

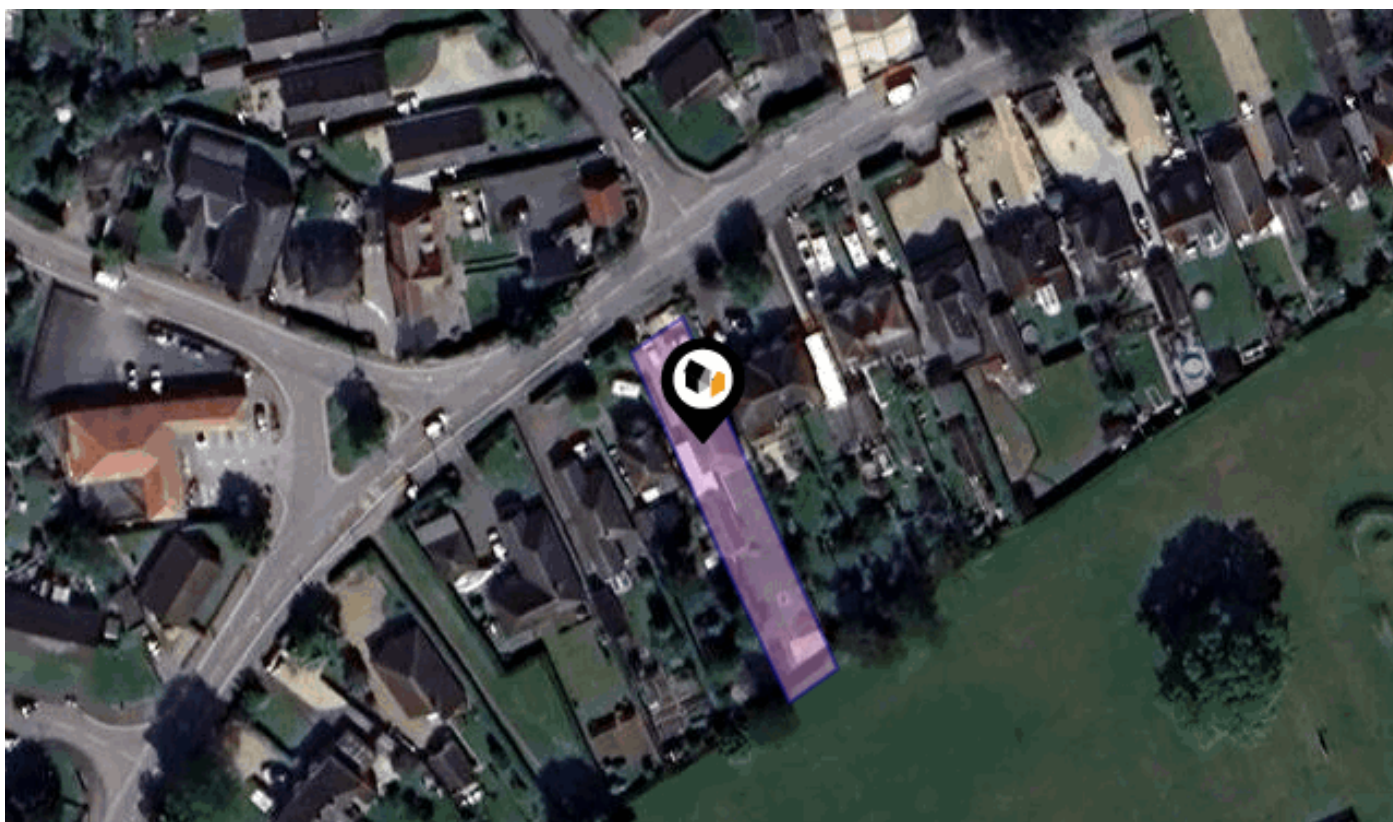


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Sunday 01<sup>st</sup> December 2024**



**27, CHURCH ROAD, SKELLINGTHORPE, LINCOLN, LN6 5UW**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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www.mundys.net






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## Property

Type:	Detached	Last Sold Date:	08/07/2022
Bedrooms:	4	Last Sold Price:	£420,000
Floor Area:	1,474 ft <sup>2</sup> / 137 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£284
Plot Area:	0.15 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,187		
Title Number:	LL390771		
UPRN:	100030840316		

