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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29<sup>th</sup> August 2024



**73, WATERFORD LANE, CHERRY WILLINGHAM, LINCOLN,  
LN3 4AN**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	796 ft <sup>2</sup> / 74 m <sup>2</sup>		
<b>Plot Area:</b>	0.16 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,963		
<b>Title Number:</b>	LL336718		
<b>UPRN:</b>	100030969969		

## Local Area

<b>Local Authority:</b>	Lincolnshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Medium

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>1000</b> mb/s

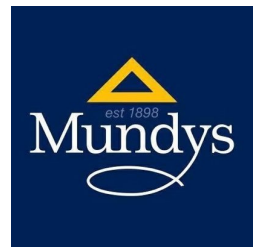
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History This Address



Planning records for: *73, Waterford Lane, Cherry Willingham, Lincoln, LN3 4AN*

Reference - 129023
<b>Decision:</b> Decided
<b>Date:</b> 07th August 2012
<b>Description:</b> Planning application for extension to existing garage and a two storey extension. Removal of flat roof areas and replace with pitched roofs

Reference - 129942
<b>Decision:</b> Decided
<b>Date:</b> 29th April 2013
<b>Description:</b> Planning application for extension to existing garage and two storey extension to side and front of property- resubmission of 129023

# Property EPC - Certificate



73, Waterford Lane, Cherry Willingham, LN3 4AN

Energy rating

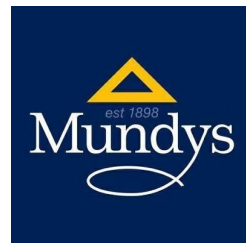
# D

Valid until 17.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

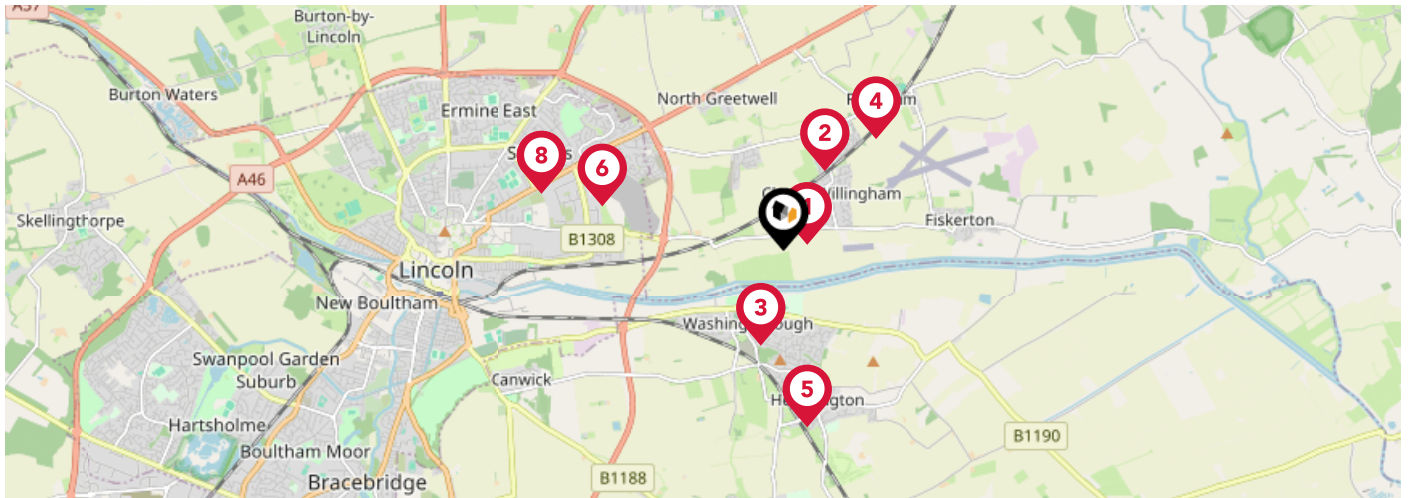
# Property

## EPC - Additional Data











### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 10% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	74 m <sup>2</sup>

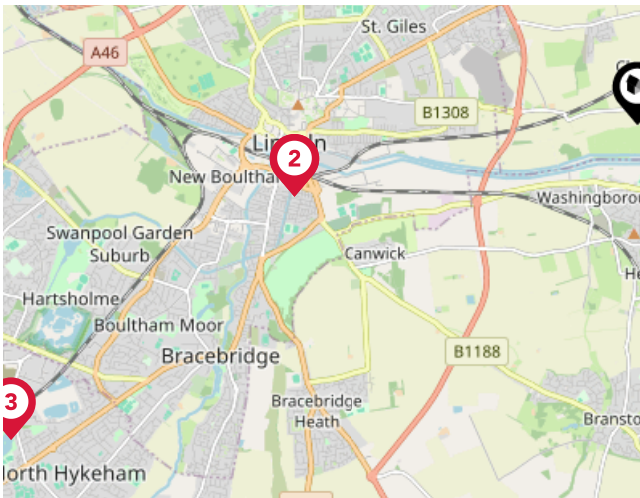
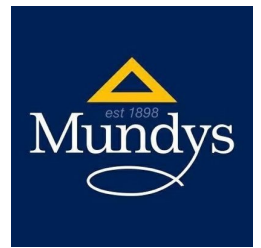


