

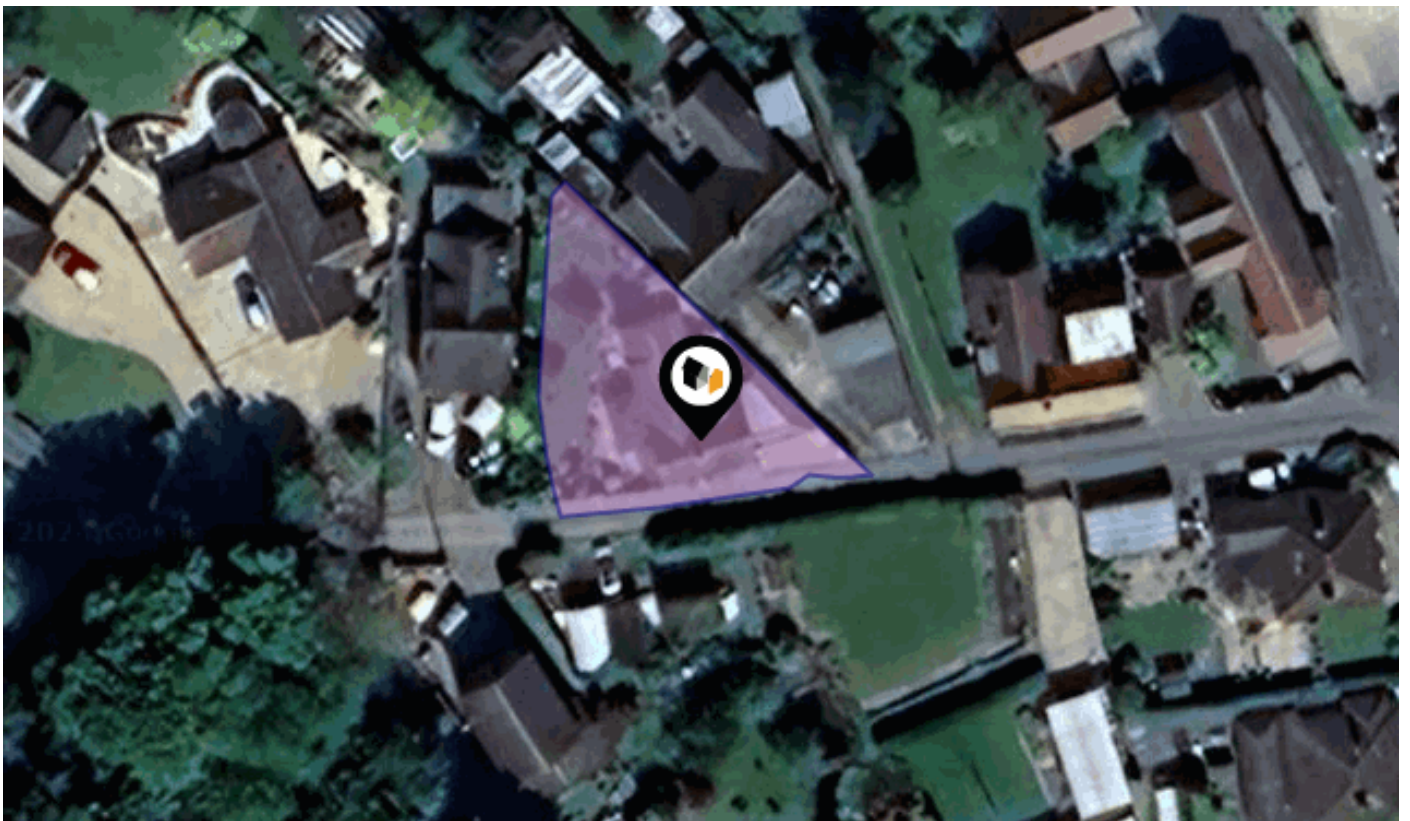


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th October 2024



18, CHURCH LANE, REEPHAM, LINCOLN, LN3 4DQ

Mundys

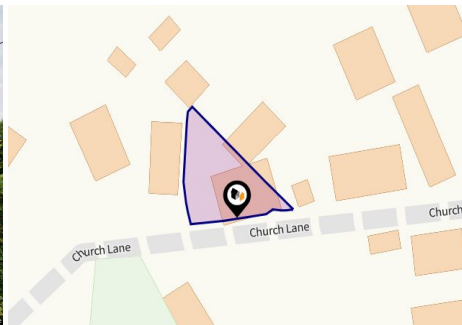
29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