## Local Area

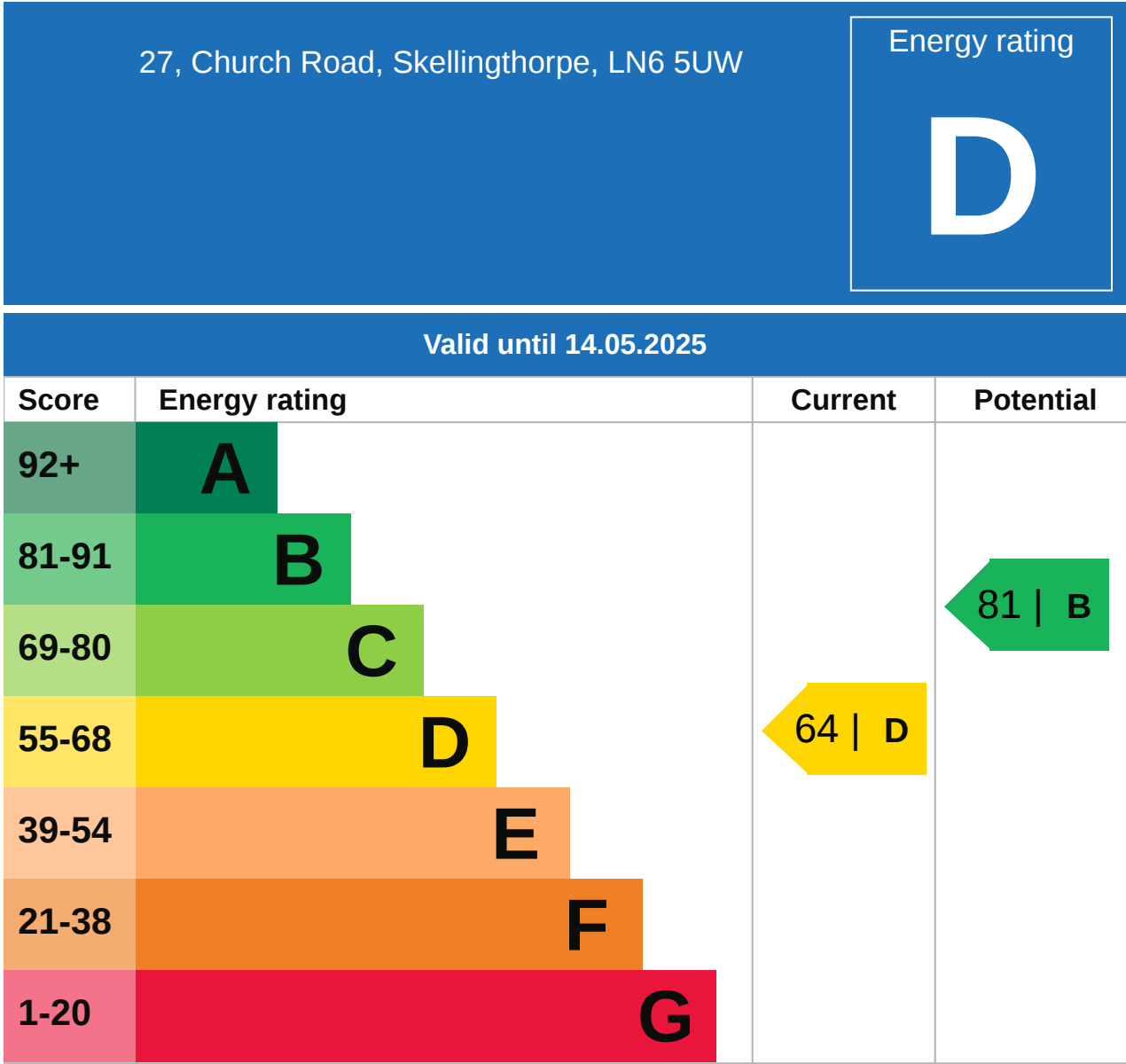
Local Authority:	North kesteven	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	No Risk	3	80	-
● Surface Water	Very Low	mb/s	mb/s	mb/s
				

Mobile Coverage:  
(based on calls indoors)

Satellite/Fibre TV Availability:



