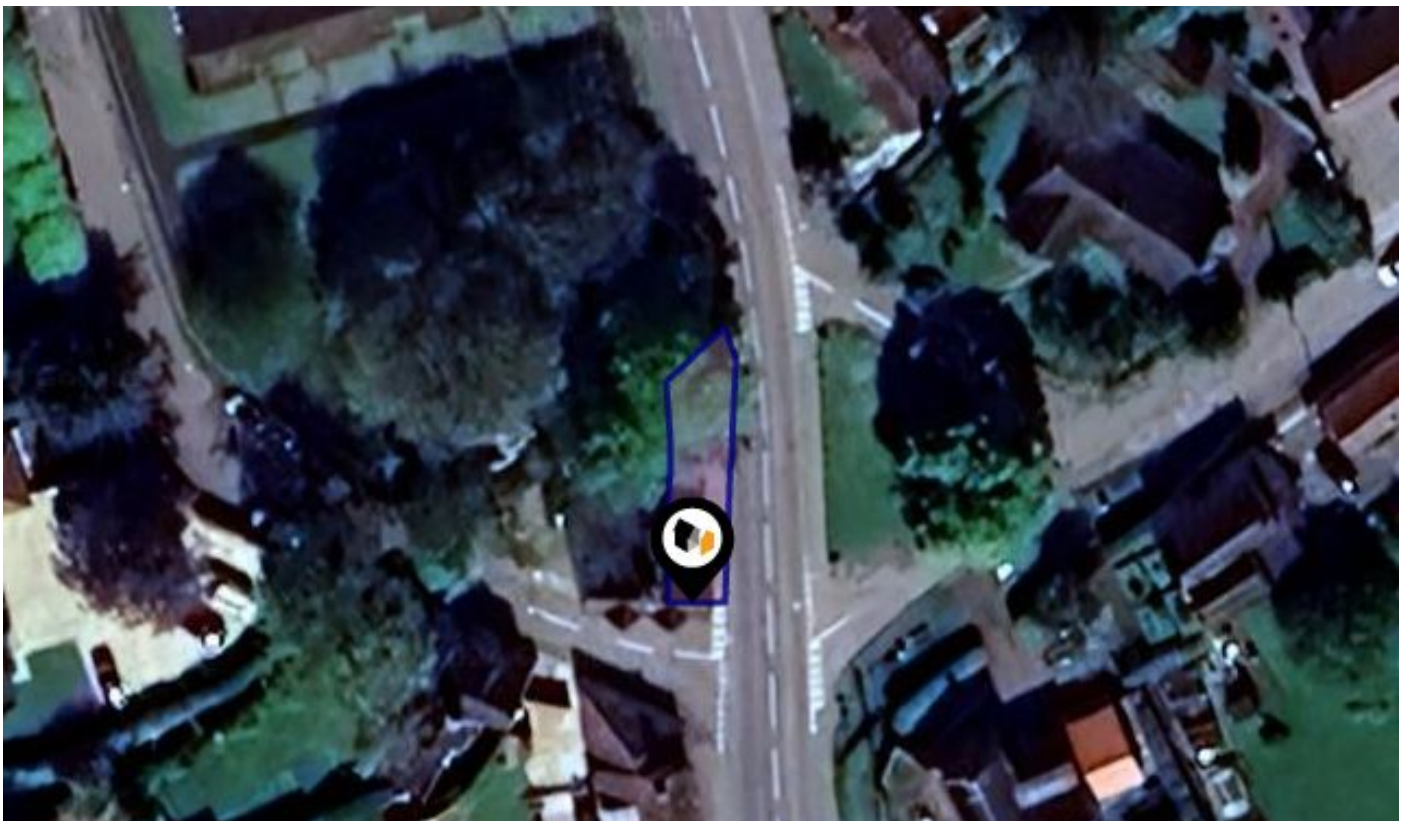


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20<sup>th</sup> September 2024



**VICARAGE LANE, WELTON, LINCOLN, LN2**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

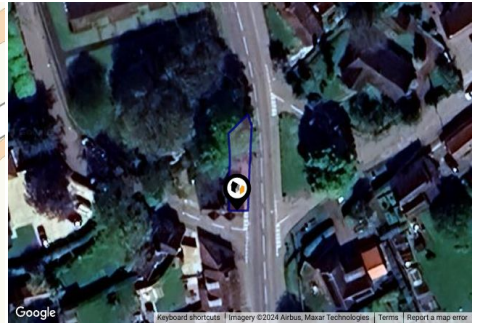
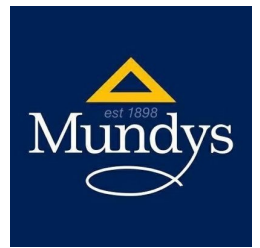
tom.bell@mundys.net

www.mundys.net



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# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	785 ft <sup>2</sup> / 73 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,472		
<b>Title Number:</b>	LL326890		