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cherry Willingham Primary Academy</b> Ofsted Rating: Good   Pupils: 205   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Priory Pembroke Academy</b> Ofsted Rating: Good   Pupils: 567   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Washingborough Academy</b> Ofsted Rating: Good   Pupils: 271   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Reepham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Heighington Millfield Primary Academy</b> Ofsted Rating: Good   Pupils: 233   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Lincoln Carlton Academy</b> Ofsted Rating: Outstanding   Pupils: 421   Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Lincoln St Giles Nursery School</b> Ofsted Rating: Outstanding   Pupils: 112   Distance:2.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Giles Academy</b> Ofsted Rating: Requires improvement   Pupils: 405   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



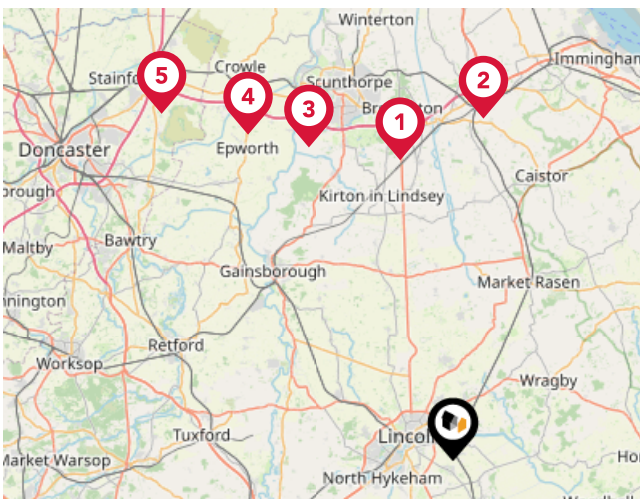
		Nursery	Primary	Secondary	College	Private
	<b>The Nettleham Church of England Voluntary Aided Junior School</b> Ofsted Rating: Good   Pupils: 227   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Christ's Hospital School</b> Ofsted Rating: Good   Pupils: 1286   Distance:2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springwell Alternative Academy Lincoln</b> Ofsted Rating: Good   Pupils: 48   Distance:2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Nettleham Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 210   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Monks Abbey Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady of Lincoln Catholic Primary School A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 204   Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Branston Church of England Infant Academy</b> Ofsted Rating: Outstanding   Pupils: 134   Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ermine Primary Academy</b> Ofsted Rating: Good   Pupils: 393   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



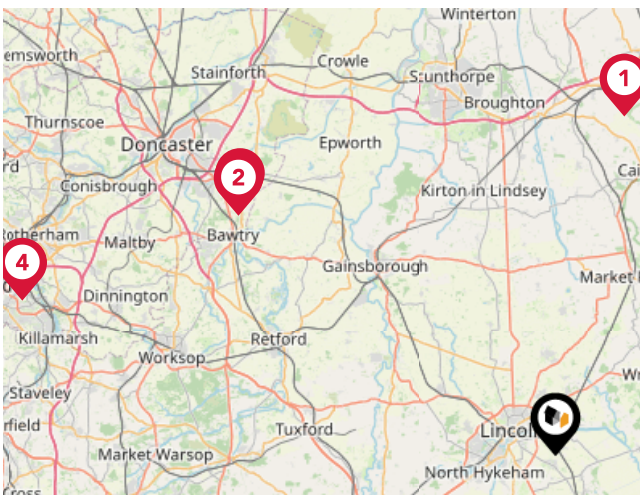
## National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.12 miles
2	Rail Station	3.12 miles
3	Hykeham Rail Station	6.23 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.68 miles
2	M180 J5	24.29 miles
3	M180 J3	24.5 miles
4	M180 J2	27.29 miles
5	M180 J1	32.07 miles

