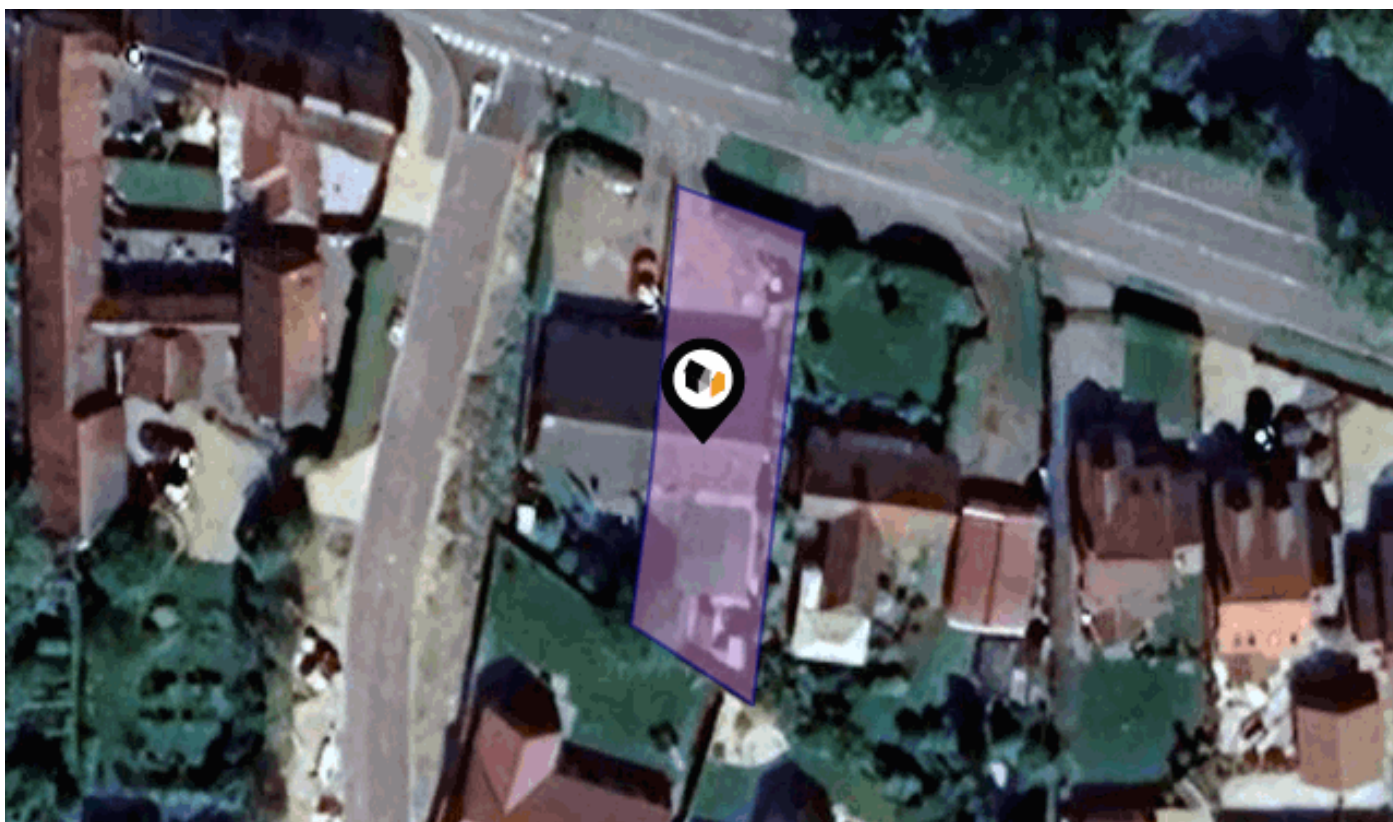


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th August 2024



TILLBRIDGE ROAD, STURTON BY STOW, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

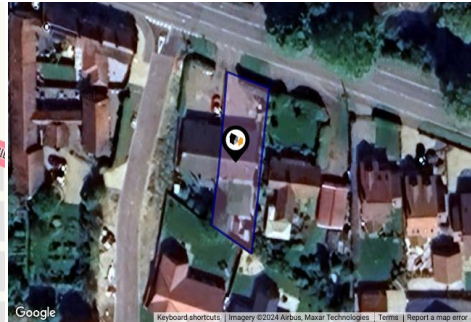
01522 510 044

chris.laughton@mundys.net

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,496 ft ² / 139 m ²		
Plot Area:	0.1 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,718		
Title Number:	LL76958		

Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

West lindsey

No

No Risk

Very Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

8

80

-

mb/s

mb/s

mb/s







Mobile Coverage:

(based on calls indoors)









O₂

EE

3

O₂

Satellite/Fibre TV Availability:





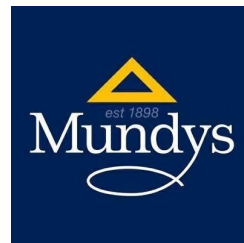








Property EPC - Certificate



Tillbridge Road, Sturton by Stow, LN1

Energy rating

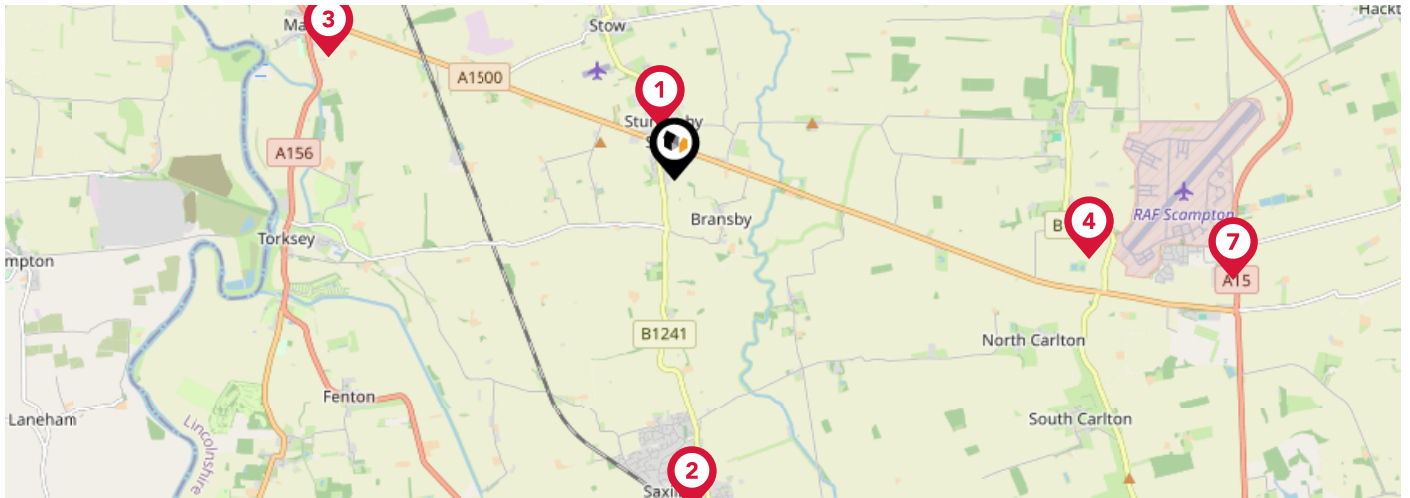
D

Valid until 13.10.2023

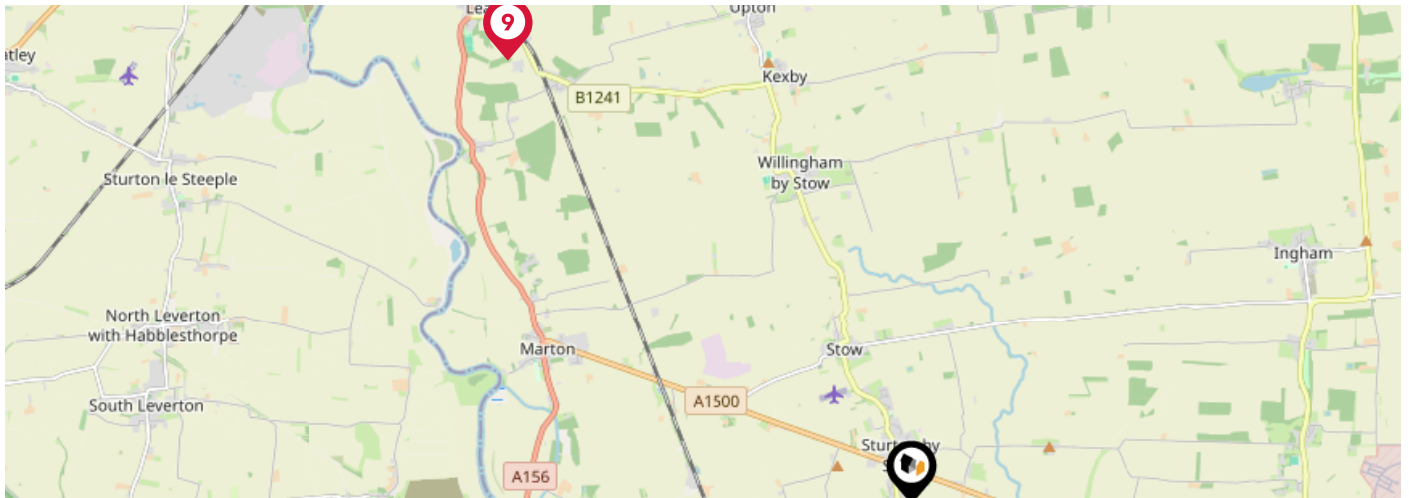
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Lightning:	Low energy lighting in 38% of fixed outlets
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Floors:	Solid, no insulation (assumed)
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Total Floor Area:	134 m ²

