

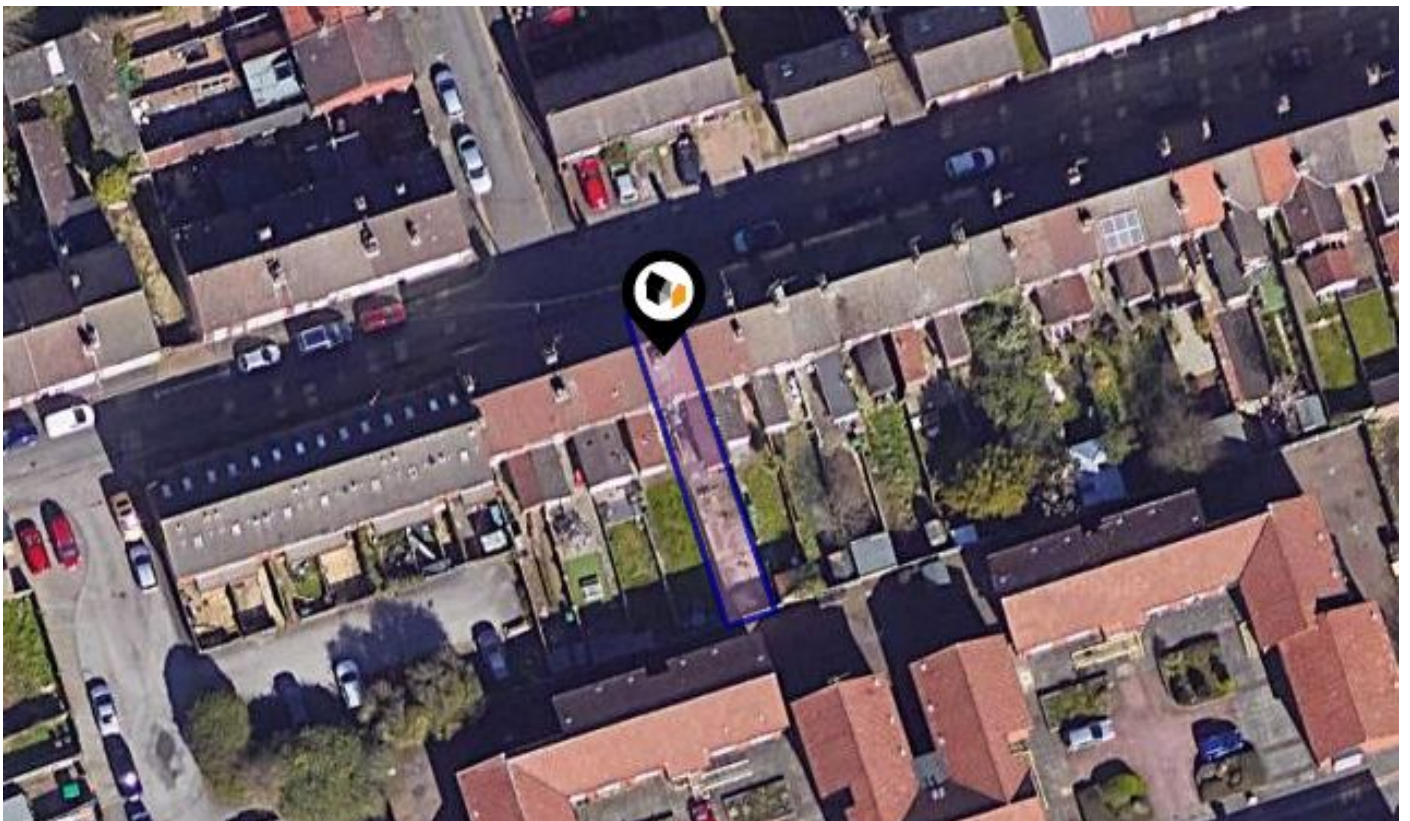


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st August 2024



WILSON STREET, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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www.mundys.net



Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	710 ft ² / 66 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,461
Title Number:	LL337168

Tenure: Freehold

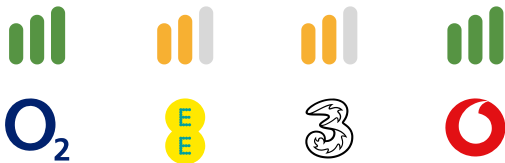
Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Wilson Street, LN1