amy.lee@mundys.net

www.mundys.net








Property

| | | | |
|-------------------------|--|------------------------------------|------------|
| Type: | Detached | Last Sold Date: | 16/07/2012 |
| Bedrooms: | 3 | Last Sold Price: | £247,000 |
| Floor Area: | 1,367 ft ² / 127 m ² | Last Sold £/ft²: | £181 |
| Plot Area: | 0.1 acres | Tenure: | Freehold |
| Year Built : | Before 1900 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,209 | | |
| Title Number: | LL264572 | | |
| UPRN: | 100030961721 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|--|---|
| 15 mb/s | 43 mb/s | 1000 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *18, Church Lane, Reepham, Lincoln, LN3 4DQ*

| |
|--|
| Reference - 126535 |
| Decision: Decided |
| Date: 05th October 2010 |
| Description: Application for non-material amendment to planning permission 125982 -re: fascias |
| Reference - 125982 |
| Decision: Decided |
| Date: 07th June 2010 |
| Description: Planning application for proposed first floor extension to form masterbedroom and en suite bathroom rebuilding of existing bedroom dormer window and new front boundary fence |
| Reference - 129688 |
| Decision: Decided |
| Date: 20th February 2013 |
| Description: Planning application to erect attached single storey garage to side |
| Reference - 134836 |
| Decision: Decided |
| Date: 12th August 2016 |
| Description: Planning application for garden room extension |

Property EPC - Certificate



18 CHURCH LANE, LINCOLN, LN3 4DQ

Energy rating

C

Valid until 05.02.2022

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 c | 71 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property EPC - Additional Data

