

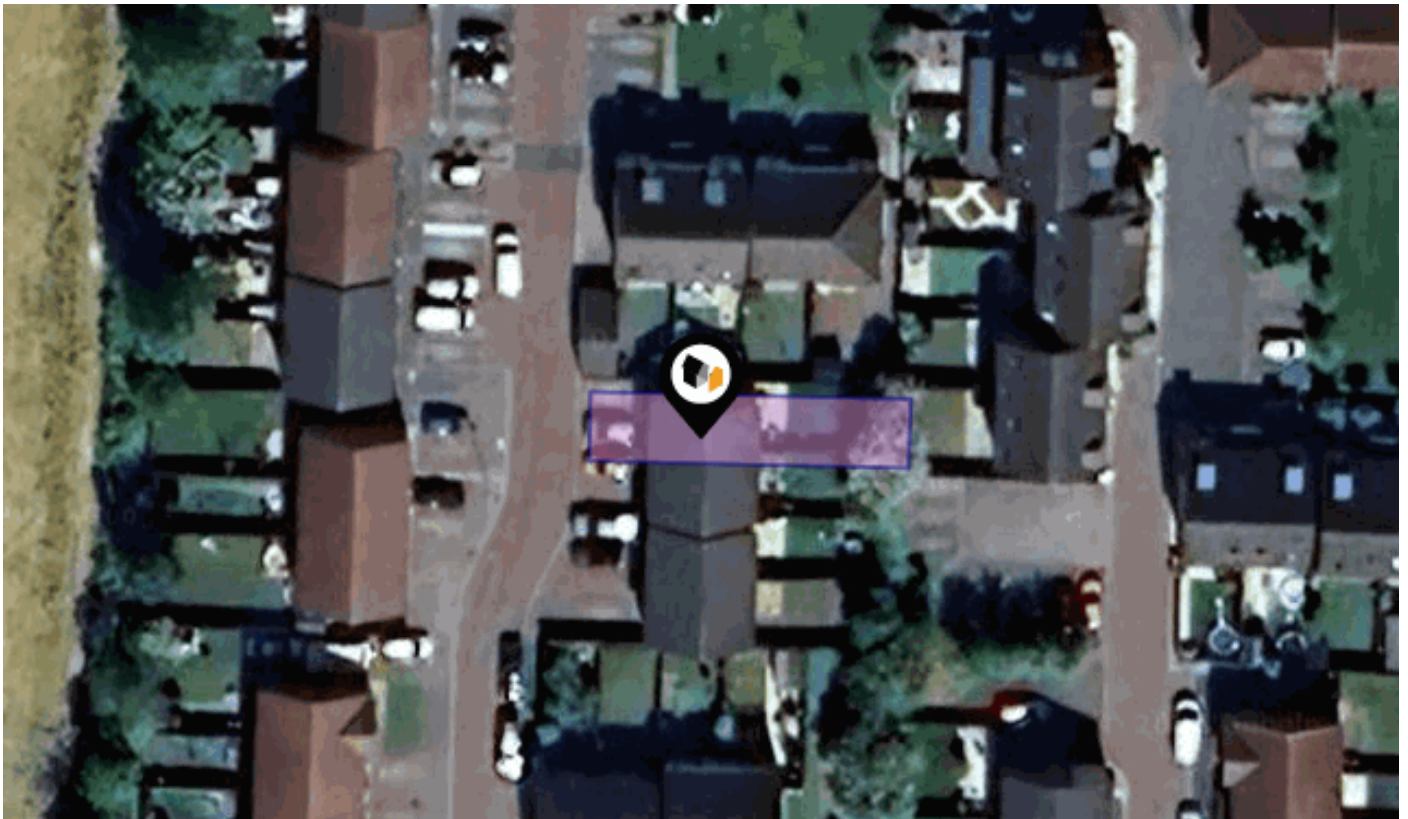


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th November 2024



**35, CHERRY PADDOCKS, CHERRY WILLINGHAM, LINCOLN,
LN3 4GW**

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

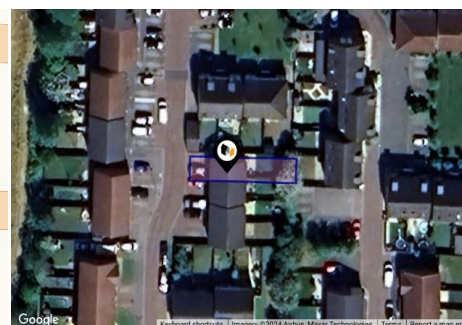
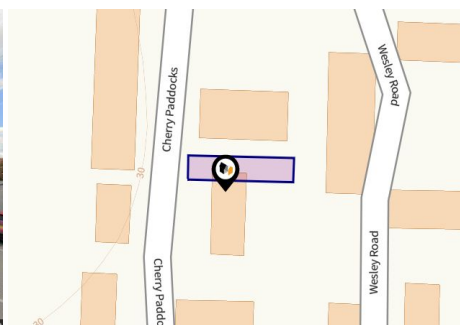
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Property




Type:	Semi-Detached
Bedrooms:	2
Floor Area:	710 ft ² / 66 m ²
Plot Area:	0.04 acres
Year Built :	2017
Council Tax :	Band A
Annual Estimate:	£1,472
Title Number:	LL371981
UPRN:	10090697681

Last Sold Date:	17/06/2020
Last Sold Price:	£157,000
Last Sold £/ft²:	£220
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



35, Cherry Paddocks, Cherry Willingham, LN3 4GW

Energy rating

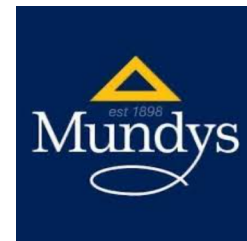
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Valid until 10.01.2027