## Local Area

<b>Local Authority:</b>	West lindsey
<b>Conservation Area:</b>	Welton
<b>Flood Risk:</b>	
● Rivers & Seas	Low
● Surface Water	High

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

<b>17</b> mb/s	<b>61</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:

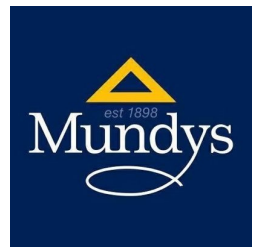


# Gallery Photos





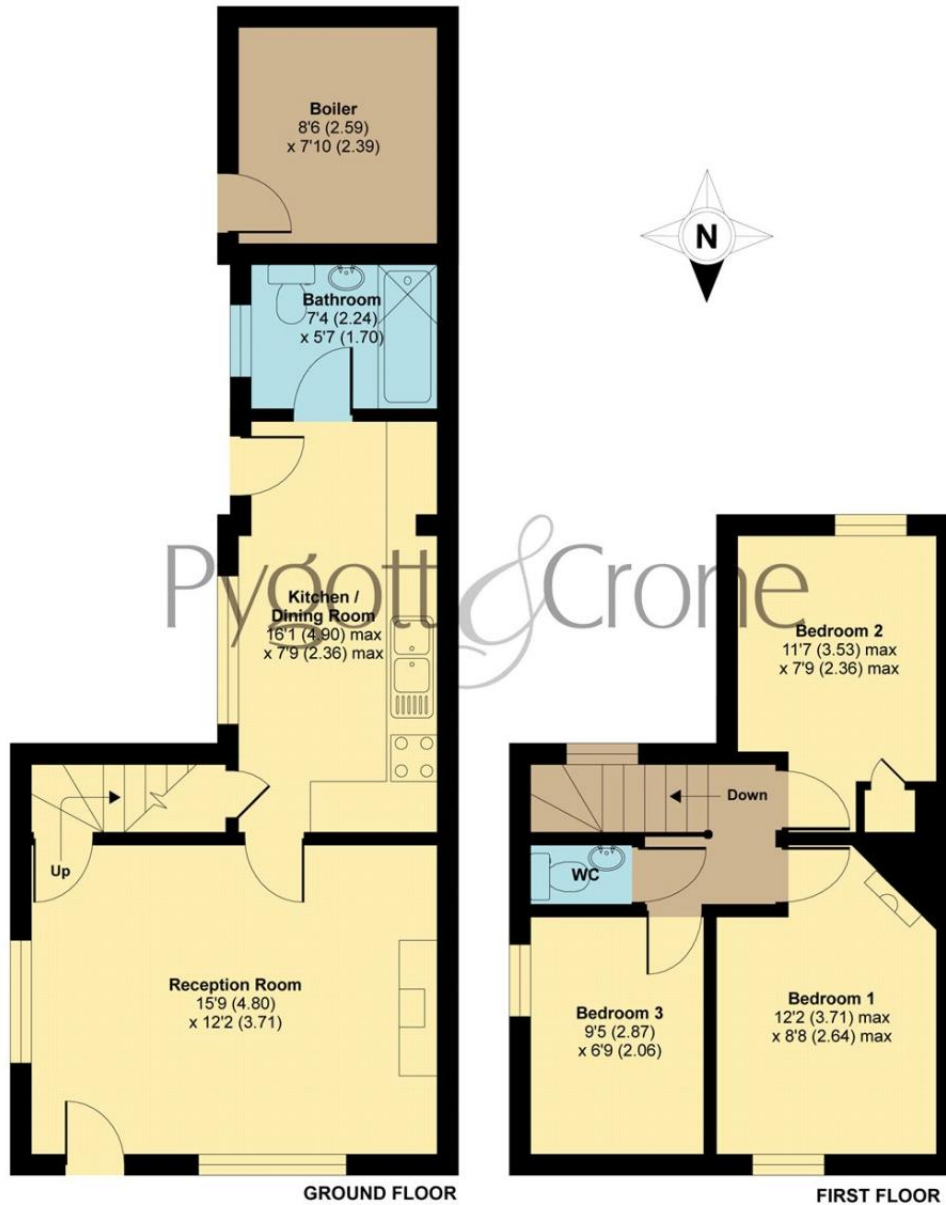
# Gallery Photos



## VICARAGE LANE, WELTON, LINCOLN, LN2

### Vicarage Lane, Welton, Lincoln, LN2

APPROX. GROSS INTERNAL FLOOR AREA 710 SQ FT 65.9 SQ METRES (EXCLUDES BOILER)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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# Property EPC - Certificate



