

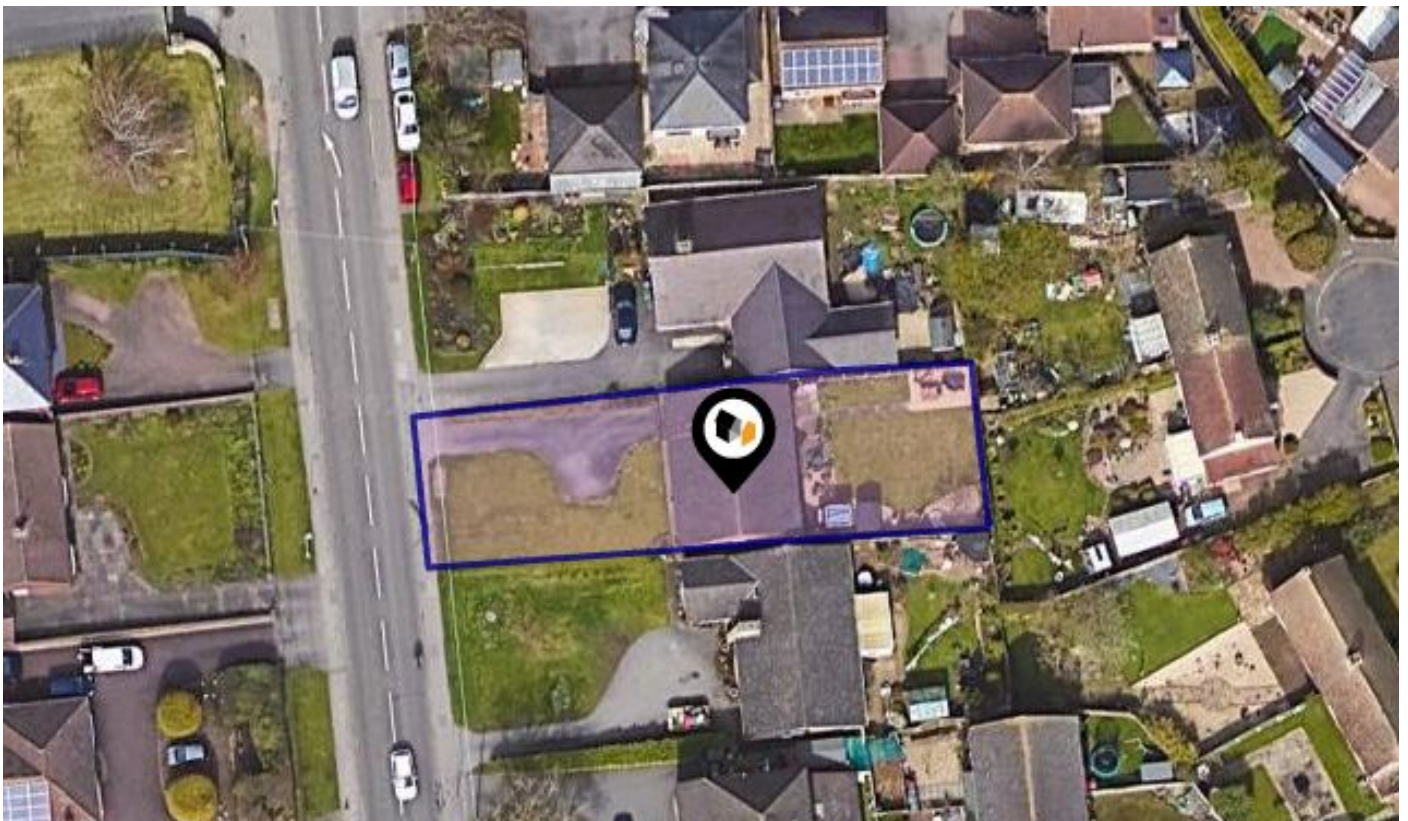


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th September 2024



**87, GRANTHAM ROAD, BRACEBRIDGE HEATH, LINCOLN,
LN4 2PZ**

Mundys

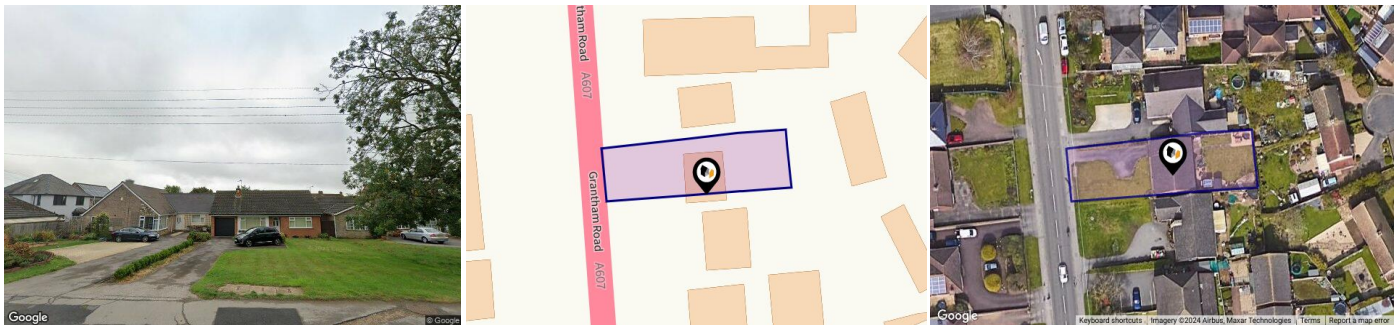
29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

amy.lee@mundys.net

www.mundys.net






Property

Type:	Detached	Last Sold Date:	16/11/2016
Bedrooms:	3	Last Sold Price:	£179,500
Floor Area:	796 ft ² / 74 m ²	Last Sold £/ft²:	£225
Plot Area:	0.15 acres	Tenure:	Freehold
