

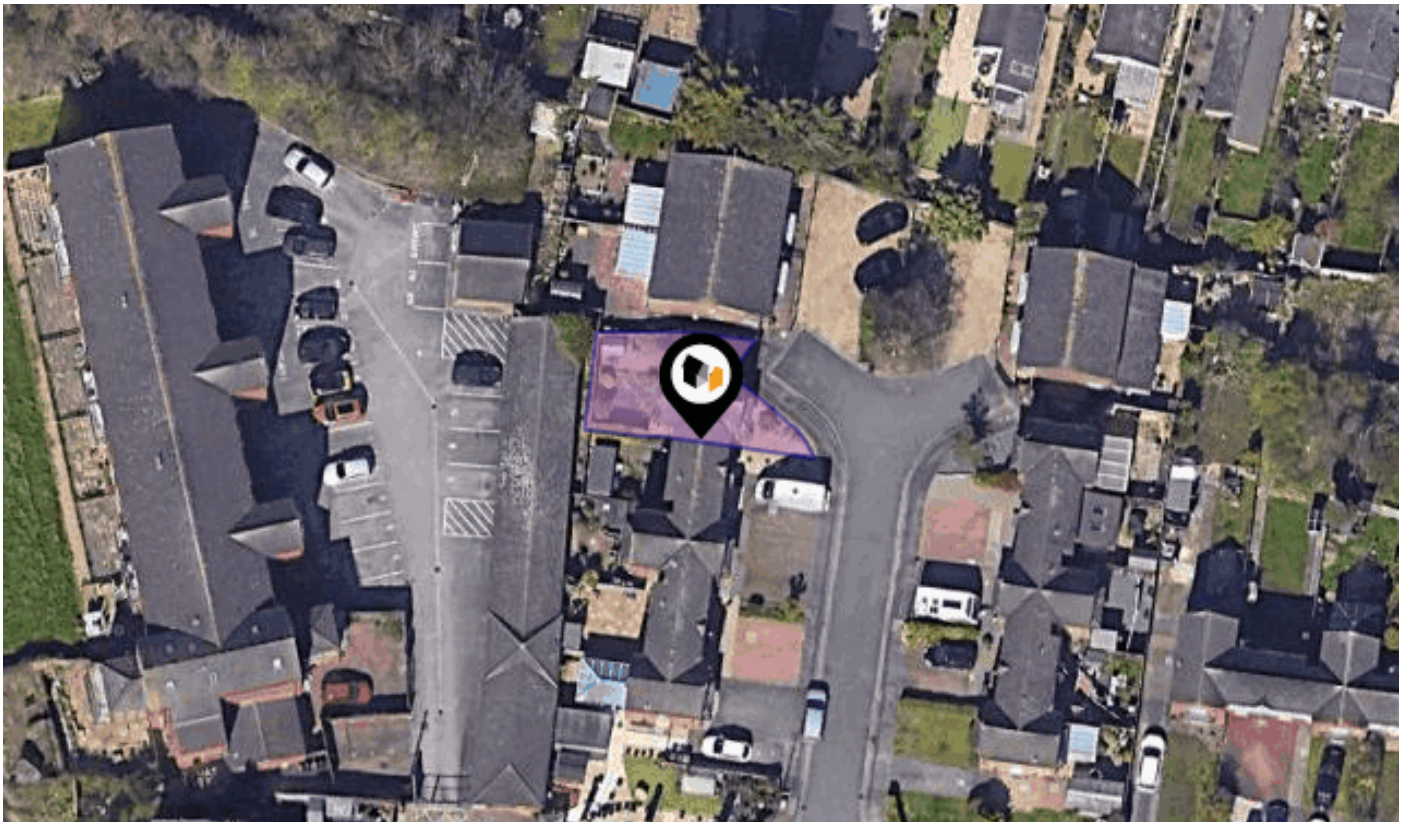


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 31<sup>st</sup> August 2024**



