

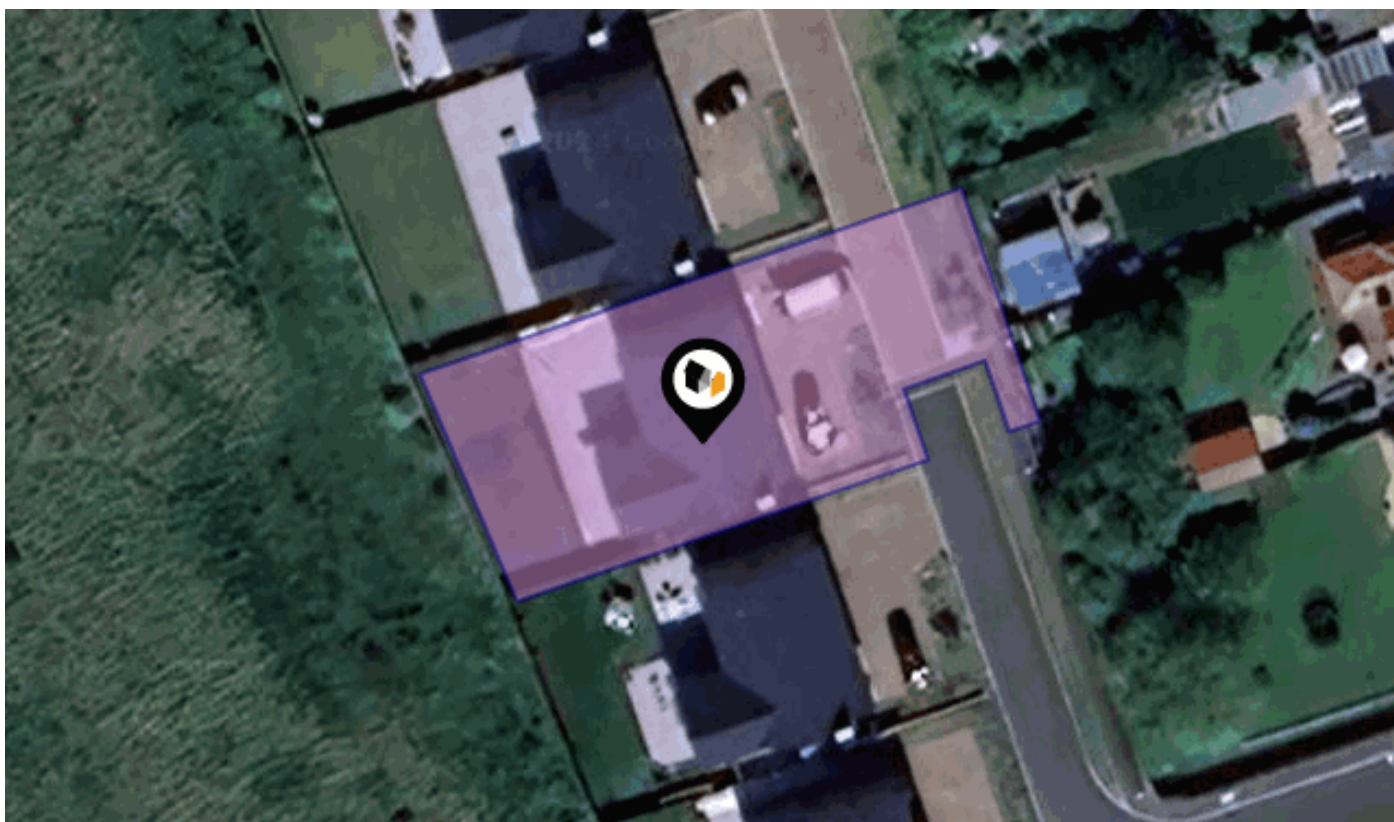


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th December 2024



6, WALNUT TREE CLOSE, REEPHAM, LINCOLN, LN3 4FU

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

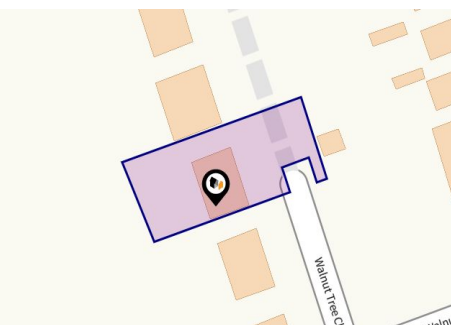
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Property

Type:	Detached
Bedrooms:	4
Floor Area:	2,970 ft ² / 276 m ²
Plot Area:	0.22 acres
Year Built :	2019
Council Tax :	Band F
Annual Estimate:	£3,190
Title Number:	LL415268
UPRN:	10095384217

