

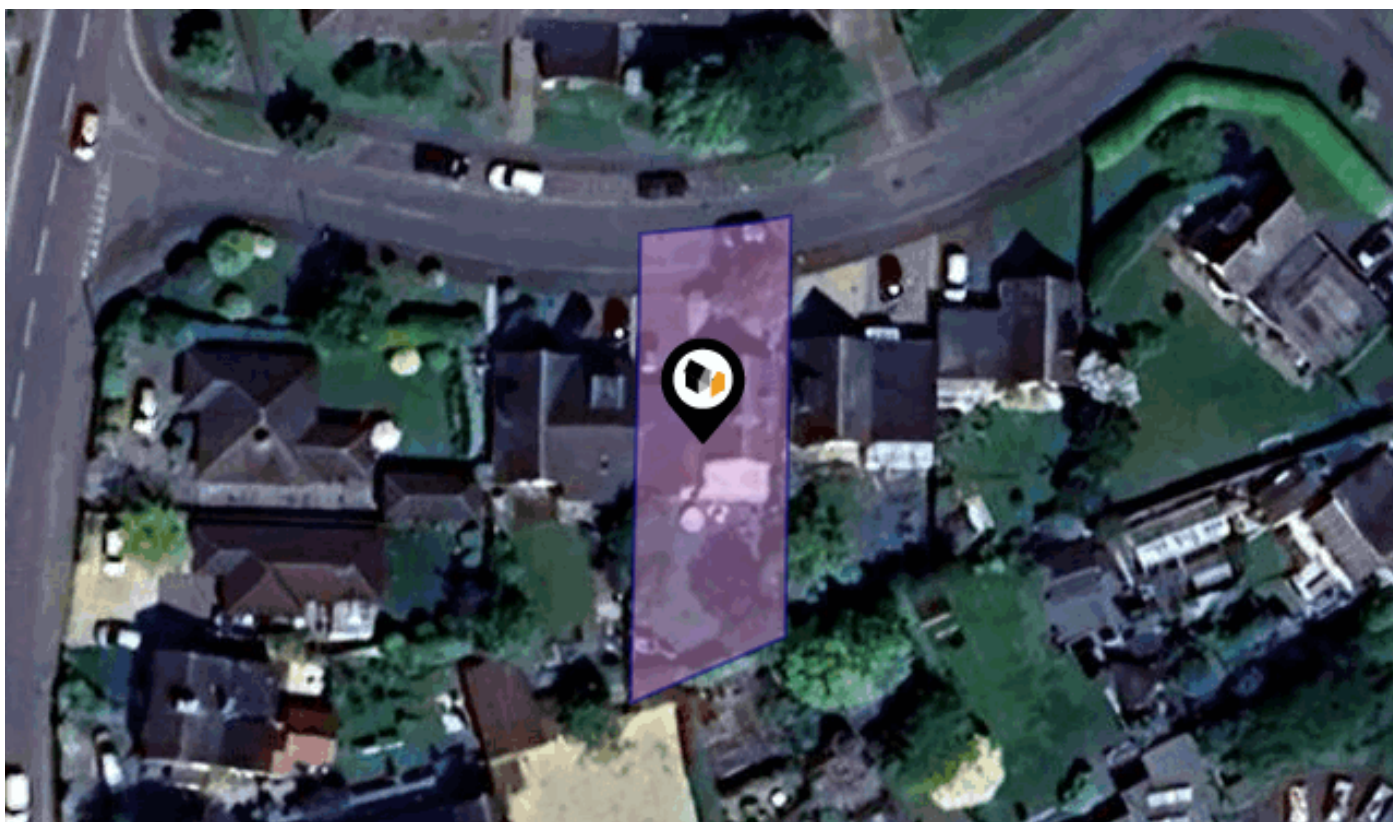


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 18<sup>th</sup> December 2024**



**4, MANOR ROAD, SAXILBY, LINCOLN, LN1 2HX**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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www.mundys.net