**62, PEEL STREET, LINCOLN, LN5 8AB**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

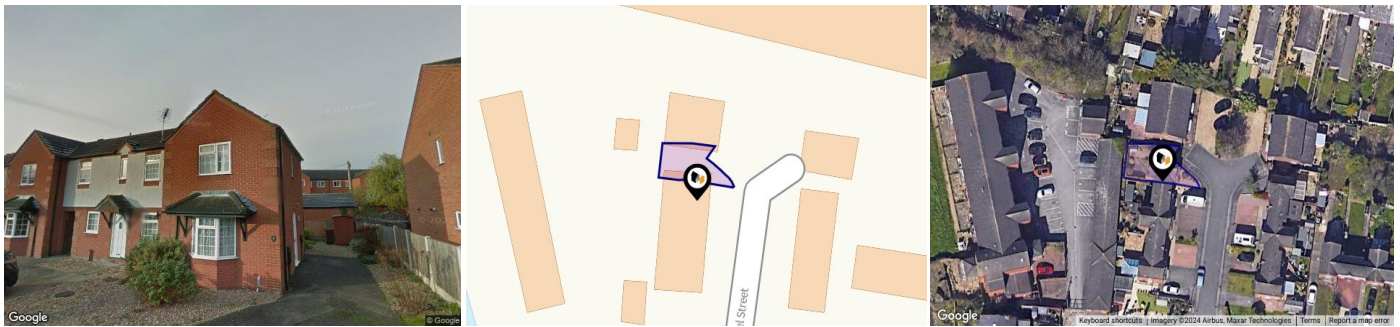
01522 510 044

amy.lee@mundys.net

www.mundys.net



# Property Overview



## Property

|                         |   |                |          |
|-------------------------|---|----------------|----------|
| <b>Type:</b>            | Terraced                                | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 2                                       |                |          |
| <b>Floor Area:</b>      | 484 ft <sup>2</sup> / 45 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.03 acres                              |                |          |
| <b>Council Tax :</b>    | Band A                                  |                |          |
| <b>Annual Estimate:</b> | £1,461                                  |                |          |
| <b>Title Number:</b>    | LL65586                                 |                |          |
| <b>UPRN:</b>            | 235027028                               |                |          |

## Local Area

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

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

|                  |                   |                     |
|------------------|-------------------|---------------------|
| <b>9</b><br>mb/s | <b>76</b><br>mb/s | <b>1000</b><br>mb/s |
|                  |                   |                     |

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



62 Peel Street, LN5 8AB

Energy rating

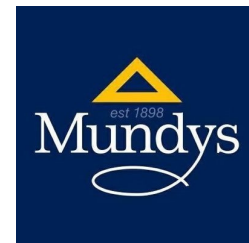
**C**

Valid until 20.02.2034

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 90   <b>B</b> |
| 69-80 | <b>C</b>      | 73   <b>C</b> |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