Energy rating

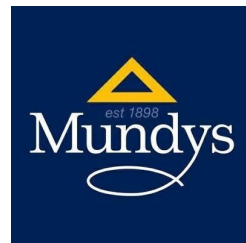
D

Valid until 14.01.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

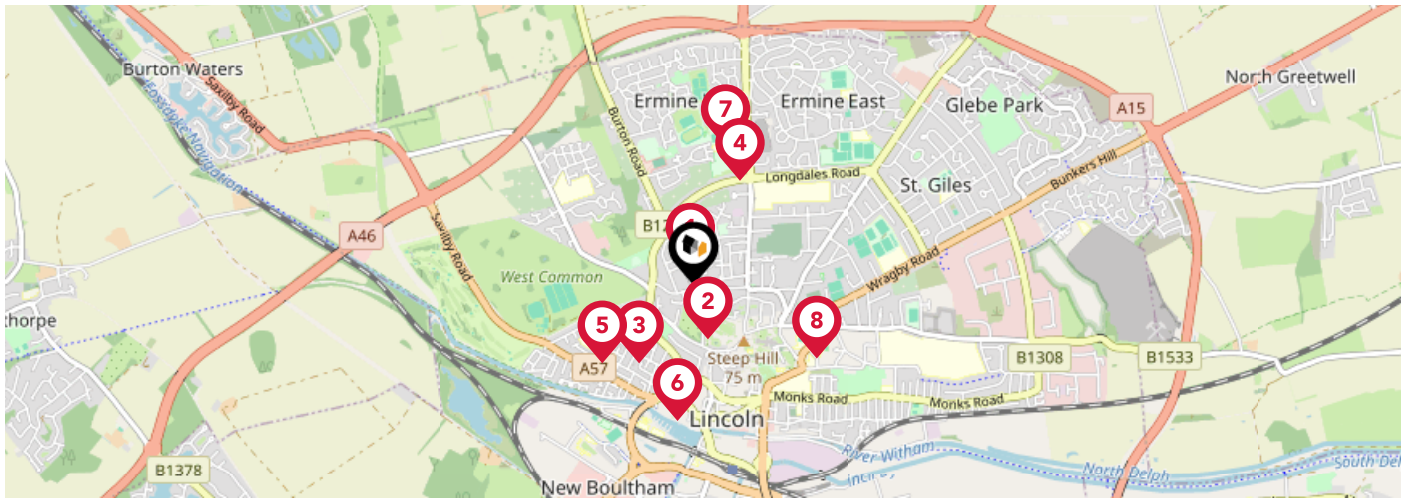
Property

EPC - Additional Data

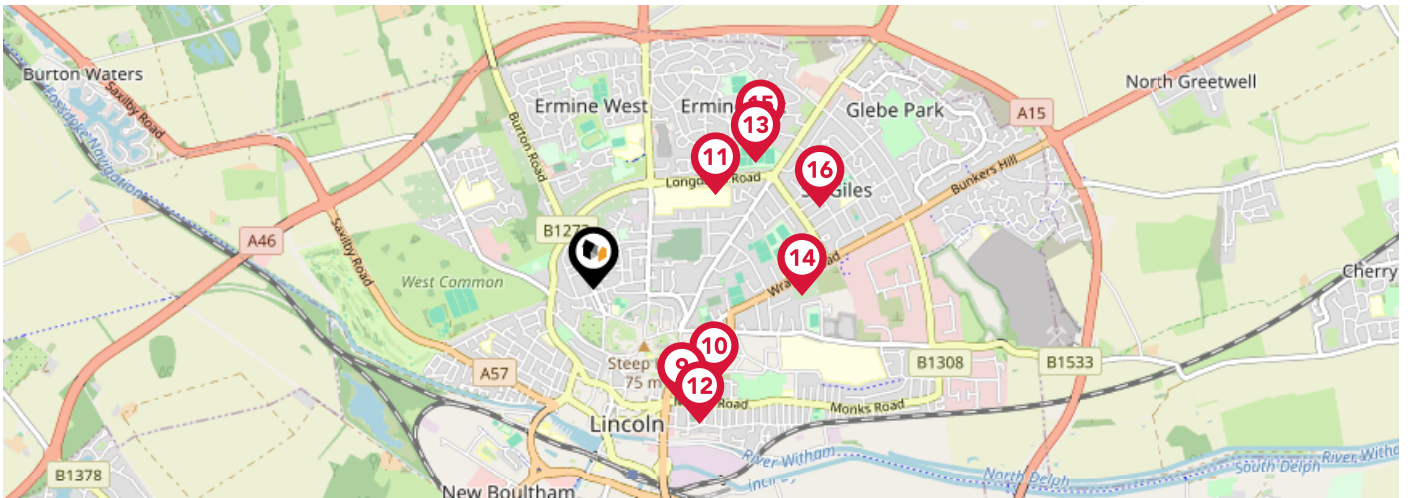










Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 m ²

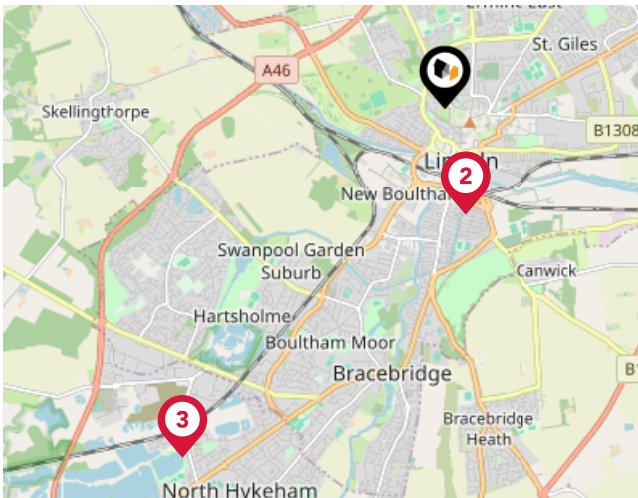
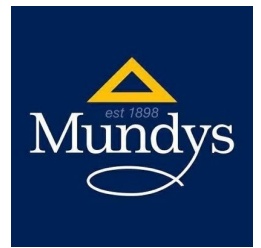