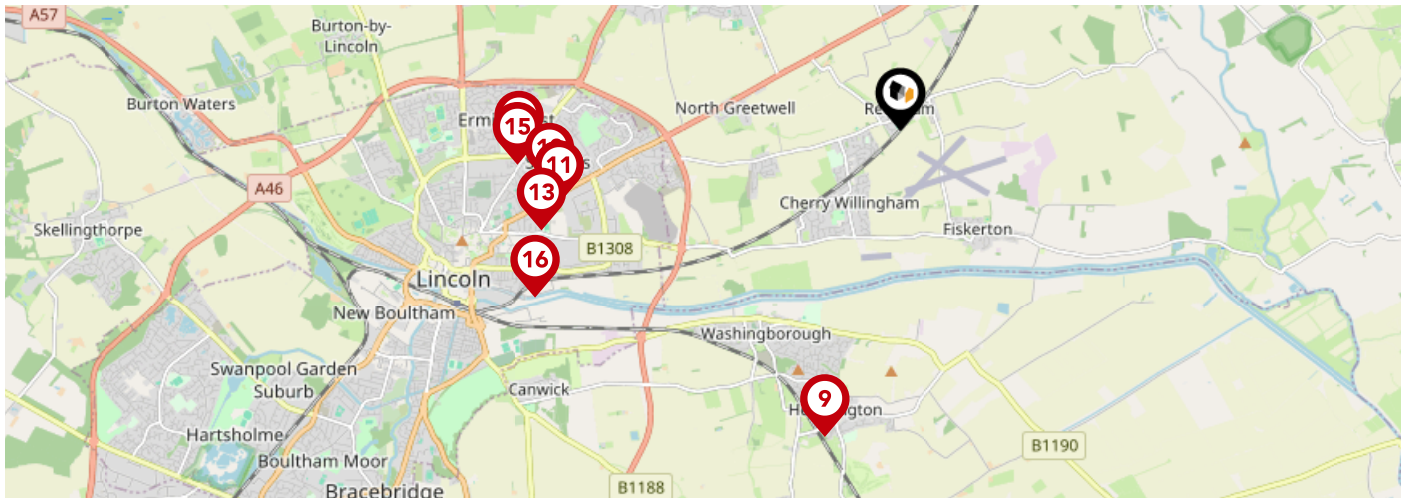










Additional EPC Data

| | |
|--------------------------------------|---|
| Property Type: | Detached house |
| Walls: | Solid brick, with internal insulation |
| Walls Energy: | Good |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Window: | Mostly double glazing |
| Window Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 23% of fixed outlets |
| Lighting Energy: | Poor |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | Room heaters, dual fuel (mineral and wood) |
| Total Floor Area: | 126 m ² |

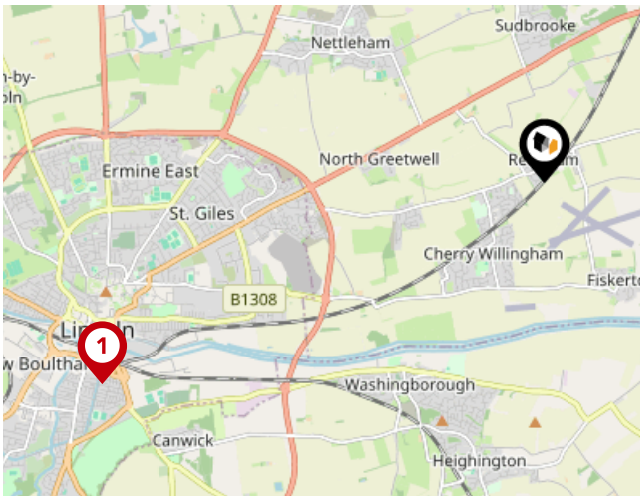


| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.16</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:0.67</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:1.28</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:2.01</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:2.06</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:2.17</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:2.27</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:2.6</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



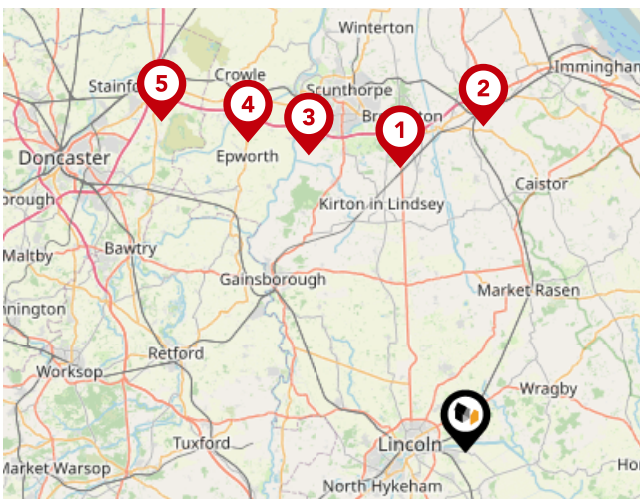
| | | Nursery | Primary | Secondary | College | Private |
|---|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:2.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:3.09 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:3.09 | <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:3.15 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:3.31 | <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:3.38 | <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:3.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:3.56 | <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 | 4.32 miles |
| 2 | Hykeham Rail Station | 7.56 miles |
| 3 | Saxilby Rail Station | 9.14 miles |