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,944		
Title Number:	LL132121		
UPRN:	10006508584		

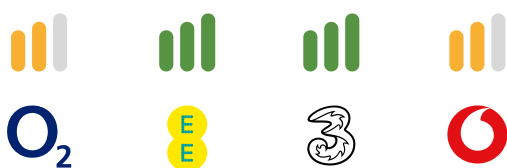
Local Area

Local Authority:	North kesteven
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

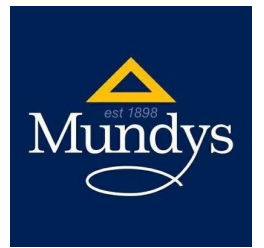




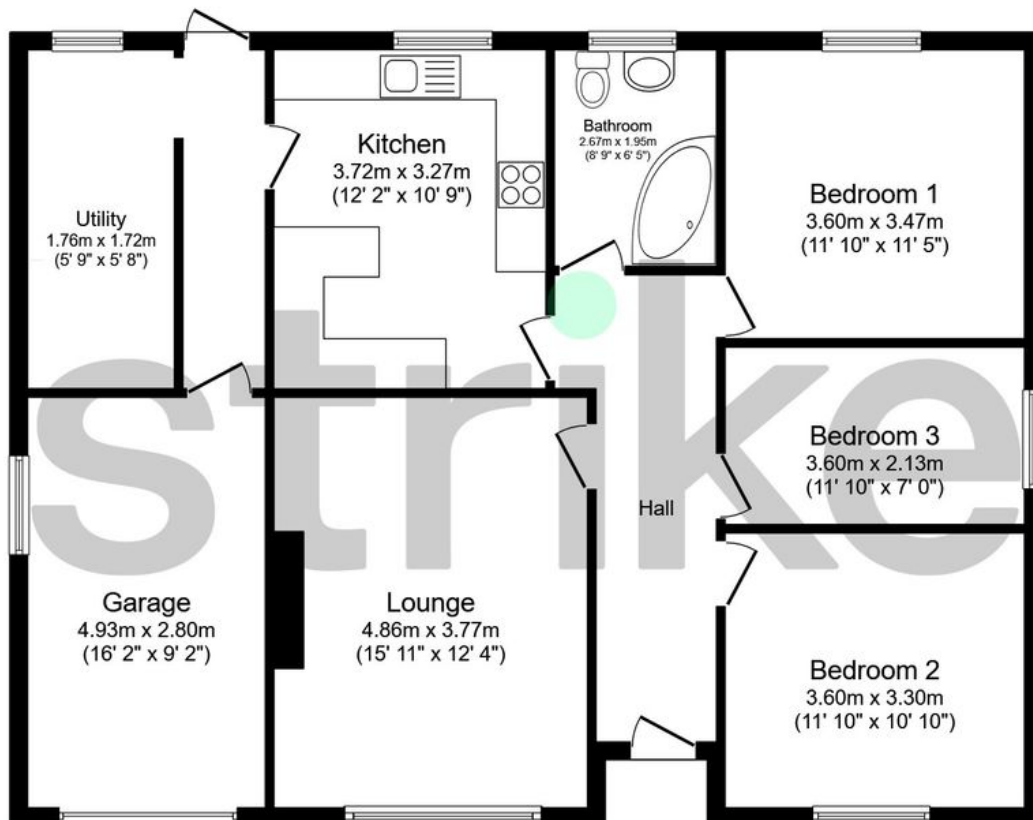
Gallery Photos



Gallery Photos



87, GRANTHAM ROAD, BRACEBRIDGE HEATH, LINCOLN, LN4 2PZ



total floor area 107.7 m² (1,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Property EPC - Certificate