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## Property

|                  |   |
|------------------|---|
| Type:            | Semi-Detached                           |
| Bedrooms:        | 3                                       |
| Floor Area:      | 979 ft <sup>2</sup> / 91 m <sup>2</sup> |
| Plot Area:       | 0.11 acres                              |
| Year Built :     | 1967-1975                               |
| Council Tax :    | Band B                                  |
| Annual Estimate: | £1,718                                  |
| Title Number:    | LL1359                                  |
| UPRN:            | 100030965533                            |




|                               |            |
|-------------------------------|------------|
| Last Sold Date:               | 09/09/2011 |
| Last Sold Price:              | £148,000   |
| Last Sold £/ft <sup>2</sup> : | £200       |
| Tenure:                       | Freehold   |

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

|   |  |   |
|---|--|---|
| <b>15</b><br>mb/s   | <b>80</b><br>mb/s  | <b>1000</b><br>mb/s   |
|  |  |  |

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



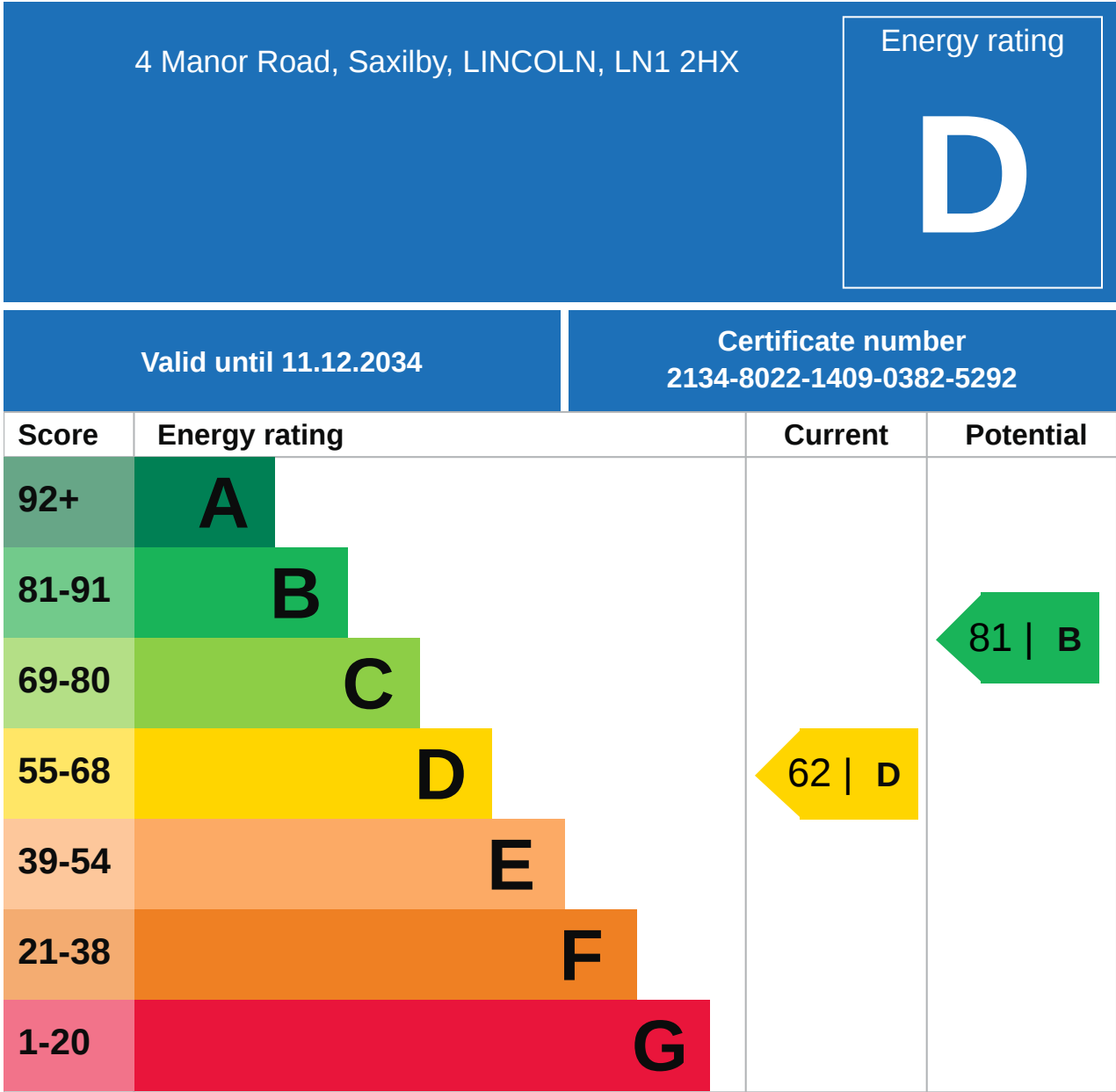
Planning records for: **4, Manor Road, Saxilby, Lincoln, LN1 2HX**