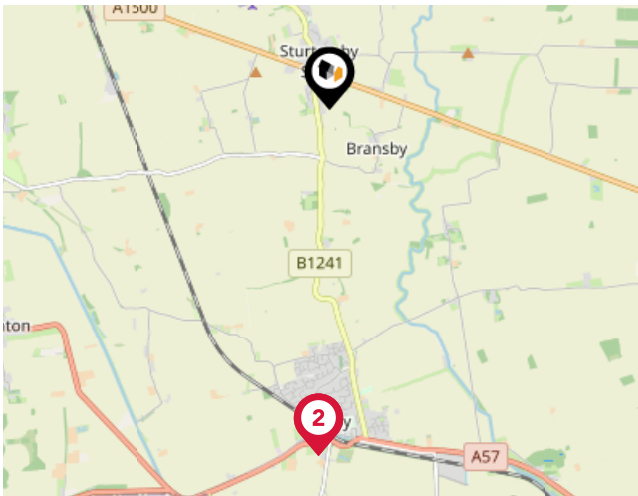


		Nursery	Primary	Secondary	College	Private
1	Sturton by Stow Primary School Ofsted Rating: Good Pupils: 171 Distance:0.49	☐	☒	☐	☐	☐
2	Saxilby Church of England Primary School Ofsted Rating: Good Pupils: 378 Distance:2.92	☐	☒	☐	☐	☐
3	The Marton Academy Ofsted Rating: Good Pupils: 93 Distance:3.25	☐	☒	☐	☐	☐
4	Scampton Church of England Primary School Ofsted Rating: Good Pupils: 57 Distance:3.75	☐	☒	☐	☐	☐
5	Ingham Primary School Ofsted Rating: Good Pupils: 81 Distance:3.88	☐	☒	☐	☐	☐
6	Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:3.94	☐	☒	☐	☐	☐
7	Pollyplatt Primary School Ofsted Rating: Good Pupils: 81 Distance:5.03	☐	☒	☐	☐	☐
8	Newton-on-Trent CofE Primary School Ofsted Rating: Good Pupils: 56 Distance:5.21	☐	☒	☐	☐	☐



