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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18th November 2024



COCKERELS ROOST, NEWTON-ON-TRENT, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,270 ft ² / 118 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,209		
Title Number:	LL244028		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	8	80	-
● Surface Water	Medium	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

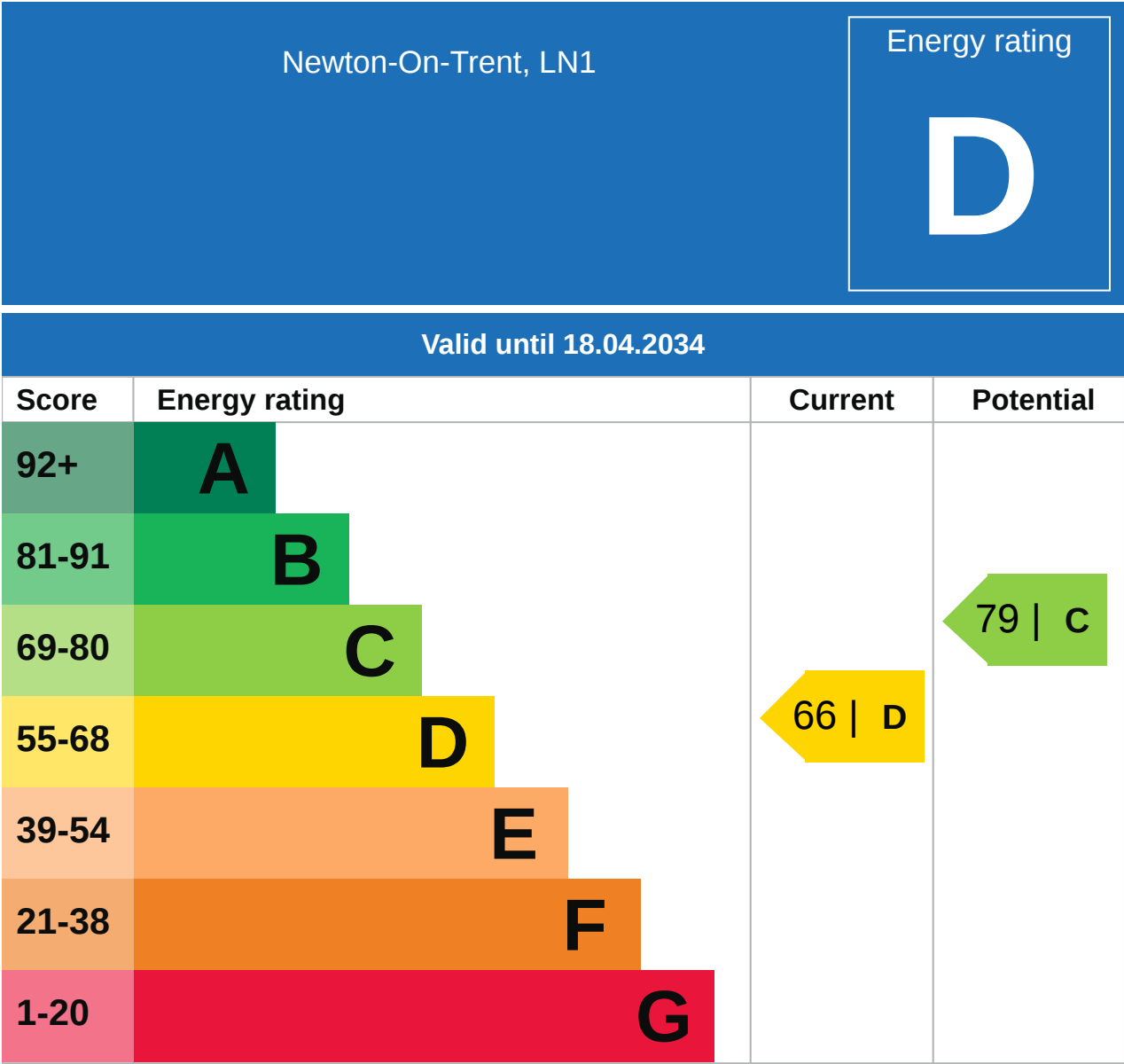
Planning History This Address