| Reference - 120128 |  |
|--------------------|--|
| Decision:          | Decided  |
| Date:              | 15th February 2007   |
| Description:       | Planning Application to erect a ground floor and first floor extension |

| Reference - 120782 |  |
|--------------------|--|
| Decision:          | Decided  |
| Date:              | 02nd July 2007   |
| Description:       | Planning Application to erect ground floor and first floor extensions. |

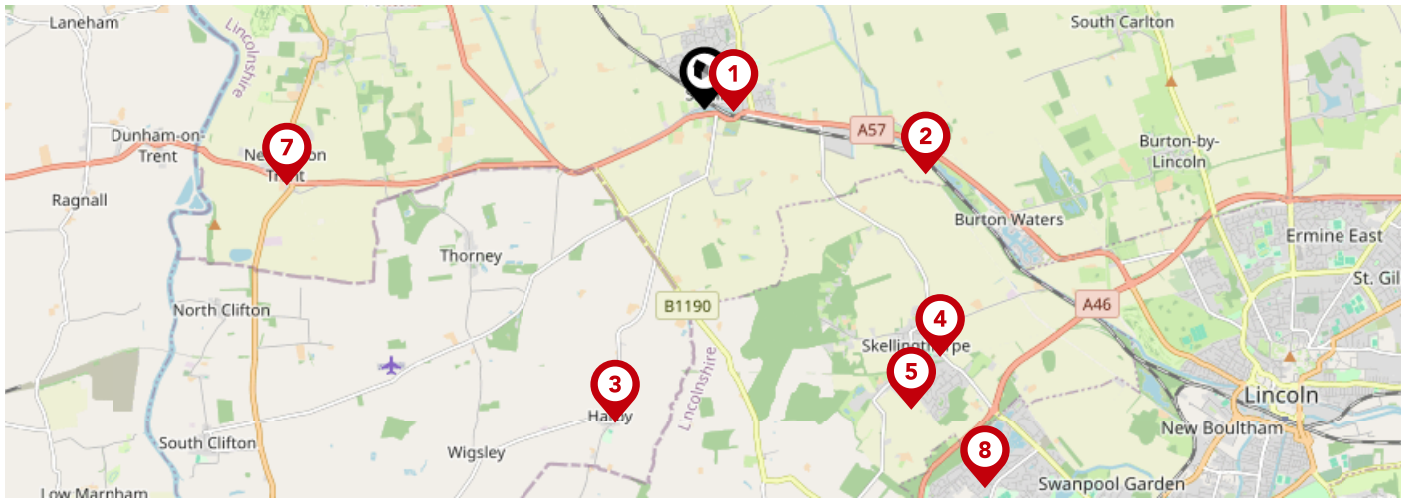
| Reference - 122440 |  |
|--------------------|--|
| Decision:          | Decided  |
| Date:              | 10th June 2008   |
| Description:       | Planning Application for proposed two storey extension to existing dwelling. |