		Nursery	Primary	Secondary	College	Private
1	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



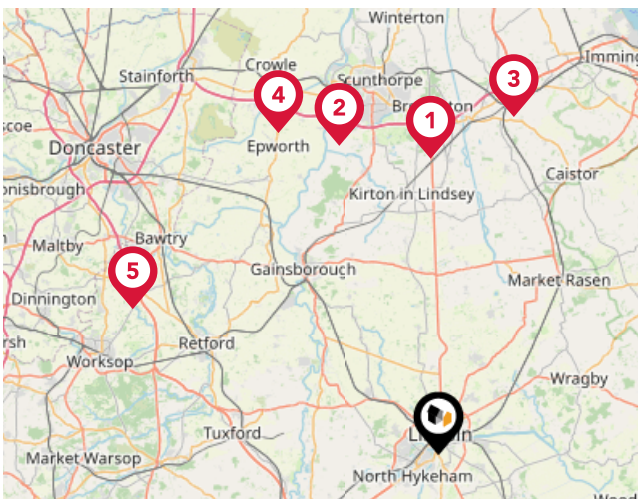
		Nursery	Primary	Secondary	College	Private
	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



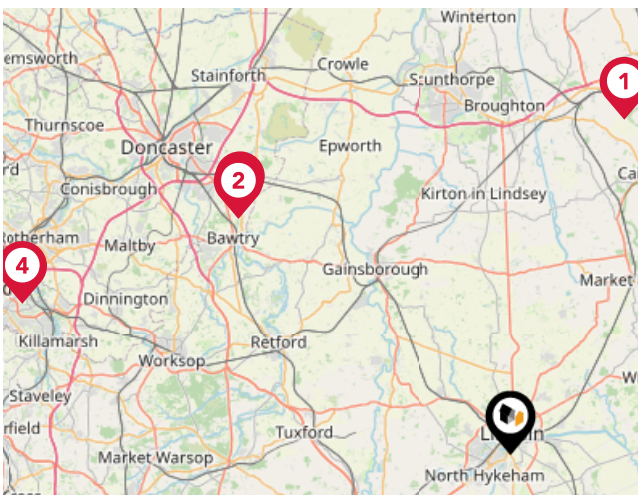
National Rail Stations

Pin	Name	Distance
1	Rail Station	0.96 miles
2	Lincoln Central Rail Station	0.96 miles
3	Hykeham Rail Station	3.88 miles