Last Sold Date:	06/06/2022
Last Sold Price:	£686,200
Last Sold £/ft ² :	£231
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)

21
mb/s



1000
mb/s



Mobile Coverage:

(based on calls indoors)



O₂



EE



3



O

Satellite/Fibre TV Availability:



BT



sky



Virgin media

Planning History This Address

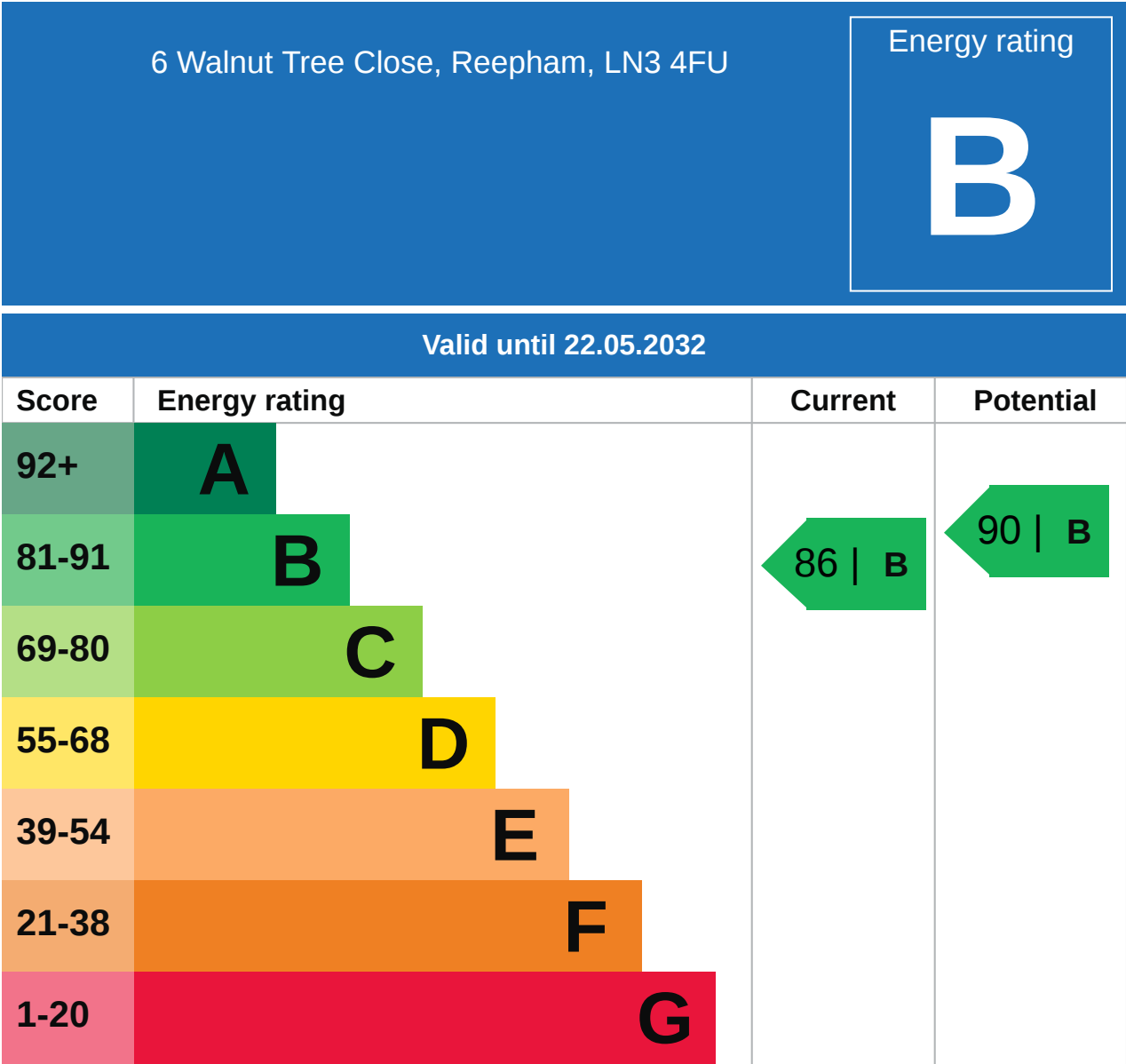


Planning records for: *6, Walnut Tree Close, Reepham, Lincoln, LN3 4FU*

Reference - S/094/00705/24	
Decision:	Public Consultation Period underway
Date:	29th April 2024
Description:	Planning Permission - Erection of industrial plant to be used for dust extraction (works already commenced).