Property  
**EPC - Certificate**



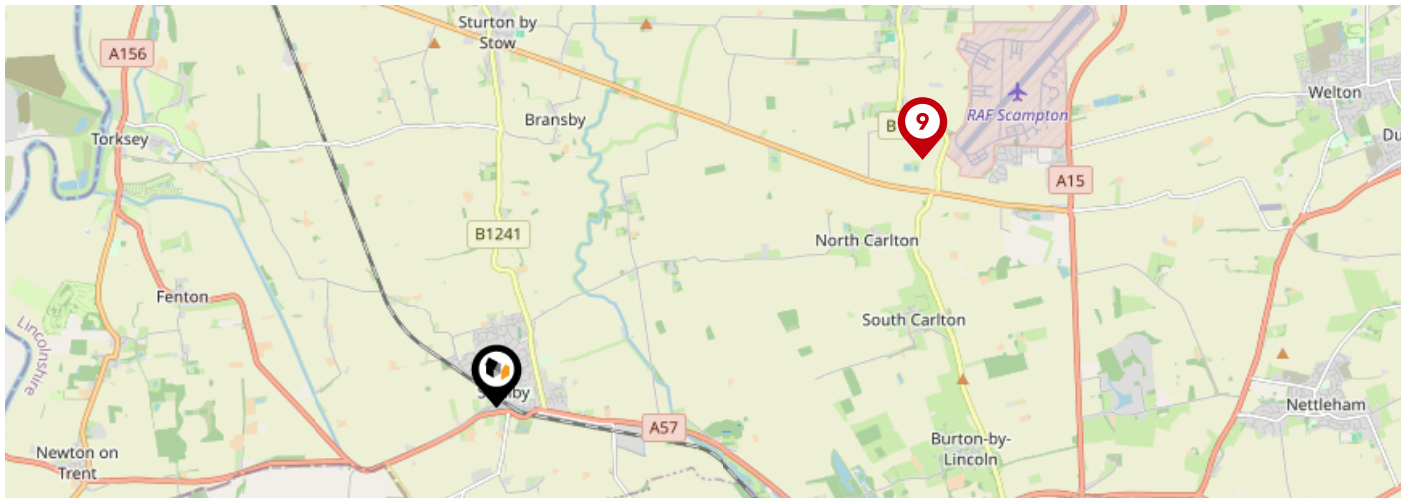
## Additional EPC Data

|                                      |   |
|--------------------------------------|---|
| <b>Property Type:</b>                | Semi-detached house                         |
| <b>Walls:</b>                        | Cavity wall, filled cavity                  |
| <b>Walls Energy:</b>                 | Average                                     |
| <b>Roof:</b>                         | Pitched, limited insulation (assumed)       |
| <b>Roof Energy:</b>                  | Very poor                                   |
| <b>Window:</b>                       | Fully double glazed                         |
| <b>Window Energy:</b>                | Good  |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas             |
| <b>Main Heating Energy:</b>          | Good  |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs        |
| <b>Main Heating Controls Energy:</b> | Good  |
| <b>Hot Water System:</b>             | From main system                            |
| <b>Hot Water Energy Efficiency:</b>  | Good  |
| <b>Lighting:</b>                     | Low energy lighting in 90% of fixed outlets |
| <b>Lighting Energy:</b>              | Very good                                   |
| <b>Floors:</b>                       | Suspended, no insulation (assumed)          |
| <b>Secondary Heating:</b>            | Room heaters, wood logs                     |
| <b>Total Floor Area:</b>             | 91 m <sup>2</sup>                           |