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

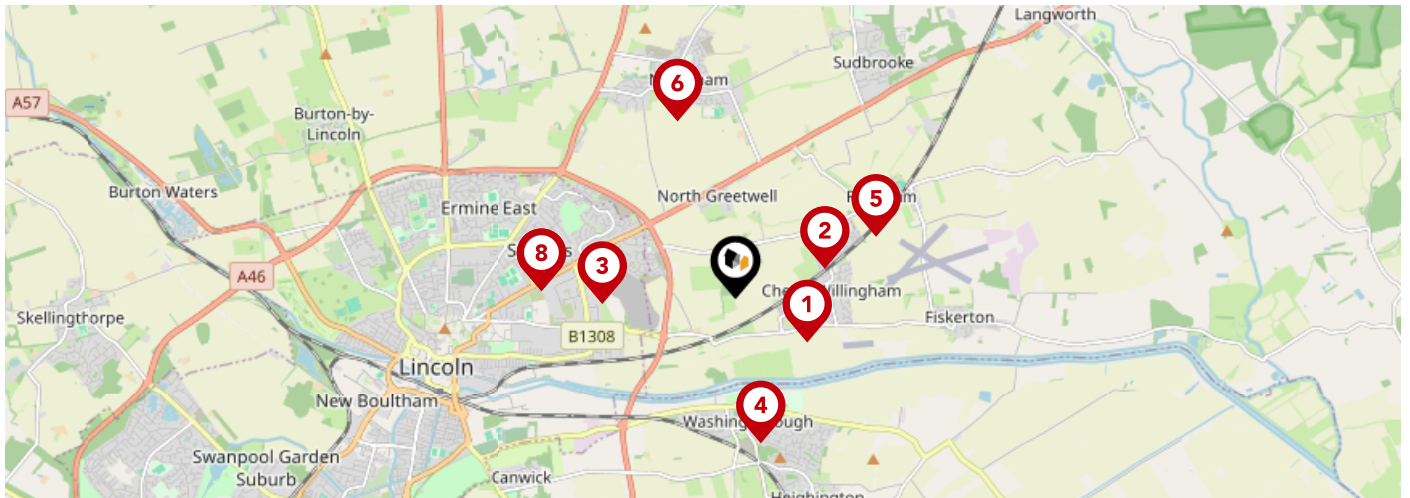
Property









EPC - Additional Data

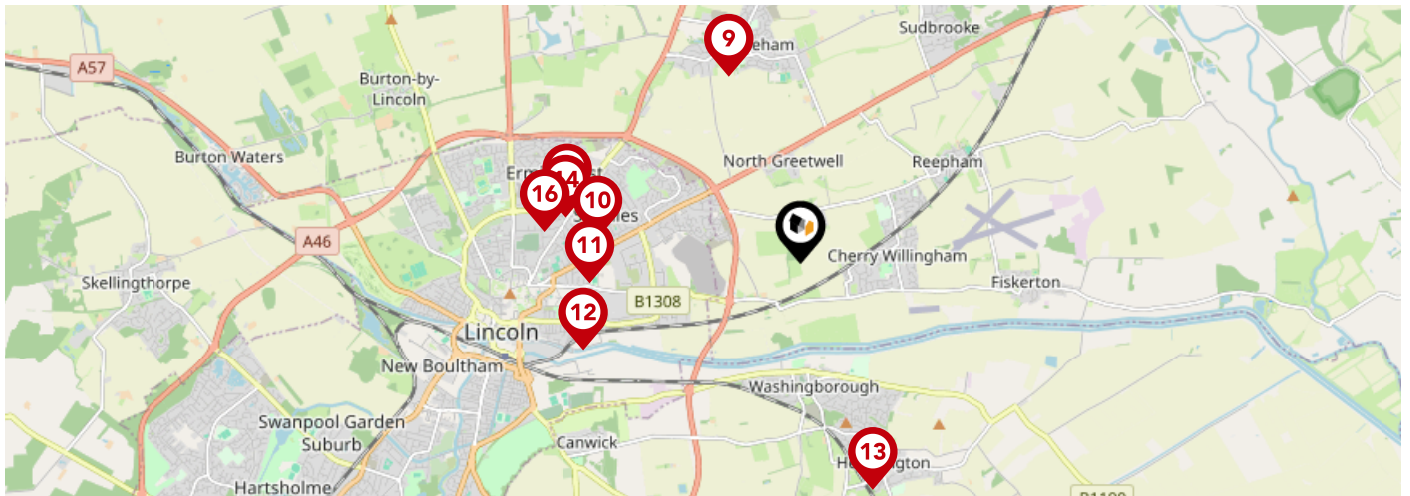










Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m ² ·K
Total Floor Area:	66 m ²

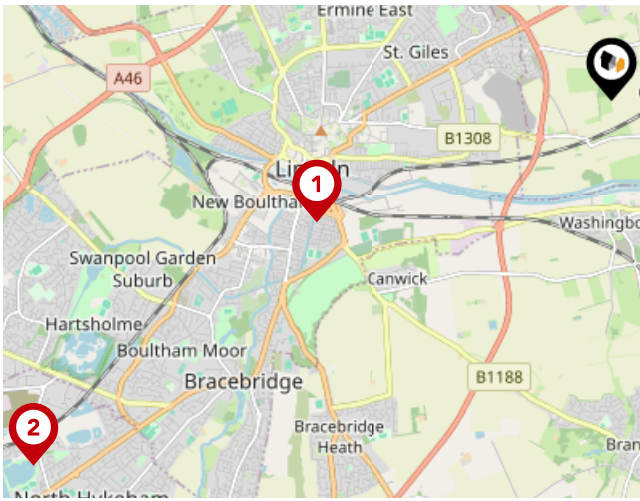


		Nursery	Primary	Secondary	College	Private
	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:0.84	<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:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:1.3	<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:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:1.66	