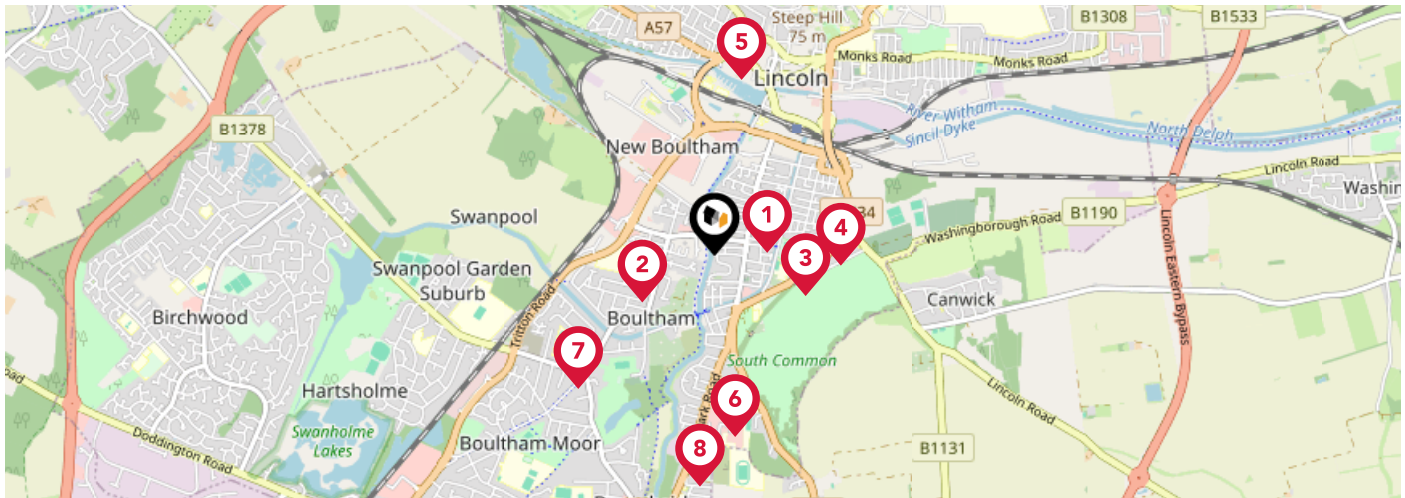
# Property

## EPC - Additional Data



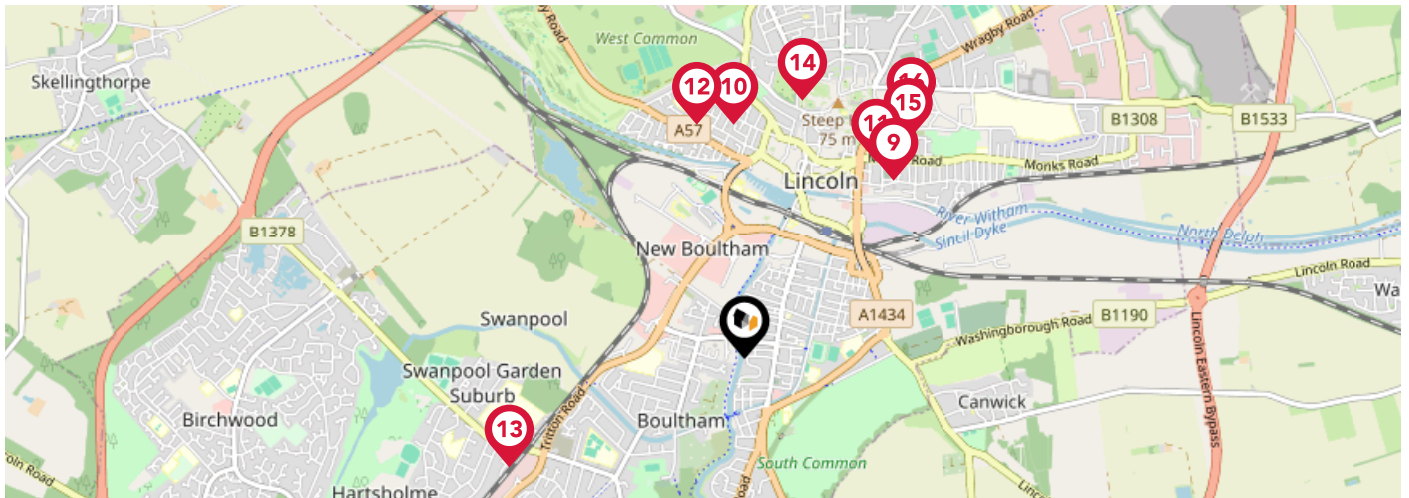
### Additional EPC Data









|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House   |
| <b>Build Form:</b>                  | Semi-Detached                                 |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <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 installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)    |
| <b>Walls Energy:</b>                | Good  |
| <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>       | Room thermostat only                          |
| <b>Hot Water System:</b>            | From main system                              |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets      |
| <b>Floors:</b>                      | Solid, limited insulation (assumed)           |
| <b>Total Floor Area:</b>            | 45 m <sup>2</sup>                             |



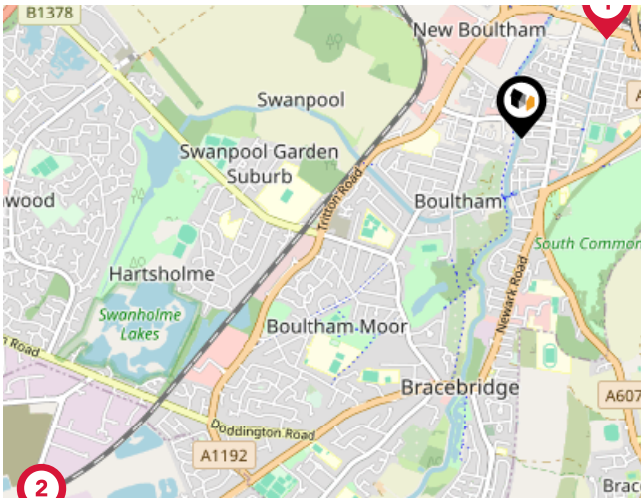
|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>The Lincoln St Peter at Gowts Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 258   Distance:0.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Sir Francis Hill Community Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 623   Distance:0.38             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Athena School</b><br>Ofsted Rating: Good   Pupils: 113   Distance:0.44   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>The Lincoln Bishop King Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 459   Distance:0.56              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Lincolnshire Secure Unit</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.79  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>The Priory Academy LSST</b><br>Ofsted Rating: Good   Pupils: 1779   Distance:0.81  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St Peter and St Paul, Catholic Voluntary Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 602   Distance:0.85      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Bracebridge Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 78   Distance:1.03                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |