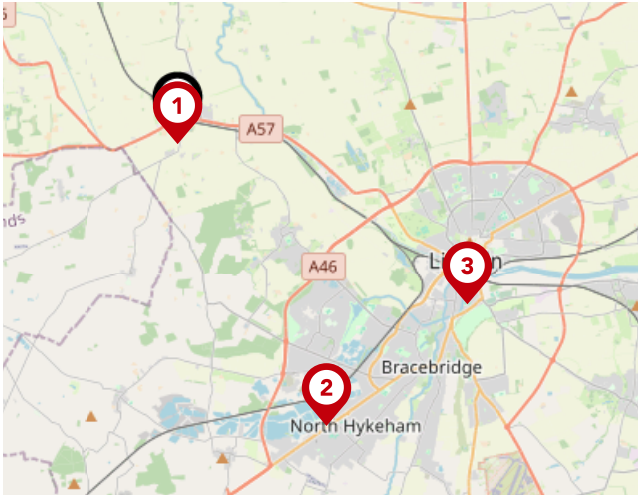
|   |  | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|---|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|   | <b>Saxilby Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 378   Distance:0.27     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Burton Hathow Preparatory School</b><br>Ofsted Rating: Not Rated   Pupils: 106   Distance:2.05        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Queen Eleanor Primary School</b><br>Ofsted Rating: Good   Pupils: 68   Distance:2.89                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Lawrence Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 209   Distance:3.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Skellingthorpe the Holt Primary School</b><br>Ofsted Rating: Good   Pupils: 186   Distance:3.24       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sturton by Stow Primary School</b><br>Ofsted Rating: Good   Pupils: 171   Distance:3.36               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Newton-on-Trent CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 56   Distance:3.76           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Woodlands Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 106   Distance:4.18          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





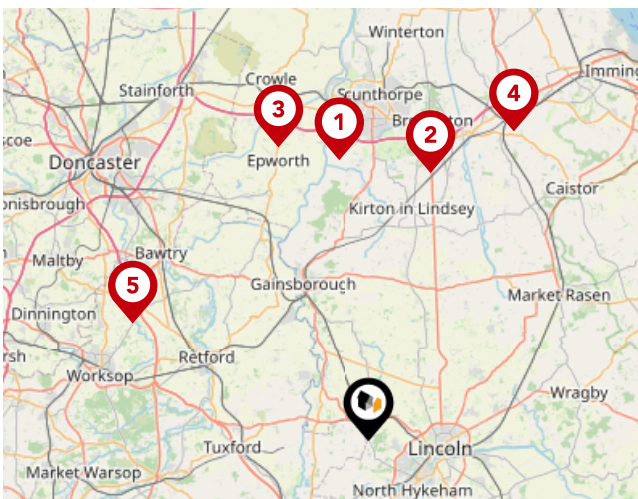
|    |  | Nursery                             | Primary                             | Secondary                | College                  | Private                  |
|----|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 9  | <b>Scampton Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 57   Distance:4.38               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | <b>Lincoln Birchwood Junior School</b><br>Ofsted Rating: Good   Pupils: 255   Distance:4.41                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | <b>The Lancaster School</b><br>Ofsted Rating: Good   Pupils: 115   Distance:4.46                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | <b>St Hugh's Catholic Primary, A Voluntary Academy</b><br>Ofsted Rating: Outstanding   Pupils: 274   Distance:4.49 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | <b>The Kingsdown Nursery School, Lincoln</b><br>Ofsted Rating: Good   Pupils: 80   Distance:4.59                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | <b>Leslie Manser Primary School</b><br>Ofsted Rating: Good   Pupils: 240   Distance:4.59                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | <b>Fortuna School</b><br>Ofsted Rating: Outstanding   Pupils: 80   Distance:4.59                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | <b>The Marton Academy</b><br>Ofsted Rating: Good   Pupils: 93   Distance:4.96                                      | <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   |
|-----|------------------------------|------------|
|     | Saxilby Rail Station         | 0.17 miles |
|     | Hykeham Rail Station         | 5.81 miles |
|     | Lincoln Central Rail Station | 5.97 miles |



## Trunk Roads/Motorways

| Pin | Name      | Distance    |
|-----|-----------|-------------|
|     | M180 J3   | 19.99 miles |
|     | M180 J4   | 19.49 miles |
|     | M180 J2   | 21.68 miles |
|     | M180 J5   | 24.13 miles |
|     | A1(M) J34 | 18.65 miles |