Planning records for: *Cockerels Roost, Newton-on-trent, Lincoln, LN1*

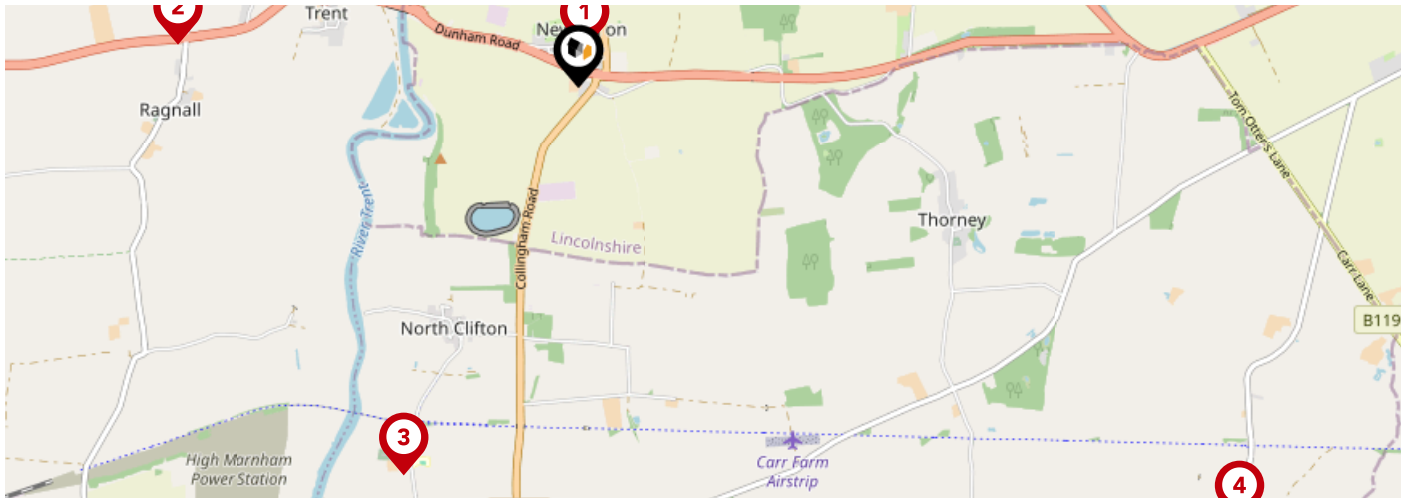
Reference - M05/P/1372	
Decision:	Decided
Date:	21st December 2005
Description:	Retrospective Planning Application to retain ensuite bathroom within roofspace over garage and dormer window to north elevation

Property EPC - Certificate

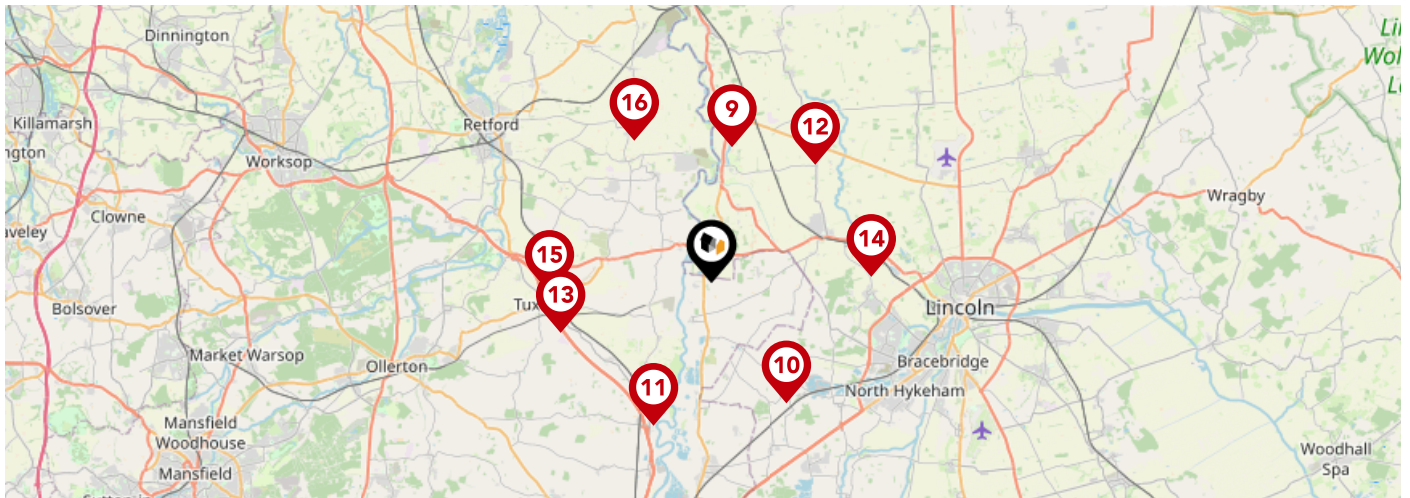










Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 92% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	118 m ²