Reference - 148270	
Decision:	Determined
Date:	29th April 2024
Description:	Planning application to erect detached garden room.

Property EPC - Certificate



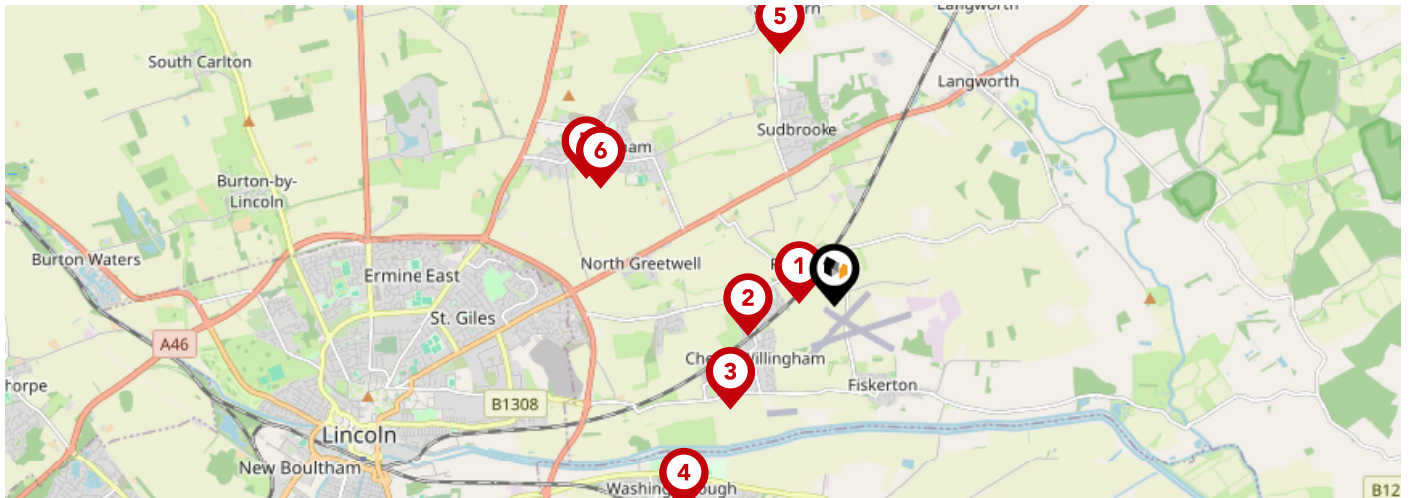
Property

EPC - Additional Data

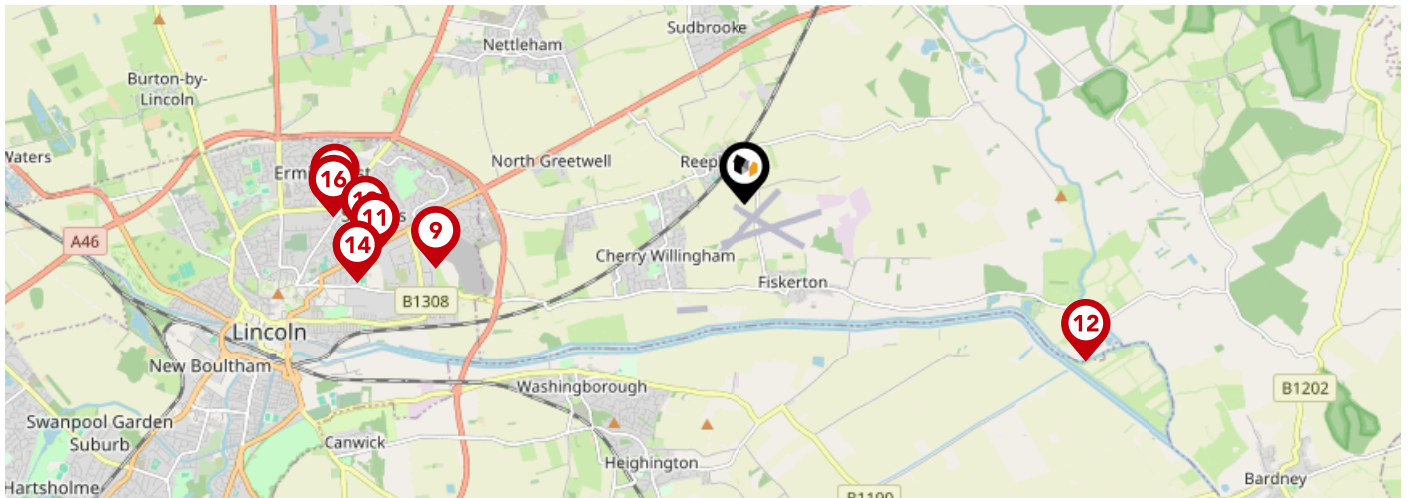










Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, 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 0.15 W/m ² ·K
Total Floor Area:	276 m ²