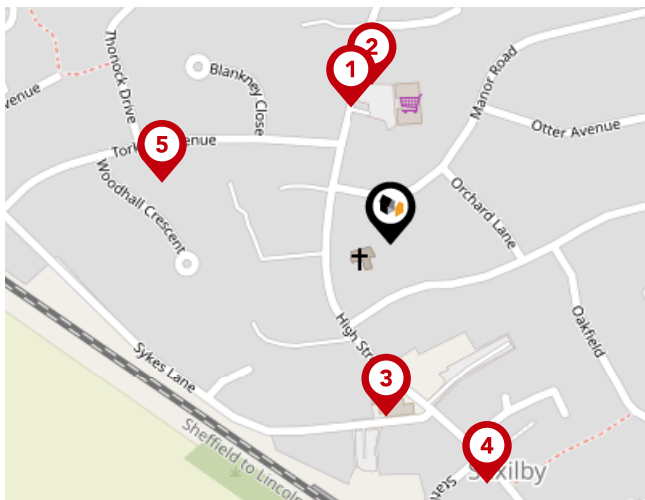
## Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
|     | Finningley             | 20.43 miles |
|     | Humberside Airport     | 25.29 miles |
|     | East Mids Airport      | 41.3 miles  |
|     | Leeds Bradford Airport | 58.22 miles |



# Area

## Transport (Local)



### Bus Stops/Stations

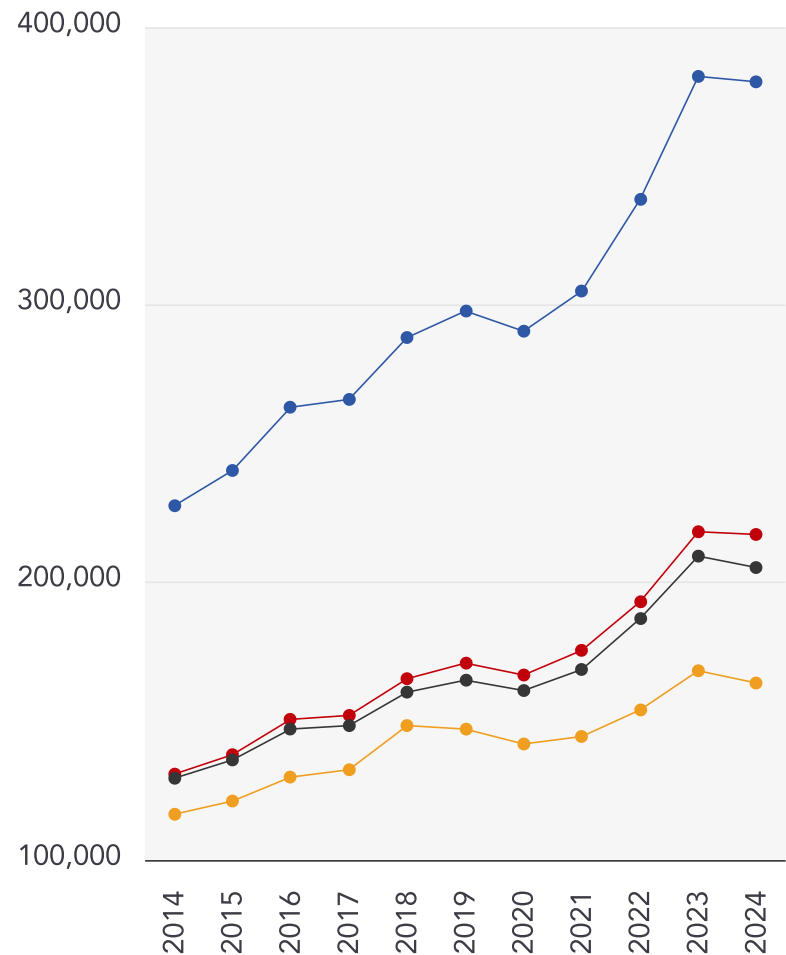
| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | South Parade     | 0.08 miles |
| 2   | South Parade     | 0.09 miles |
| 3   | Village Hall     | 0.1 miles  |
| 4   | St Andrew's Hall | 0.14 miles |
| 5   | Thonock Drive    | 0.13 miles |

# 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

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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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