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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 30th September 2024



41, ROSELEA AVENUE, WELTON, LINCOLN, LN2 3RT

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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amy.lee@mundys.net

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Property

Type:	Detached	Last Sold Date:	11/06/2012
Bedrooms:	3	Last Sold Price:	£215,000
Floor Area:	968 ft ² / 90 m ²	Last Sold £/ft²:	£222
Plot Area:	0.16 acres	Tenure:	Freehold
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,209		
Title Number:	LL55175		
UPRN:	100030967401		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	34 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



41 ROSELEA AVENUE, LINCOLN, LN2 3RT

Energy rating

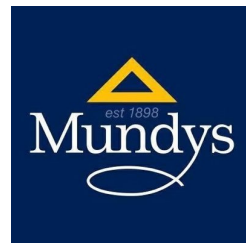
D

Valid until 08.01.2020

Certificate number
8700-8287-9129-6506-0903

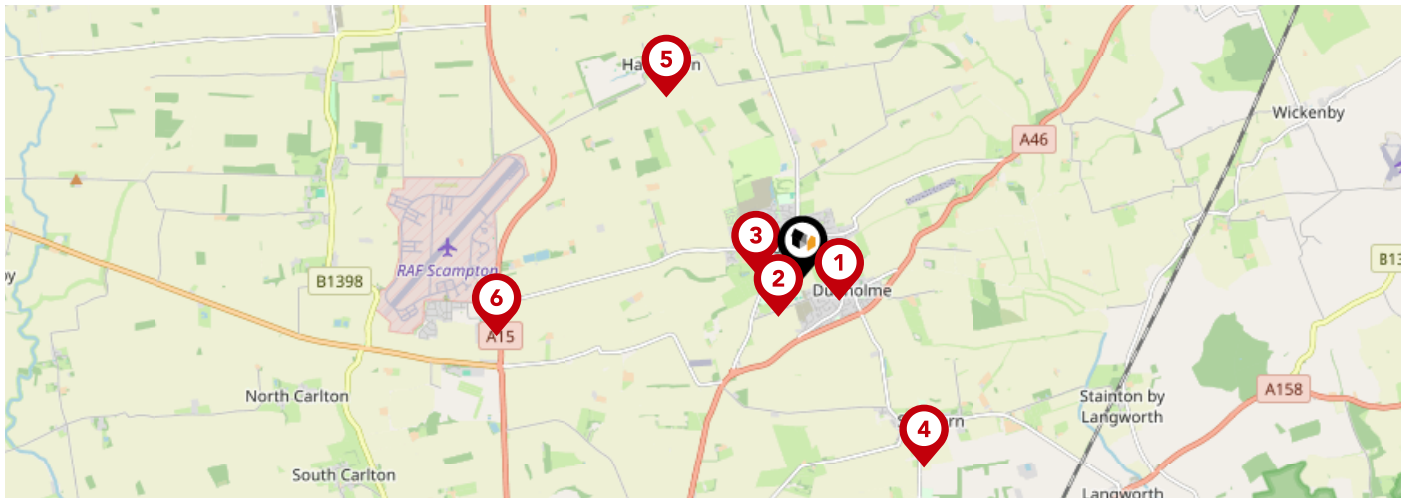
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data











Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 29% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	90 m ²

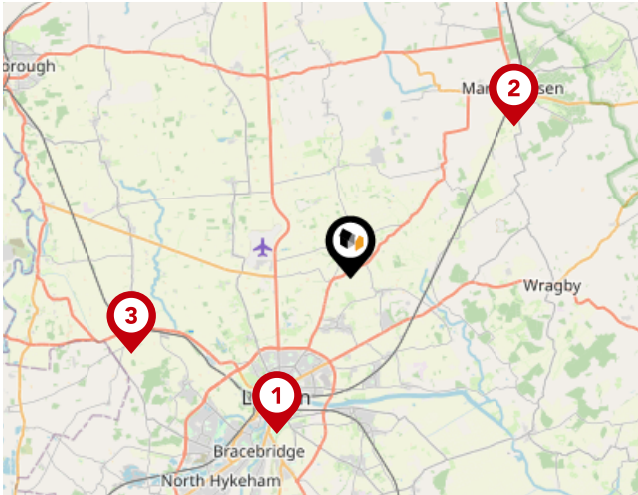


	Nursery	Primary	Secondary	College	Private
<p>1 Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:0.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:0.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 381 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:1.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:2.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Pollyplatt Primary School Ofsted Rating: Good Pupils: 81 Distance:2.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:2.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:2.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



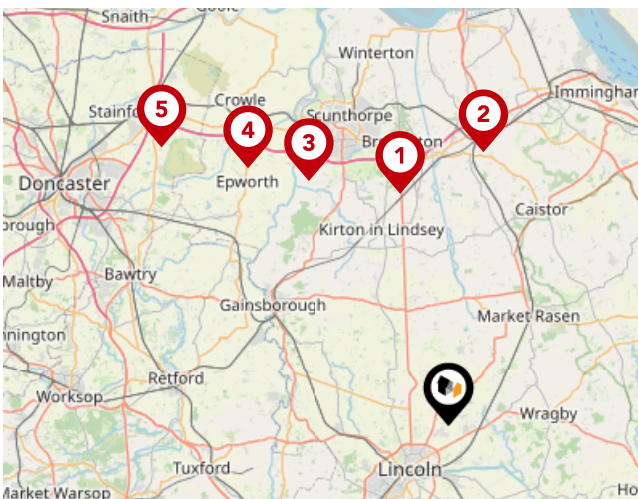
	Nursery	Primary	Secondary	College	Private
 Scampton Church of England Primary School Ofsted Rating: Good Pupils: 57 Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:4.24	<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:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:4.53	<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:4.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:4.63	<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	6.11 miles
2	Market Rasen Rail Station	7.9 miles
3	Saxilby Rail Station	8.22 miles