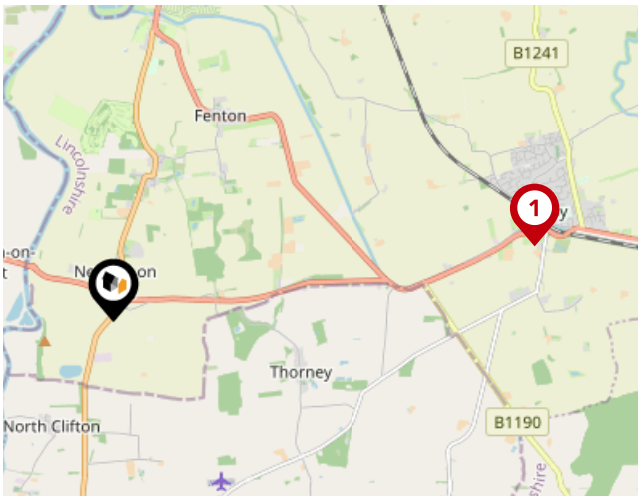


		Nursery	Primary	Secondary	College	Private
1	Newton-on-Trent CofE Primary School Ofsted Rating: Good Pupils: 56 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Dunham-on-Trent CofE Primary School Ofsted Rating: Good Pupils: 75 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	North Clifton Primary School Ofsted Rating: Requires improvement Pupils: 25 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Queen Eleanor Primary School Ofsted Rating: Good Pupils: 68 Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Rampton Primary School Ofsted Rating: Good Pupils: 97 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Matthew's CofE Primary School Ofsted Rating: Good Pupils: 53 Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Saxilby Church of England Primary School Ofsted Rating: Good Pupils: 378 Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	North Scarle Primary School Ofsted Rating: Requires improvement Pupils: 50 Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



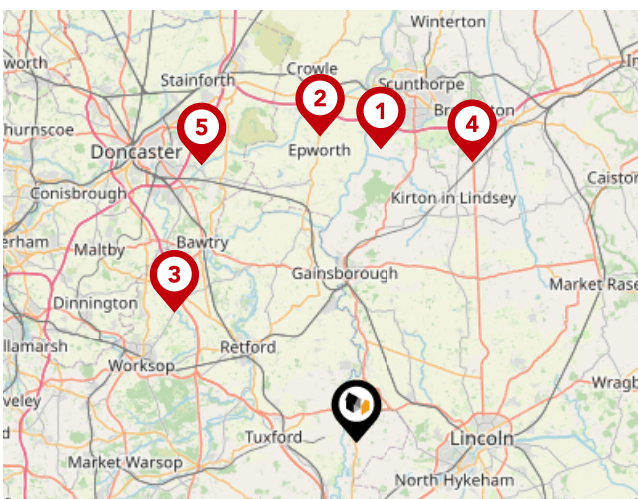
		Nursery	Primary	Secondary	College	Private
	The Marton Academy Ofsted Rating: Good Pupils: 93 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eagle Community Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sutton-On-Trent Primary and Nursery School Ofsted Rating: Good Pupils: 128 Distance:5.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sturton by Stow Primary School Ofsted Rating: Good Pupils: 171 Distance:5.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tuxford Academy Ofsted Rating: Good Pupils: 1483 Distance:5.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:5.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Markham Primary School Ofsted Rating: Good Pupils: 202 Distance:5.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leverton Church of England Academy Ofsted Rating: Good Pupils: 89 Distance:5.75	<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	Saxilby Rail Station	3.79 miles
2	Swinderby Rail Station	6.46 miles
3	Hykeham Rail Station	7.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J3	20.79 miles
2	M180 J2	21.73 miles
3	A1(M) J34	15.88 miles
4	M180 J4	21.42 miles
5	M18 J4	22.43 miles