<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:1.72	<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:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



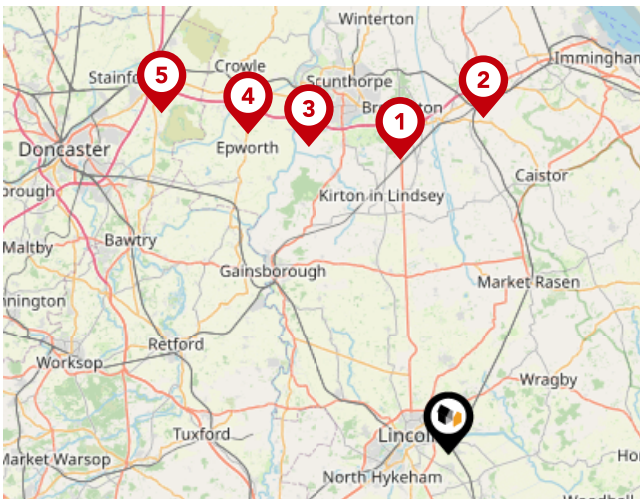
		Nursery	Primary	Secondary	College	Private
	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:1.82	<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:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:2.1	<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:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	2.84 miles
2	Hykeham Rail Station	6.08 miles
3	Saxilby Rail Station	7.98 miles