Trunk Roads/Motorways

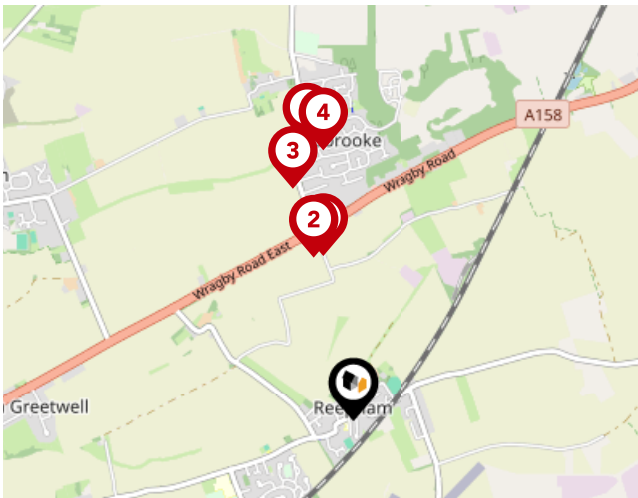
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M180 J4 | 20.73 miles |
| 2 | M180 J5 | 23.07 miles |
| 3 | M180 J3 | 23.85 miles |
| 4 | M180 J2 | 26.81 miles |
| 5 | M180 J1 | 31.77 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Humberside Airport | 23.23 miles |
| 2 | Finningley | 28.21 miles |
| 3 | East Mids Airport | 47.14 miles |
| 4 | Leeds Bradford Airport | 65.66 miles |

Area Transport (Local)



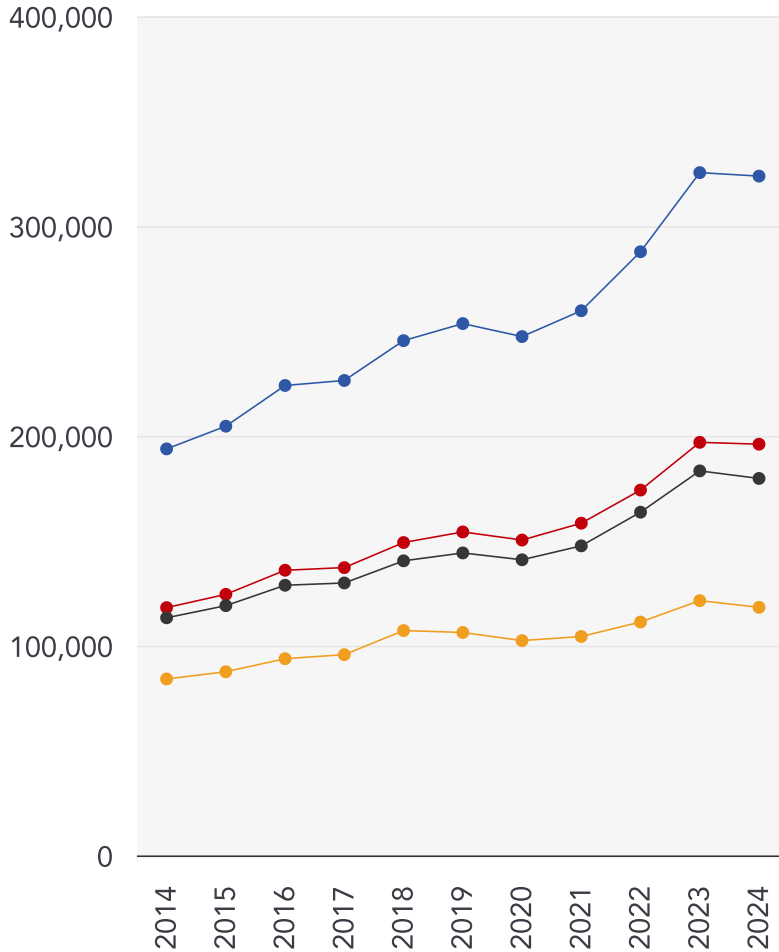
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | Cherry Tree Cafe | 0.74 miles |
| 2 | Wragby Road East | 0.75 miles |
| 3 | Beech Close | 1.07 miles |
| 4 | Maple Drive | 1.21 miles |
| 5 | Junction with Scothern Road | 1.24 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

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.

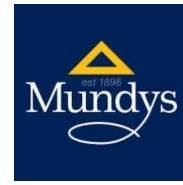


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