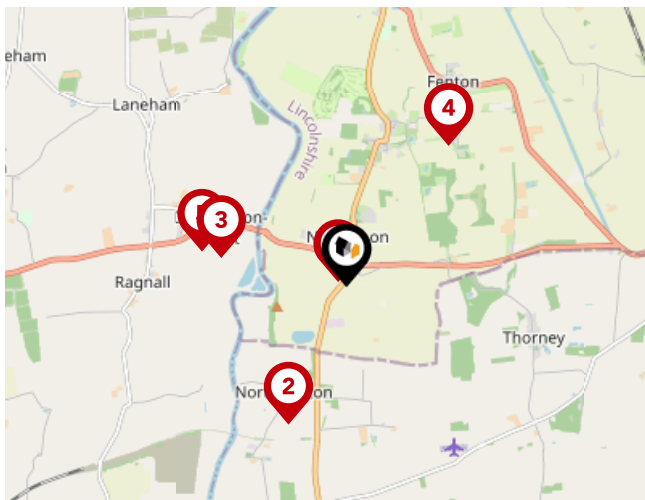


Airports/Helipads

Pin	Name	Distance
1	Finningley	18.72 miles
2	Humberside Airport	28.06 miles
3	East Mids Airport	38.23 miles
4	Leeds Bradford Airport	56.32 miles

Area

Transport (Local)



Bus Stops/Stations

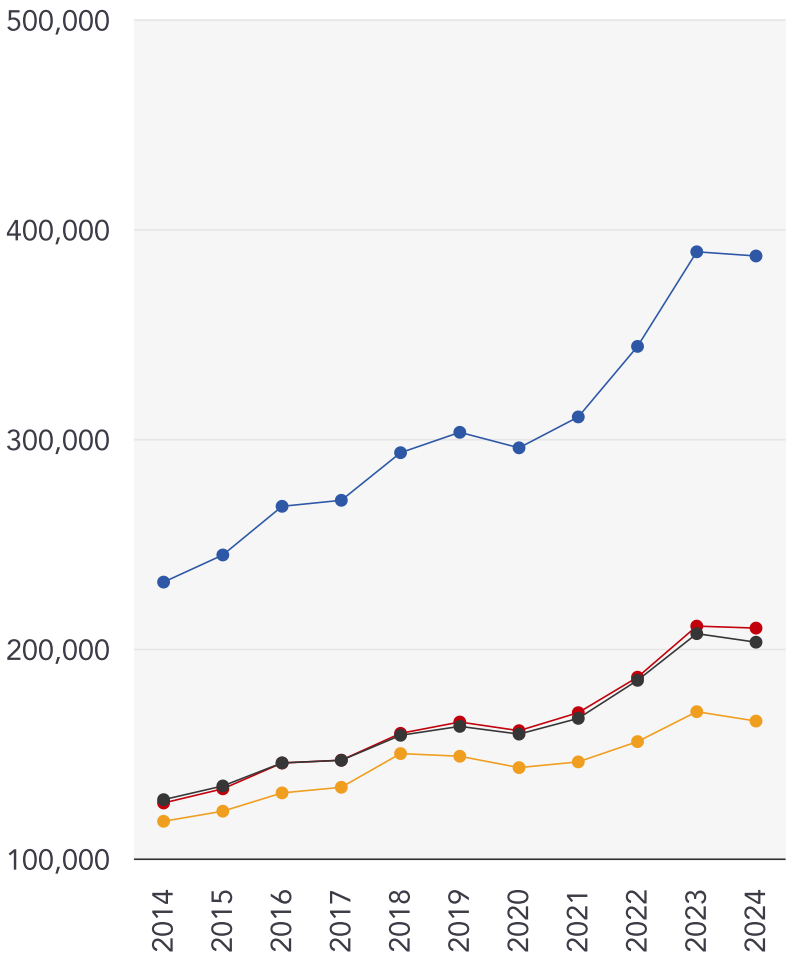
Pin	Name	Distance
1	Dunham Close	0.09 miles
2	Mill Lane	1.33 miles
3	Main Street	1.14 miles
4	Village Lane End	1.54 miles
5	Village Hall	1.32 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN1



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

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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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Mundys

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