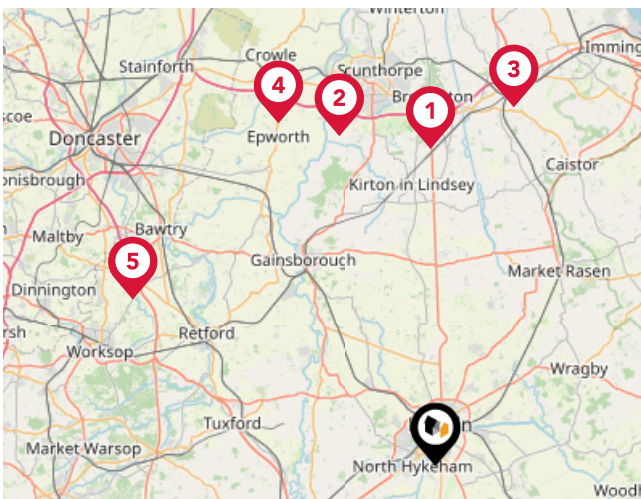
|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>Lincoln College</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.03  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The St Faith and St Martin Church of England Junior School, Lincoln</b><br>Ofsted Rating: Good   Pupils: 345   Distance:1.04                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lincoln UTC</b><br>Ofsted Rating: Good   Pupils: 369   Distance:1.05   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The St Faith's Church of England Infant and Nursery School, Lincoln</b><br>Ofsted Rating: Good   Pupils: 278   Distance:1.06                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Priory City of Lincoln Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 980   Distance:1.15  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Westgate Academy</b><br>Ofsted Rating: Good   Pupils: 430   Distance:1.17  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lincoln Minster School</b><br>Ofsted Rating: Not Rated   Pupils: 473   Distance:1.21   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b><br>Ofsted Rating: Requires improvement   Pupils: 89   Distance:1.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)



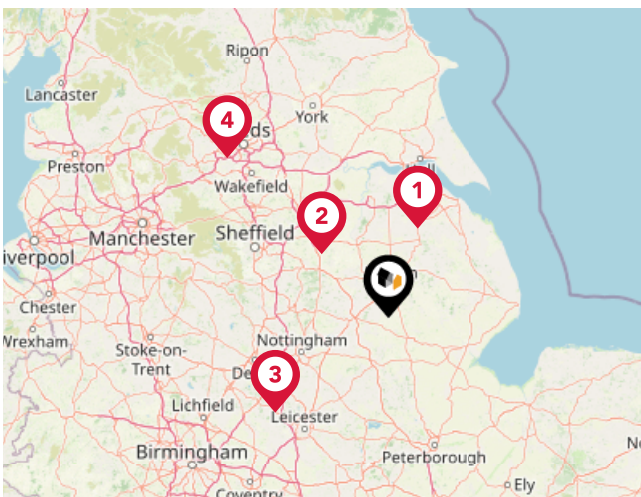
## National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Lincoln Central Rail Station | 0.58 miles |
| 2   | Hykeham Rail Station         | 2.74 miles |
| 3   | Saxilby Rail Station         | 5.8 miles  |