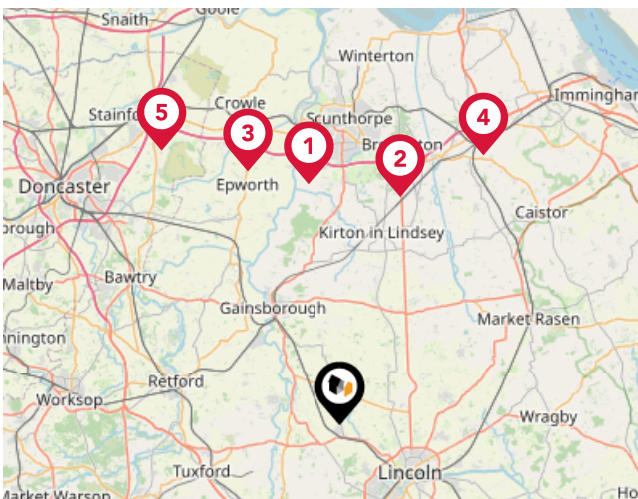
		Nursery	Primary	Secondary	College	Private
9	Frances Olive Anderson Church of England (Aided) Primary School Ofsted Rating: Good Pupils: 167 Distance: 5.3	☐	☒	☐	☐	☐
10	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance: 5.47	☐	☒	☐	☐	☐
11	Queen Eleanor Primary School Ofsted Rating: Good Pupils: 68 Distance: 5.74	☐	☒	☐	☐	☐
12	Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance: 5.82	☐	☒	☐	☐	☐
13	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance: 6.57	☐	☒	☐	☐	☐
14	Rampton Primary School Ofsted Rating: Good Pupils: 97 Distance: 6.59	☐	☒	☐	☐	☐
15	Dunham-on-Trent CofE Primary School Ofsted Rating: Good Pupils: 75 Distance: 6.63	☐	☒	☐	☐	☐
16	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance: 6.63	☐	☐	☒	☐	☐

Area Transport (National)



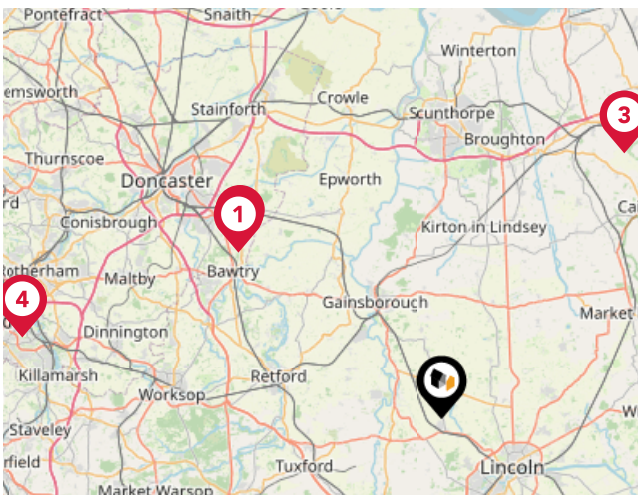
National Rail Stations

Pin	Name	Distance
1	Rail Station	3.07 miles
2	Saxilby Rail Station	3.07 miles
3	Rail Station	6.81 miles
4	Gainsborough Lea Road Rail Station	6.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J3	17.13 miles
2	M180 J4	16.66 miles
3	M180 J2	18.97 miles
4	M180 J5	21.5 miles
5	M180 J1	23.02 miles

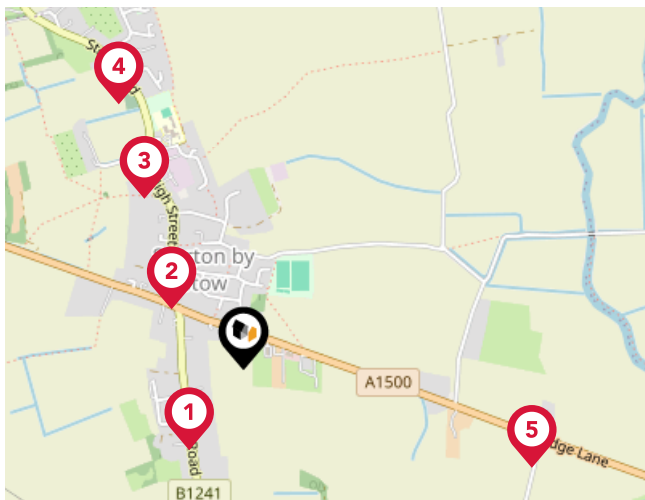


Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	18.55 miles
2	Robin Hood Doncaster Sheffield Airport	18.72 miles
3	Humberside Airport	22.79 miles
4	Sheffield City Airport	30.33 miles

Area

Transport (Local)