# Property EPC - Certificate



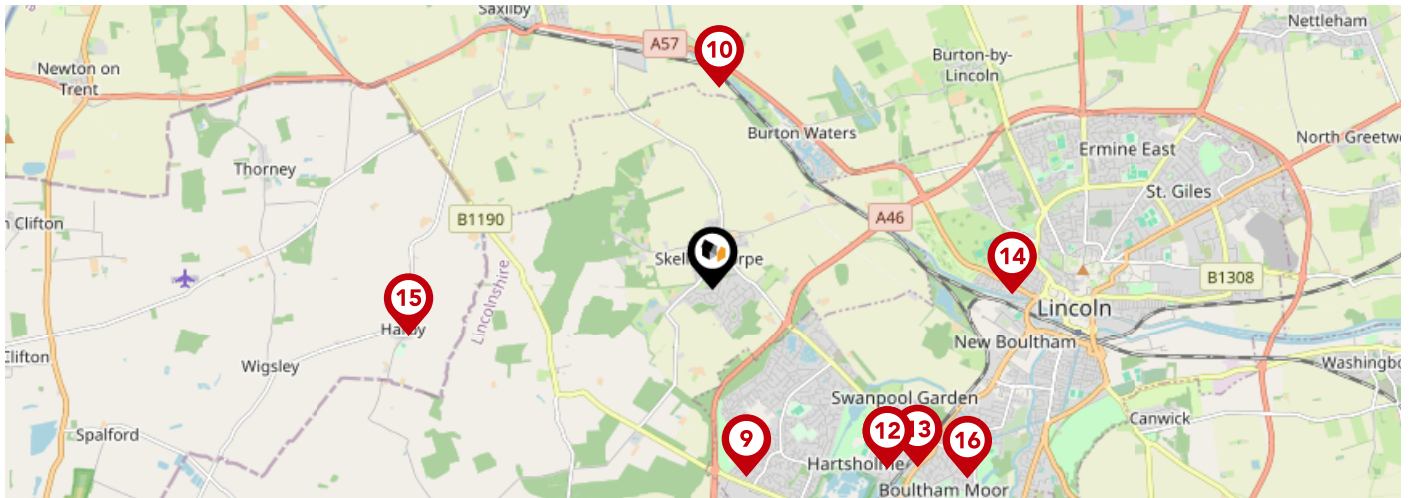
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 61% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	137 m <sup>2</sup>



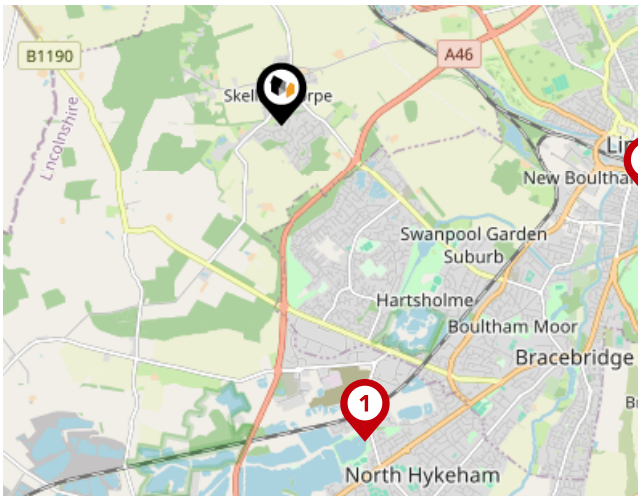
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Lawrence Church of England Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Skellingthorpe the Holt Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Woodlands Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 106   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lincoln Birchwood Junior School</b> Ofsted Rating: Good   Pupils: 255   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Lancaster School</b> Ofsted Rating: Good   Pupils: 115   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Hugh's Catholic Primary, A Voluntary Academy</b> Ofsted Rating: Outstanding   Pupils: 274   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Kingsdown Nursery School, Lincoln</b> Ofsted Rating: Good   Pupils: 80   Distance:1.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Leslie Manser Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





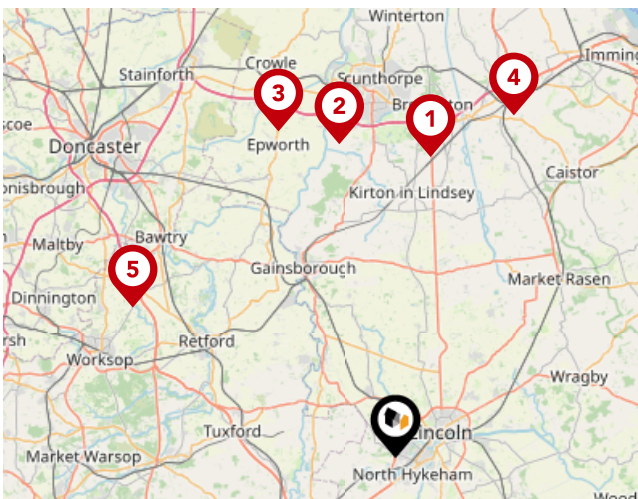
		Nursery	Primary	Secondary	College	Private
	<b>Fortuna School</b> Ofsted Rating: Outstanding   Pupils: 80   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burton Hathow Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 106   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hartsholme Academy</b> Ofsted Rating: Requires improvement   Pupils: 377   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Pilgrim School</b> Ofsted Rating: Good   Pupils: 4   Distance:2.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory City of Lincoln Academy</b> Ofsted Rating: Requires improvement   Pupils: 980   Distance:2.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The St Faith's Church of England Infant and Nursery School, Lincoln</b> Ofsted Rating: Good   Pupils: 278   Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Eleanor Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter and St Paul, Catholic Voluntary Academy</b> Ofsted Rating: Requires improvement   Pupils: 602   Distance:2.82	<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	Hykeham Rail Station	2.91 miles
2	Saxilby Rail Station	2.9 miles
3	Lincoln Central Rail Station	3.31 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.49 miles
2	M180 J3	22.6 miles
3	M180 J2	24.52 miles
4	M180 J5	25.6 miles
5	A1(M) J34	21.46 miles