87, Grantham Road, Bracebridge Heath, LN4 2PZ

Energy rating

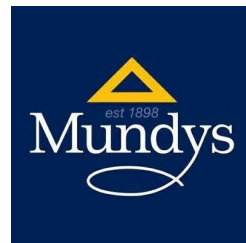
C

Valid until 12.03.2029

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

Property

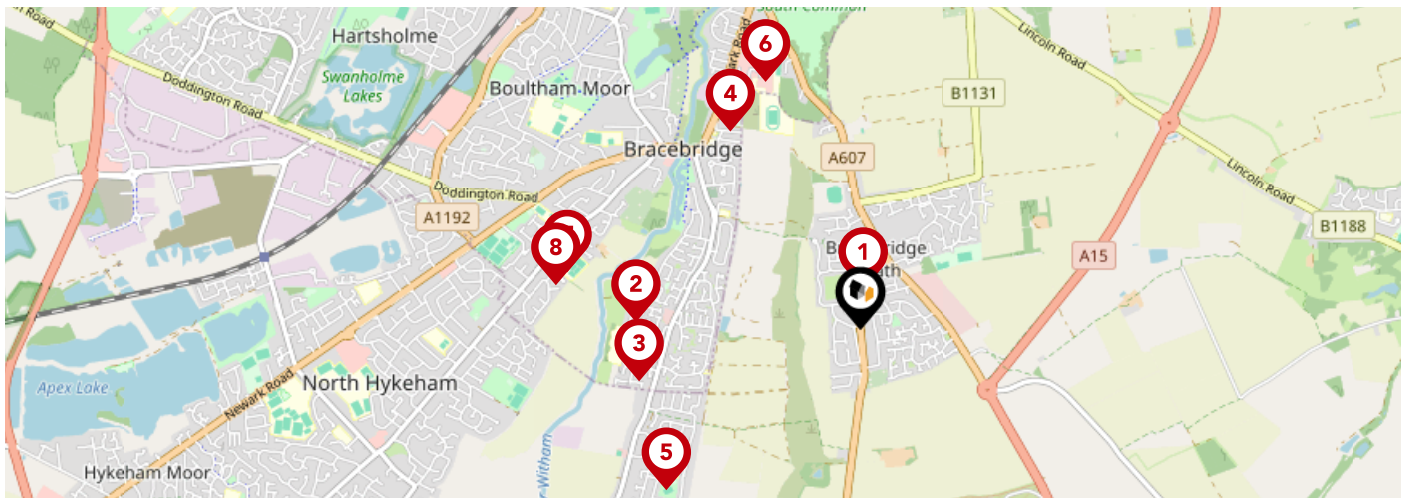
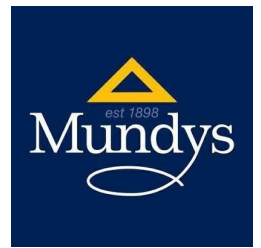
EPC - Additional Data