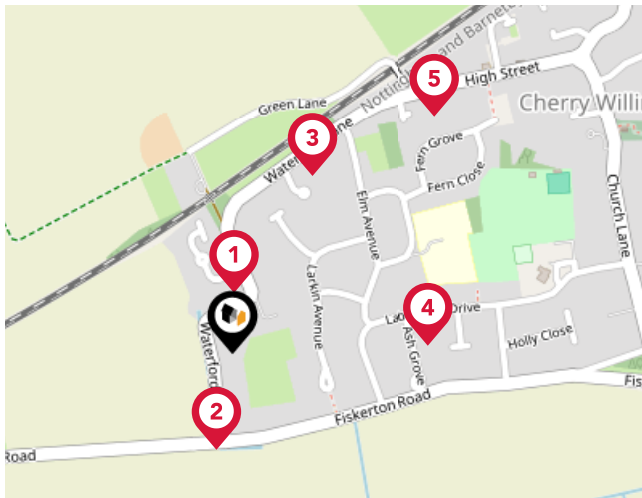
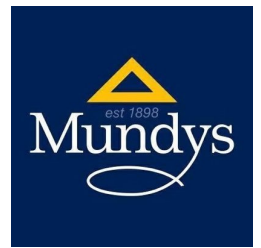


## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	24.53 miles
2	Robin Hood Doncaster Sheffield Airport	28.17 miles
3	Robin Hood Doncaster Sheffield Airport	28.33 miles
4	Sheffield City Airport	39.47 miles



# Area Transport (Local)



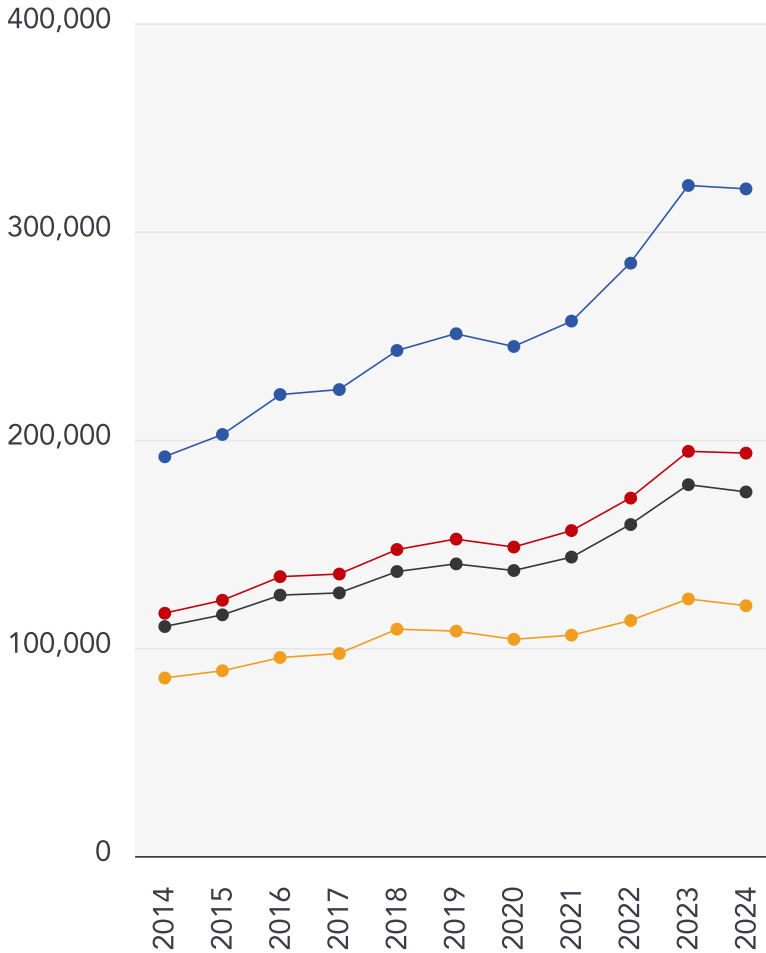
## Bus Stops/Stations

Pin	Name	Distance
1	Waterford Lane	0.07 miles
2	Fiskerton Road	0.11 miles
3	Elm Avenue	0.22 miles
4	Ash Grove	0.22 miles
5	Green Lane	0.35 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN3



Detached

**+67.09%**

Semi-Detached

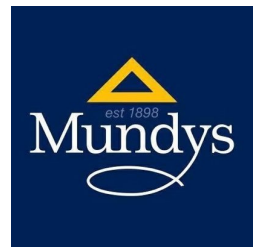
**+65.93%**

Terraced

**+58.63%**

Flat

**+40.58%**



## Mundys

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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.

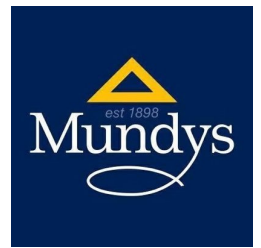
We are open 7 days a week. We also offer weekday evening viewings until 7.30 pm.

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

## Financial Services

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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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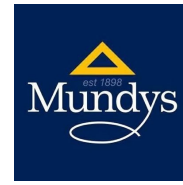


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