Trunk Roads/Motorways

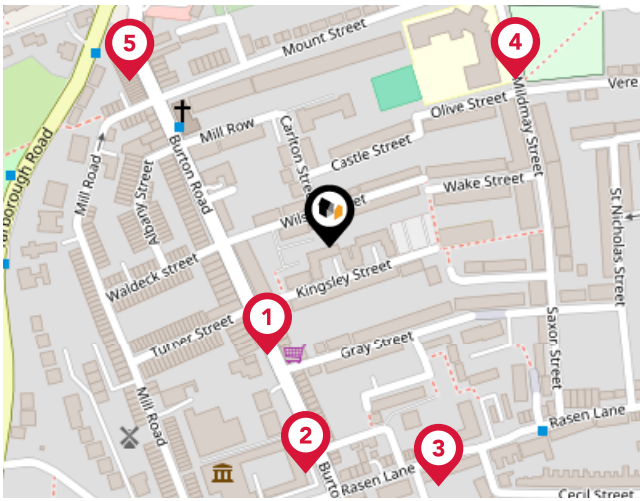
Pin	Name	Distance
1	M180 J4	21.06 miles
2	M180 J3	23.05 miles
3	M180 J5	24.49 miles
4	M180 J2	25.45 miles
5	A1(M) J34	24.02 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.08 miles
2	Robin Hood Doncaster Sheffield Airport	25.47 miles
3	Robin Hood Doncaster Sheffield Airport	25.65 miles
4	Sheffield City Airport	36.29 miles

Area Transport (Local)



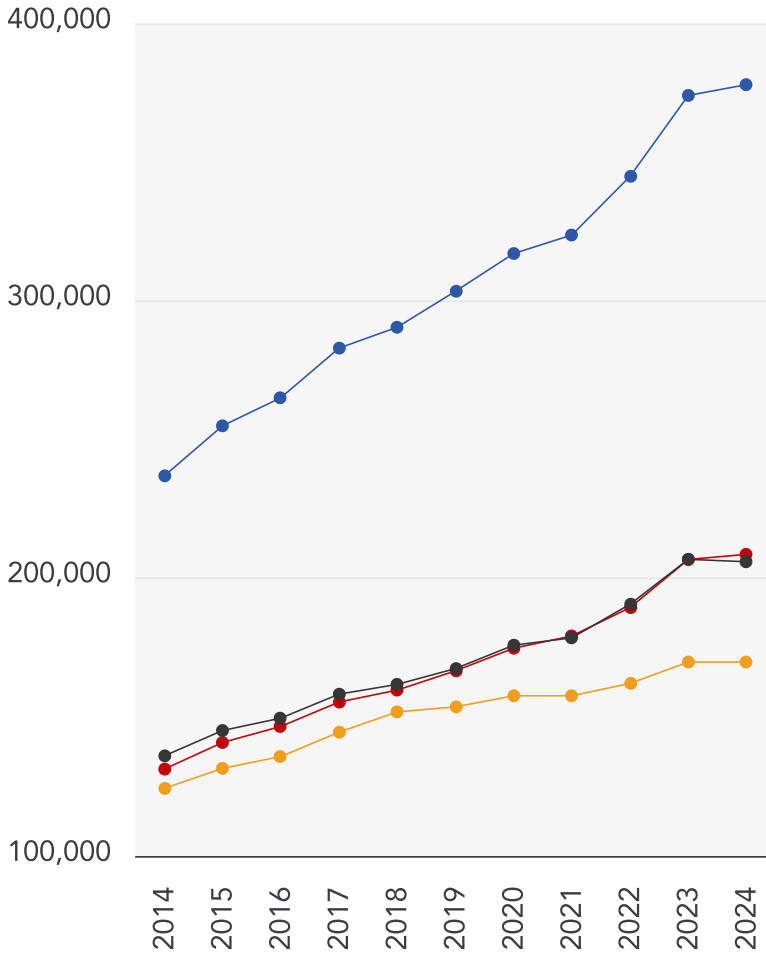
Bus Stops/Stations

Pin	Name	Distance
1	Kingsley Street	0.07 miles
2	Lincolnshire Life Museum	0.13 miles
3	Cecil Street	0.15 miles
4	Mount Street School	0.14 miles
5	Mill Road	0.14 miles

Market House Price Statistics



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



Detached

+59.47%

Terraced

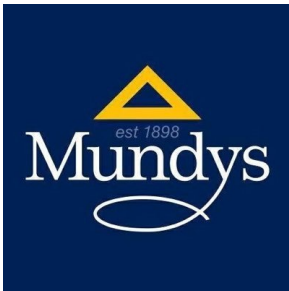
+51.39%

Semi-Detached

+58.92%

Flat

+36.6%



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



/mundysuk



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