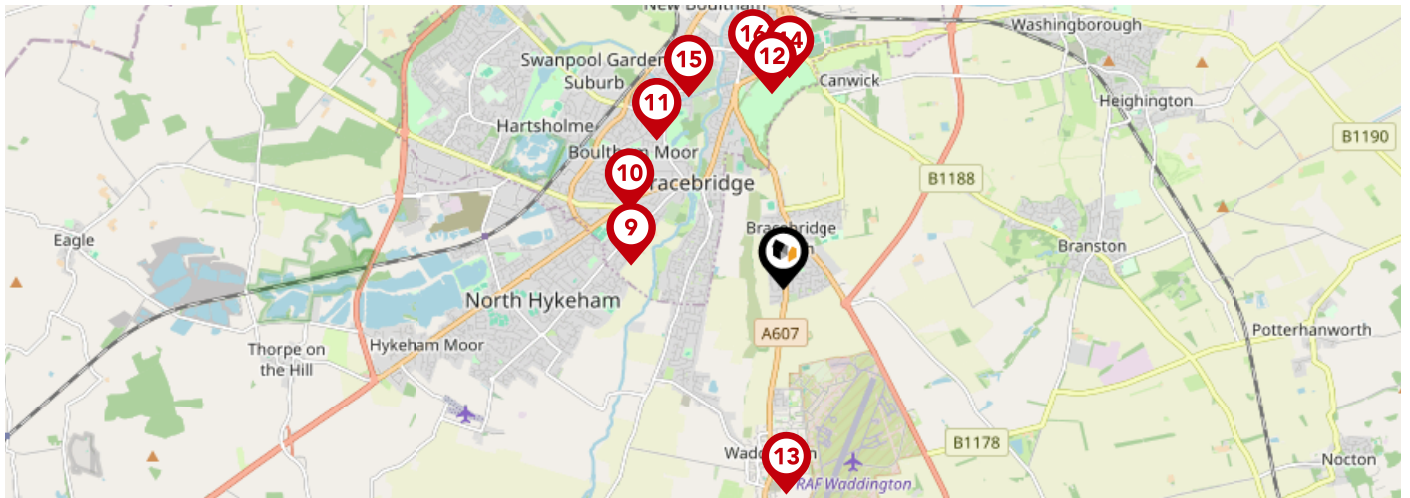
Additional EPC Data









Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²

Area Schools

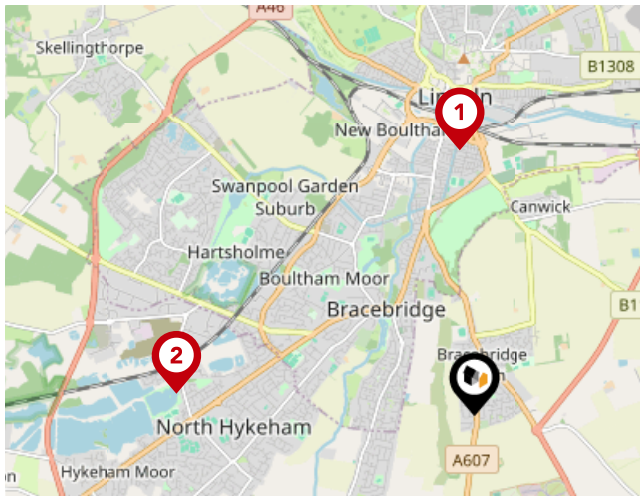


	Nursery	Primary	Secondary	College	Private
1 Bracebridge Heath St John's Primary Academy Ofsted Rating: Good Pupils: 372 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Waddington Redwood Primary Academy Ofsted Rating: Good Pupils: 301 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



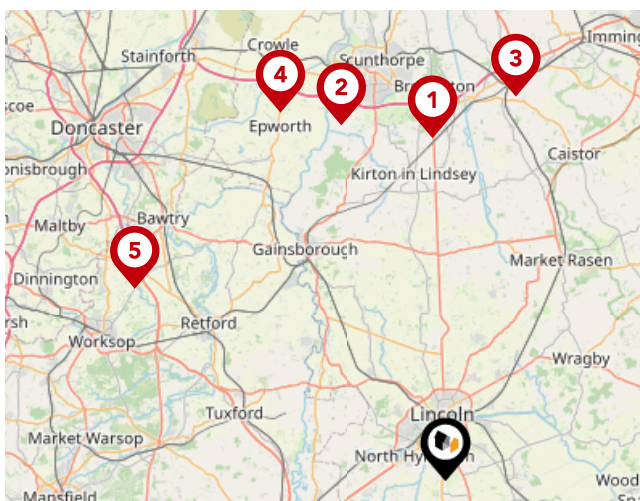
		Nursery	Primary	Secondary	College	Private
	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Athena School Ofsted Rating: Good Pupils: 113 Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:1.94	<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	2.36 miles
2	Hykeham Rail Station	2.66 miles
3	Swinderby Rail Station	7.07 miles