Trunk Roads/Motorways

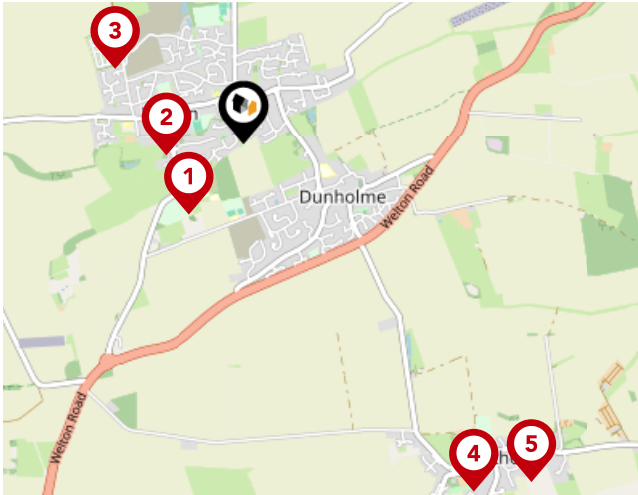
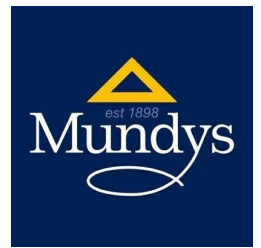
Pin	Name	Distance
1	M180 J4	16.81 miles
2	M180 J5	19.48 miles
3	M180 J3	19.95 miles
4	M180 J2	23.03 miles
5	M180 J1	28.18 miles



Airports/HELIPADS

Pin	Name	Distance
1	Humberside Airport	19.88 miles
2	Finningley	25.14 miles
3	East Mids Airport	48.56 miles
4	Leeds Bradford Airport	62.26 miles

Area Transport (Local)



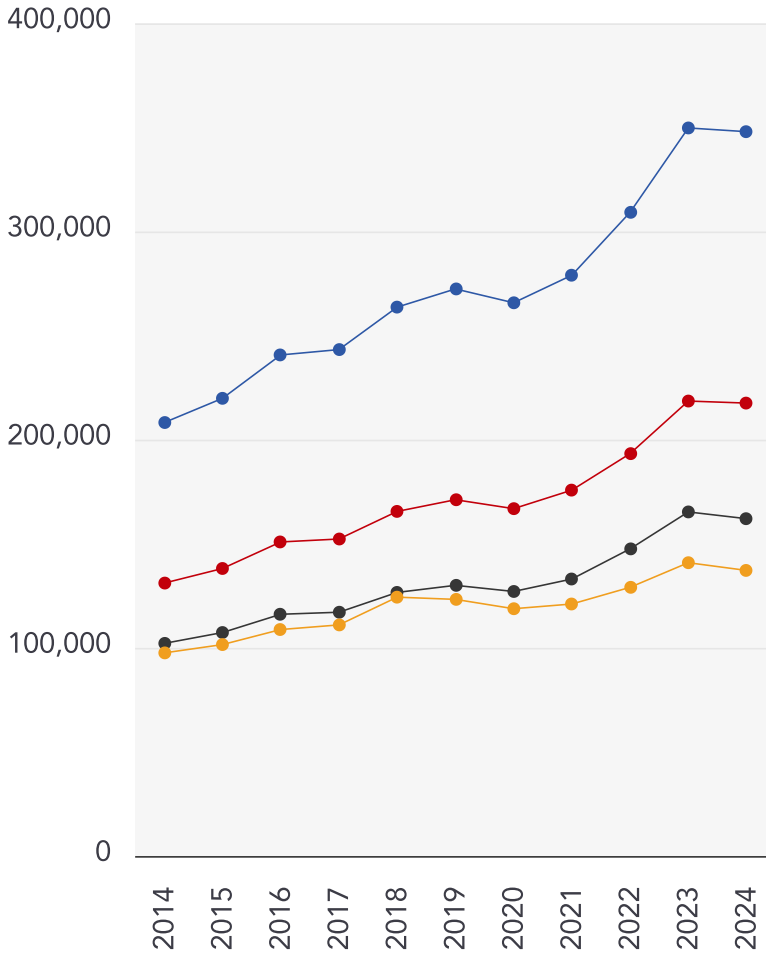
Bus Stops/Stations

Pin	Name	Distance
1	William Farr School Bus Park	0.4 miles
2	Black Bull Inn	0.34 miles
3	Caravan Park	0.66 miles
4	St German's Church	1.85 miles
5	Meadow Close	1.97 miles

Market House Price Statistics



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



Detached

+67.09%

Semi-Detached

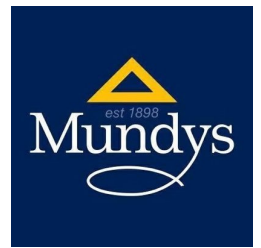
+65.93%

Terraced

+58.63%

Flat

+40.58%



Mundys

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

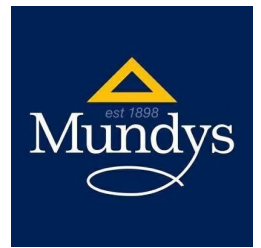
We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

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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