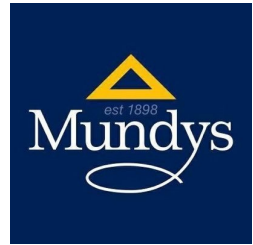


Bus Stops/Stations

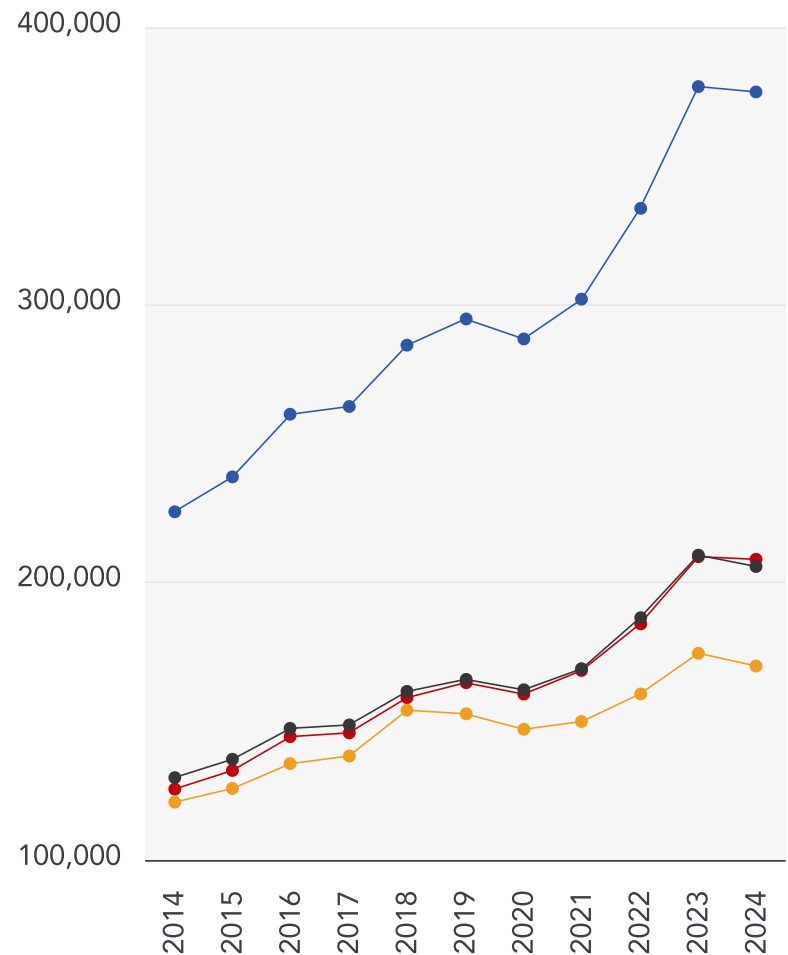
Pin	Name	Distance
1	Queensway	0.21 miles
2	Spencer Court	0.21 miles
3	School Lane	0.44 miles
4	The Glebe	0.65 miles
5	Tillbridge Lane Lane End	0.67 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN1



Detached

+67.09%

Terraced

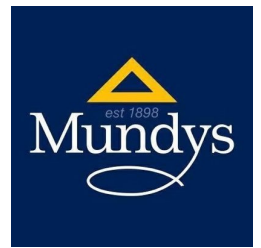
+58.63%

Semi-Detached

+65.93%

Flat

+40.58%



Mundys

We offer an exceptional choice of properties within Lincoln and a 15 mile radius and have longer opening hours for convenient viewings.

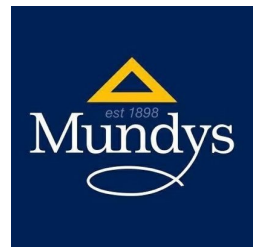
We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

We are open 7 days a week. We also offer weekday evening viewings until 7.30 pm.

We have three offices within Lincolnshire, Lincoln City Centre on Silver Street and Museum Court, and on Queen Street, Market Rasen.

Financial Services

We are pleased to offer the services of our Specialist Mortgage Advisors at Mundys Financial Services. Mundys Financial Services have extensive experience in the mortgage industry and provide independent whole of market advice from our offices based in Lincoln and Market Rasen.



Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving
- MR AND MRS GHEST

Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment.
Please pass on my regards and thanks to all.
Again another superb performance from Mundys
MR FAHEY

Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me
to run through his report with me.
MRS HARDWICKE



/Mundysuk



/mundysuk



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Mundys

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

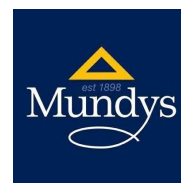


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