Trunk Roads/Motorways

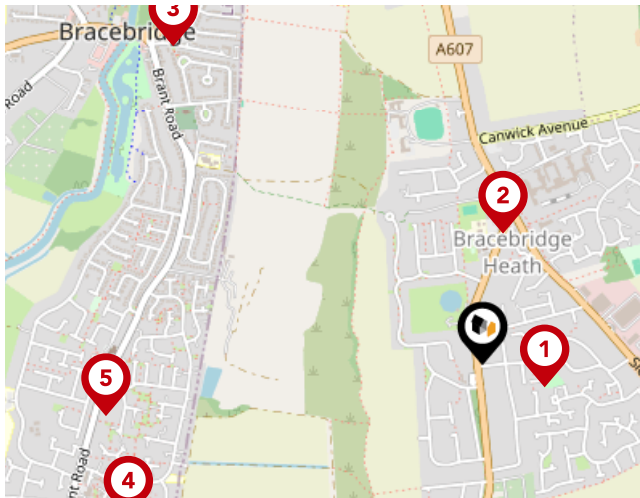
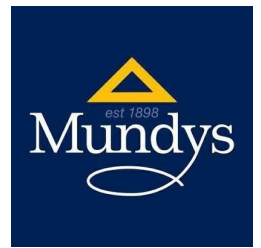
Pin	Name	Distance
1	M180 J4	24.36 miles
2	M180 J3	26.29 miles
3	M180 J5	27.65 miles
4	M180 J2	28.57 miles
5	A1(M) J34	25.9 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	28.13 miles
2	Finningley	27.97 miles
3	East Mids Airport	41.6 miles
4	Leeds Bradford Airport	65.76 miles

Area Transport (Local)



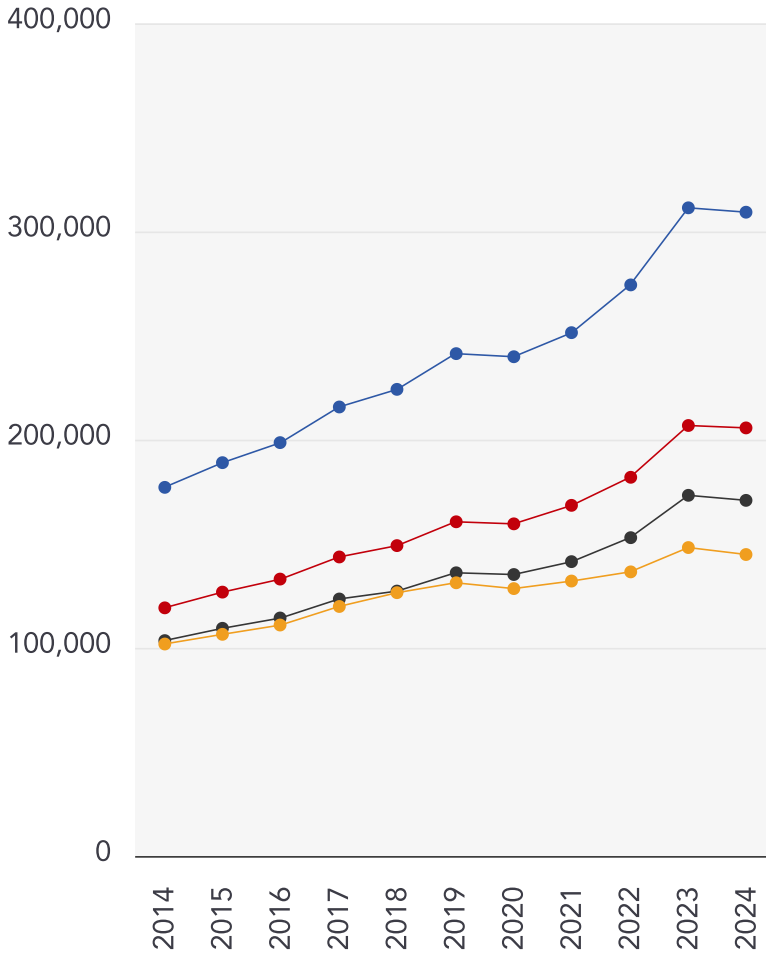
Bus Stops/Stations

Pin	Name	Distance
1	St John's Square	0.15 miles
2	Library	0.29 miles
3	Grosvenor Nursing Home	0.98 miles
4	Birkdale	0.86 miles
5	Crows Nest PH	0.84 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN4



Detached

+74.63%

Semi-Detached

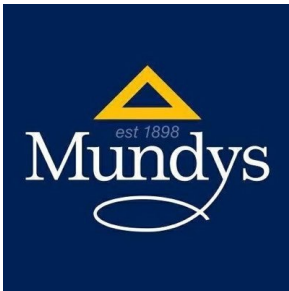
+72.49%

Terraced

+65.1%

Flat

+42.2%



Mundys

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

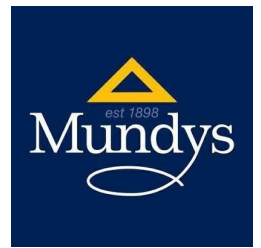
We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

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

Mundys Data Quality

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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Valuation Office
Agency