Vicarage Lane, Welton, LN2

Energy rating

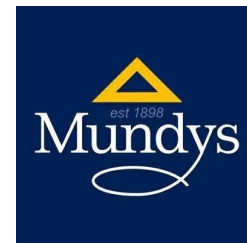
**E**

Valid until 28.05.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	51   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

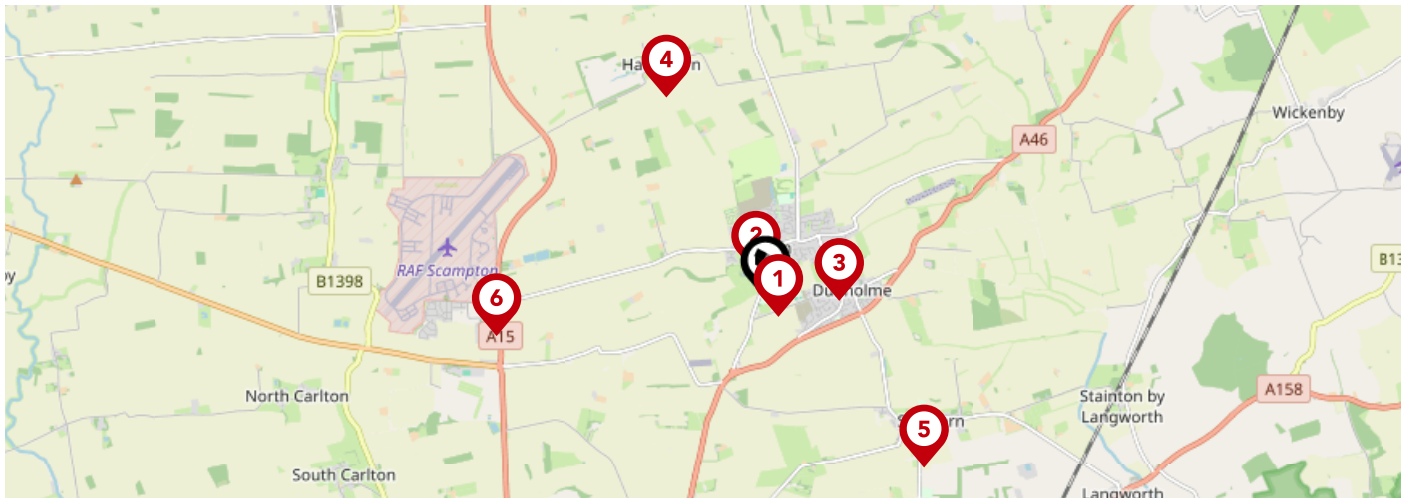
# Property

## EPC - Additional Data



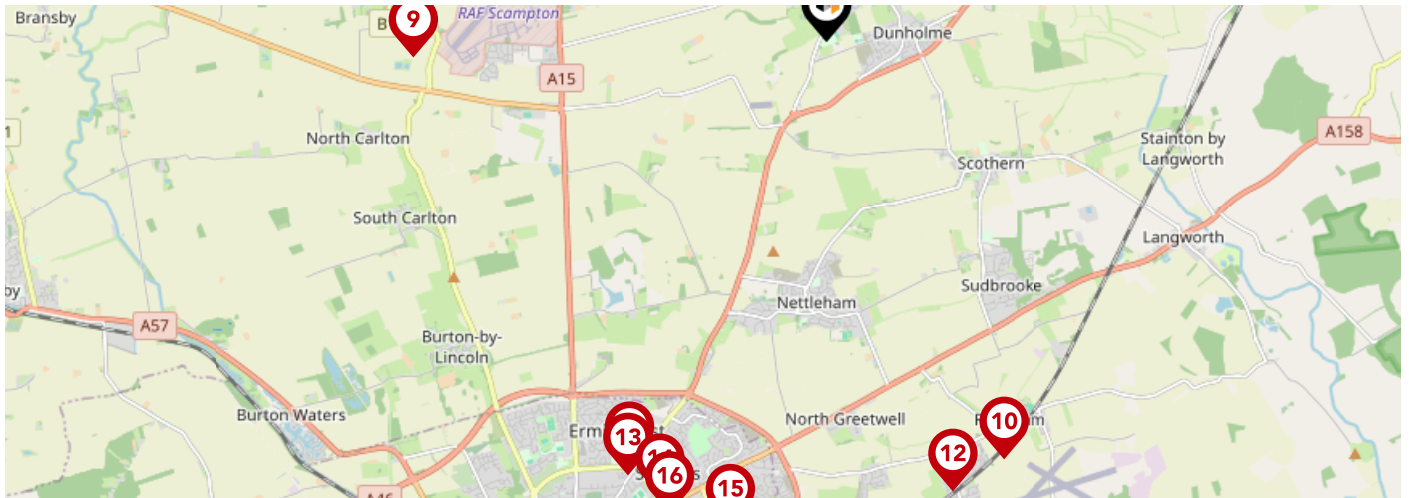
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	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>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very 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 33% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	73 m <sup>2</sup>