Trunk Roads/Motorways

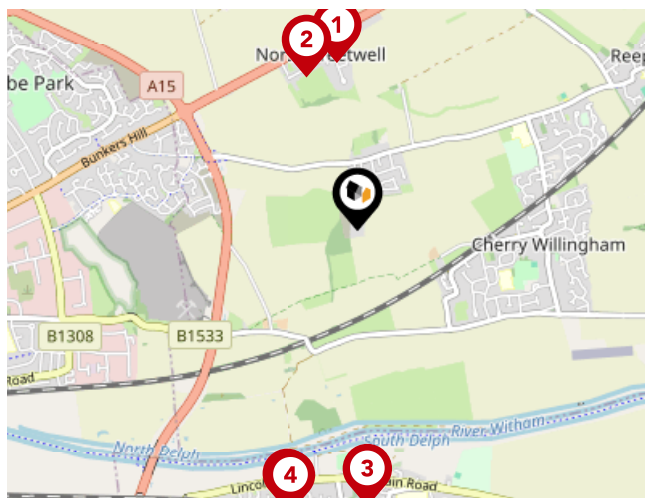
Pin	Name	Distance
1	M180 J4	21.18 miles
2	M180 J5	23.89 miles
3	M180 J3	23.93 miles
4	M180 J2	26.7 miles
5	M180 J1	31.46 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	24.19 miles
2	Finningley	27.57 miles
3	East Mids Airport	45.68 miles
4	Leeds Bradford Airport	65.17 miles

Area Transport (Local)



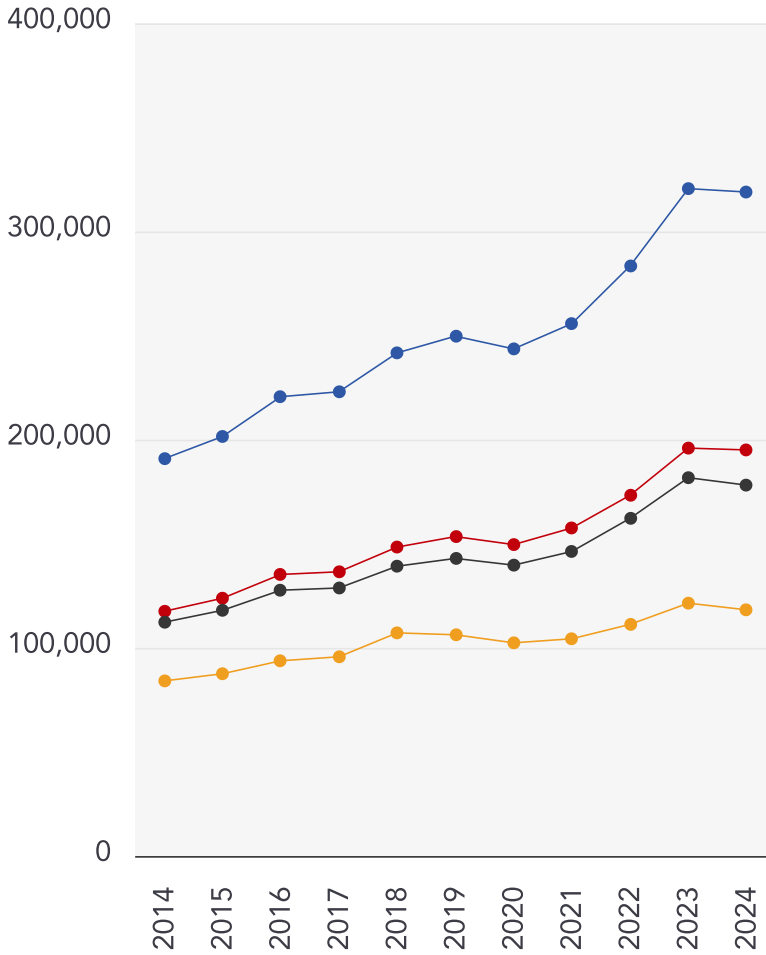
Bus Stops/Stations

Pin	Name	Distance
1	Westfield Drv	0.76 miles
2	Service Station	0.72 miles
3	High Street	1.22 miles
4	Hillcroft	1.28 miles
5	Hillcroft	1.28 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



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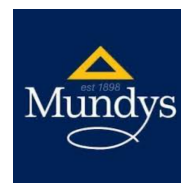


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