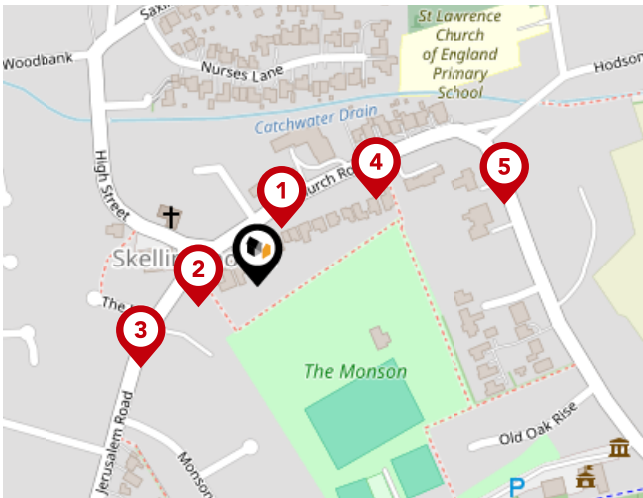


## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	26.48 miles
2	Finningley	23.46 miles
3	East Mids Airport	40.96 miles
4	Leeds Bradford Airport	61.25 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Almond Grove	0.03 miles
2	Coop Store	0.03 miles
3	Post Office	0.08 miles
4	Almond Grove	0.08 miles
5	Lower Church Road	0.14 miles

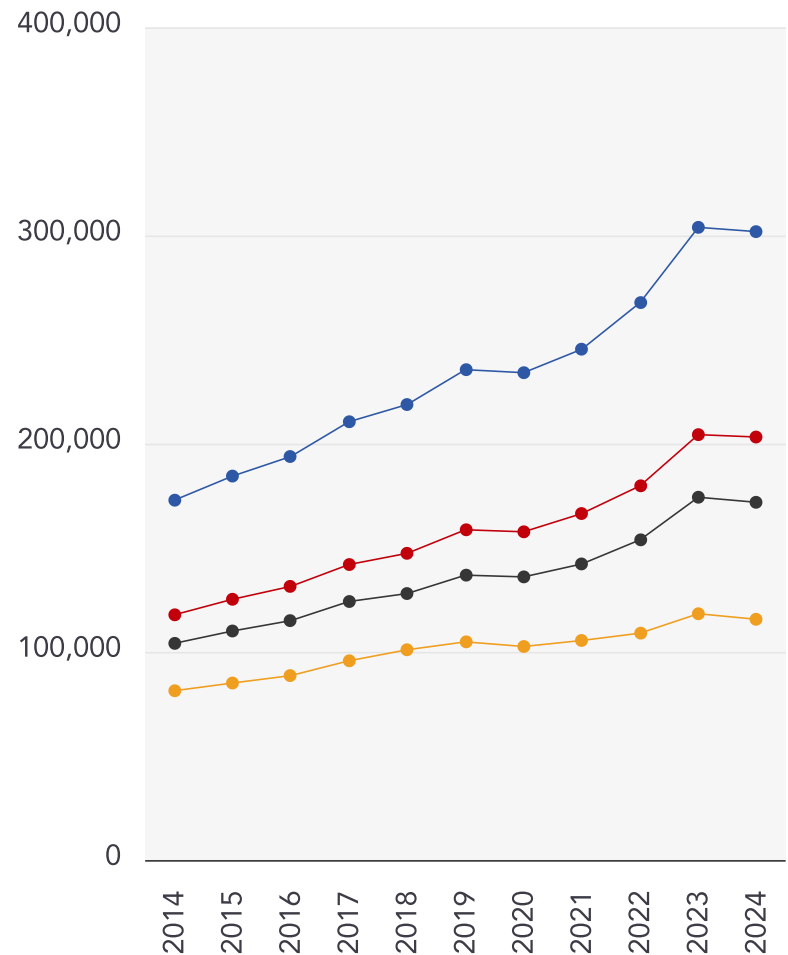


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in LN6



Detached

**+74.63%**

Semi-Detached

**+72.49%**

Terraced

**+65.1%**

Flat

**+42.2%**



## Mundys

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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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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

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