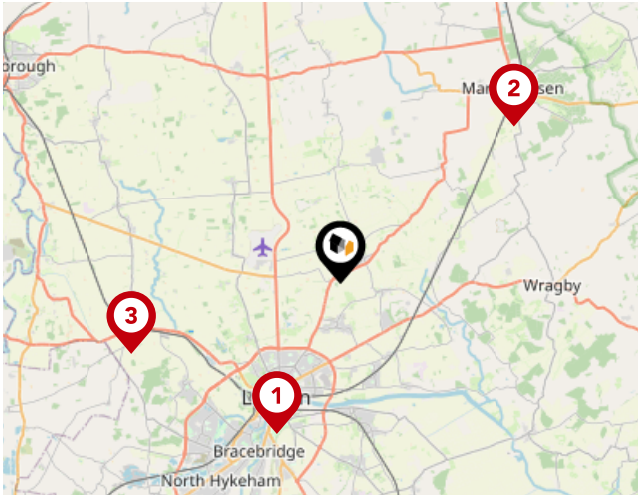
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>William Farr CofE Comprehensive School</b> Ofsted Rating: Good   Pupils: 1444   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Welton St Mary's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 381   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Dunholme St Chad's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 212   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Hackthorn Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 56   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ellison Boulters Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 288   Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Pollyplatt Primary School</b> Ofsted Rating: Good   Pupils: 81   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Nettleham Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 210   Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Nettleham Church of England Voluntary Aided Junior School</b> Ofsted Rating: Good   Pupils: 227   Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





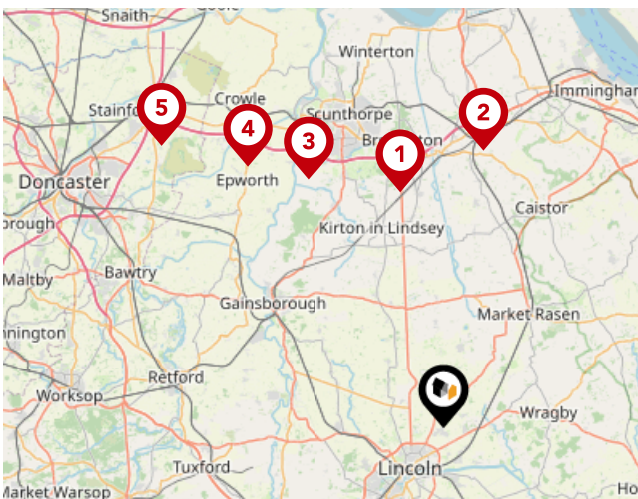
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Scampton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:3.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Reepham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:4.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Ermine Primary Academy</b> Ofsted Rating: Good   Pupils: 393   Distance:4.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>The Priory Pembroke Academy</b> Ofsted Rating: Good   Pupils: 567   Distance:4.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Our Lady of Lincoln Catholic Primary School A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 204   Distance:4.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Springwell Alternative Academy Lincoln</b> Ofsted Rating: Good   Pupils: 48   Distance:4.31</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Lincoln Carlton Academy</b> Ofsted Rating: Outstanding   Pupils: 421   Distance:4.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>The Lincoln St Giles Nursery School</b> Ofsted Rating: Outstanding   Pupils: 112   Distance:4.41</p>	<input checked="" type="checkbox"/>	<input 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	5.82 miles
2	Market Rasen Rail Station	8.25 miles
3	Saxilby Rail Station	7.86 miles