## Trunk Roads/Motorways

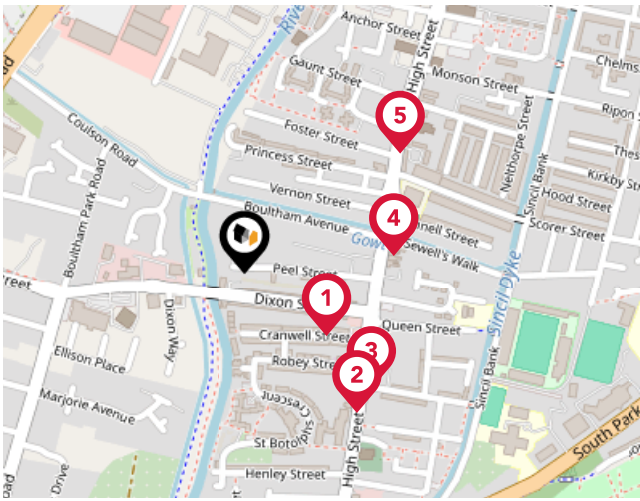
| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | M180 J4   | 22.44 miles |
| 2   | M180 J3   | 24.32 miles |
| 3   | M180 J5   | 25.88 miles |
| 4   | M180 J2   | 26.62 miles |
| 5   | A1(M) J34 | 24.49 miles |



## Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Humberside Airport     | 26.46 miles |
| 2   | Finningley             | 26.26 miles |
| 3   | East Mids Airport      | 42.38 miles |
| 4   | Leeds Bradford Airport | 64.04 miles |

# Area Transport (Local)



## Bus Stops/Stations

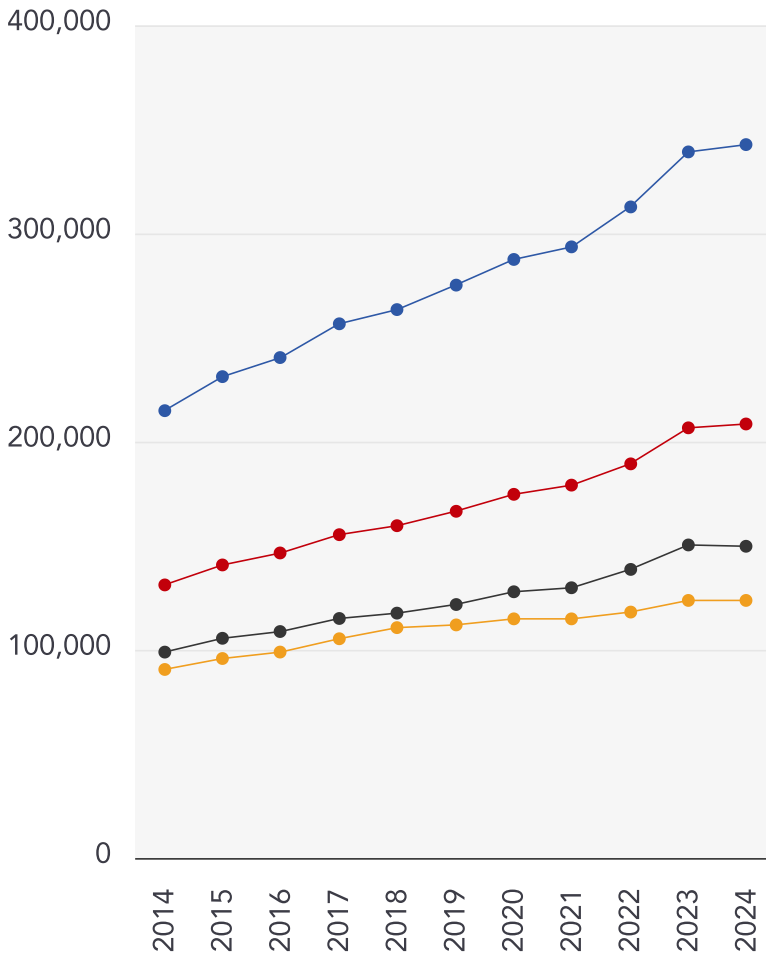
| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Dixon Street              | 0.11 miles |
| 2   | Robey Street              | 0.2 miles  |
| 3   | Robey Street              | 0.19 miles |
| 4   | Sewell's Walk             | 0.16 miles |
| 5   | St Peter At Gowt's Church | 0.22 miles |



# Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN5



Detached

**+59.47%**

Semi-Detached

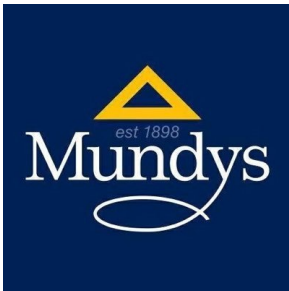
**+58.92%**

Terraced

**+51.39%**

Flat

**+36.6%**



## 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

# Mundys

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#### Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

amy.lee@mundys.net

www.mundys.net