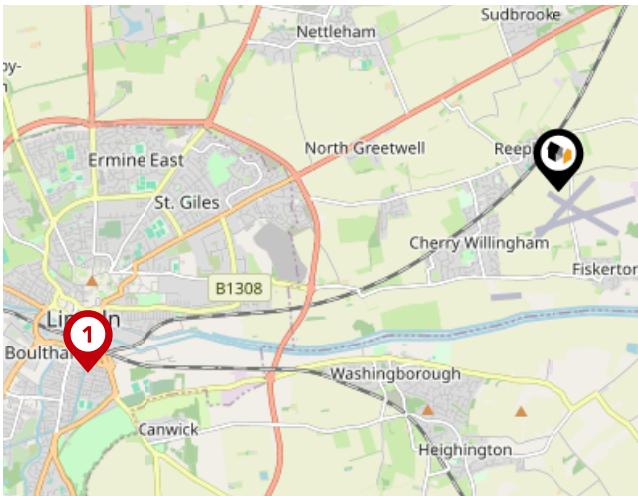


		Nursery	Primary	Secondary	College	Private
1	Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



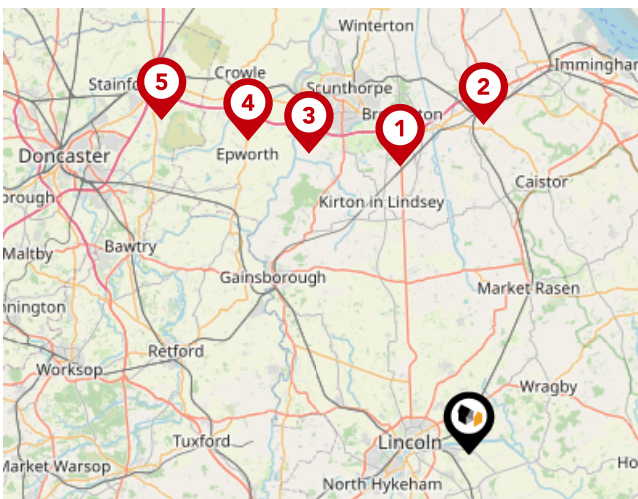
		Nursery	Primary	Secondary	College	Private
	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:3.31	<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:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fiskerton Church of England Primary School Ofsted Rating: Good Pupils: 89 Distance:3.33	<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:3.38	<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:3.52	<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:3.64	<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:3.66	<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	4.49 miles
2	Hykeham Rail Station	7.69 miles
3	Saxilby Rail Station	9.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	20.98 miles
2	M180 J5	23.25 miles
3	M180 J3	24.14 miles
4	M180 J2	27.12 miles
5	M180 J1	32.09 miles

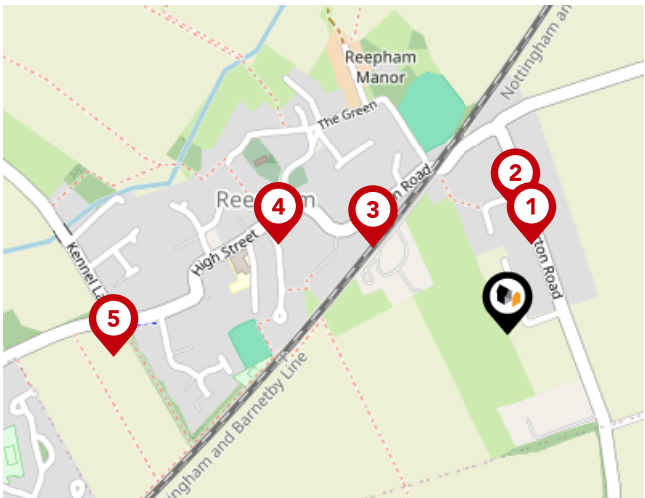


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	23.38 miles
2	Finningley	28.53 miles
3	East Mids Airport	47.23 miles
4	Leeds Bradford Airport	65.99 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Meadow Close	0.1 miles
2	Meadow Close	0.14 miles
3	Laburnum Court	0.18 miles
4	Mellows Close	0.27 miles
5	Kenel Lane	0.44 miles



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



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Mundys

Data Quality

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