## Trunk Roads/Motorways

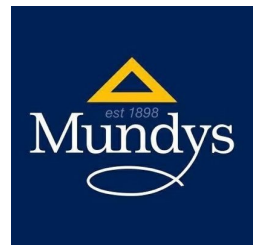
Pin	Name	Distance
1	M180 J4	16.92 miles
2	M180 J5	19.7 miles
3	M180 J3	19.95 miles
4	M180 J2	22.98 miles
5	M180 J1	28.07 miles



## Airports/HELIPADS

Pin	Name	Distance
1	Humberside Airport	20.13 miles
2	Finningley	24.94 miles
3	East Mids Airport	48.21 miles
4	Leeds Bradford Airport	62.12 miles

# Area Transport (Local)



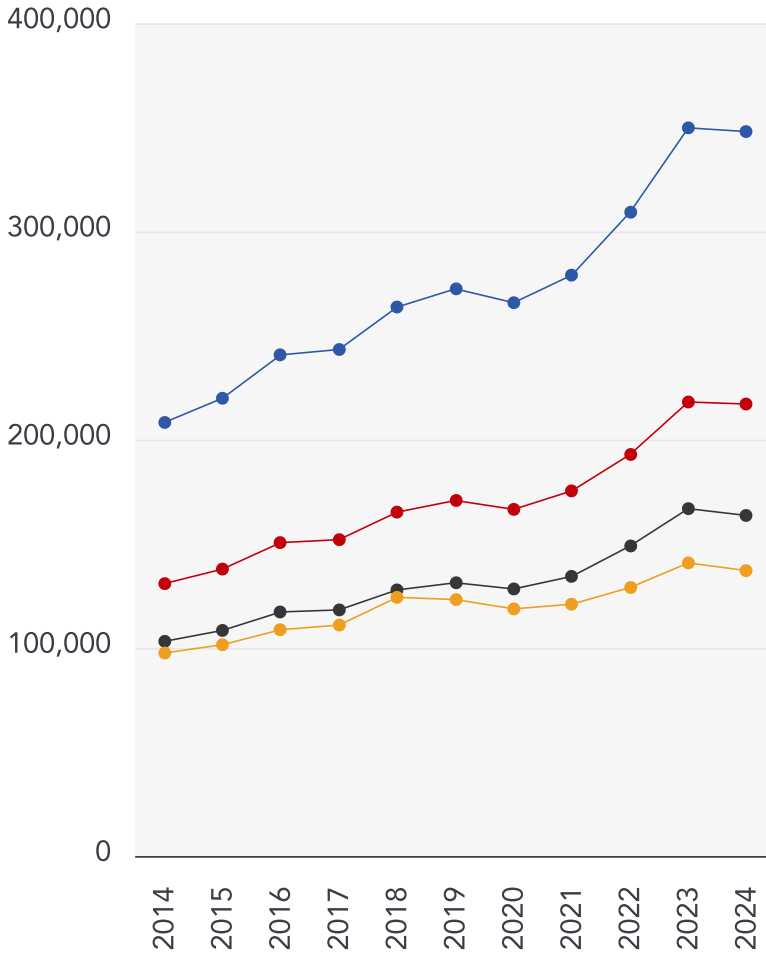
## Bus Stops/Stations

Pin	Name	Distance
1	Black Bull Inn	0.12 miles
2	William Farr School Bus Park	0.16 miles
3	Caravan Park	0.56 miles
4	St German's Church	1.92 miles
5	Meadow Close	2.08 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN2



Detached

**+67.09%**

Semi-Detached

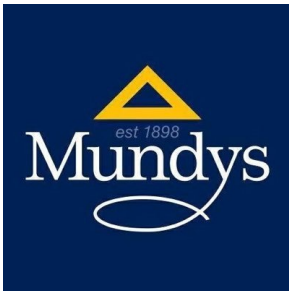
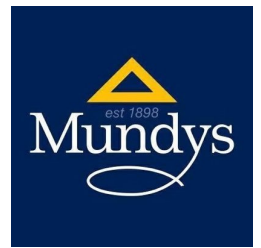
**+65.93%**

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.

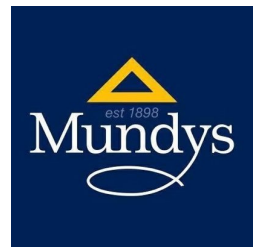
We have three offices within Lincolnshire, Lincoln City Centre on Silver Street and Museum Court, and on Queen Street, Market Rasen.

## 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



## Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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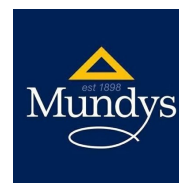


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