

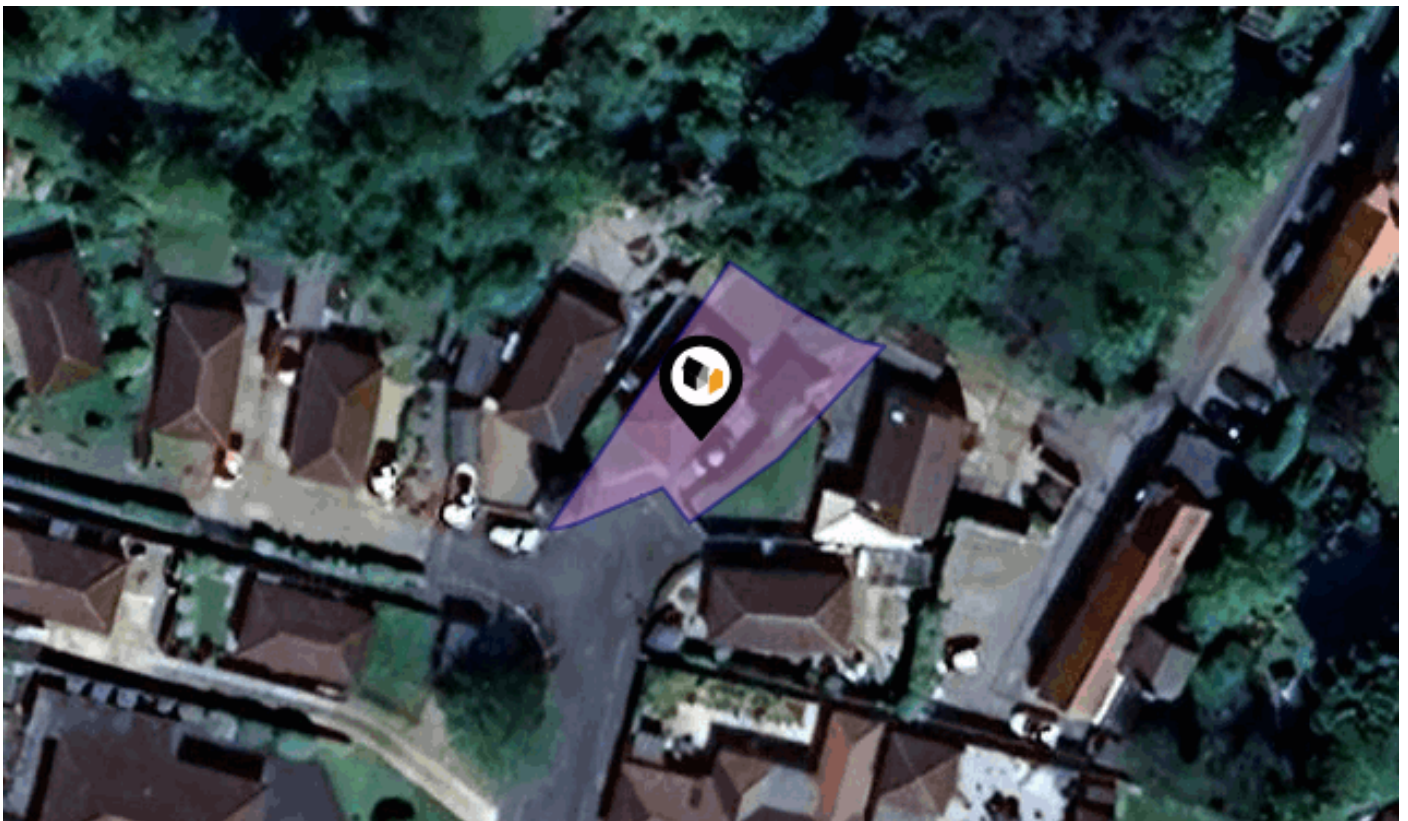


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th December 2024



24, VILLA CLOSE, BRANSTON, LINCOLN, LN4 1LW

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

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www.mundys.net





Property

Type:	Detached	Last Sold Date:	24/06/2021
Bedrooms:	2	Last Sold Price:	£147,500
Floor Area:	527 ft ² / 49 m ²	Last Sold £/ft²:	£291
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,701		
Title Number:	LL93126		
UPRN:	100030858109		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	60 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



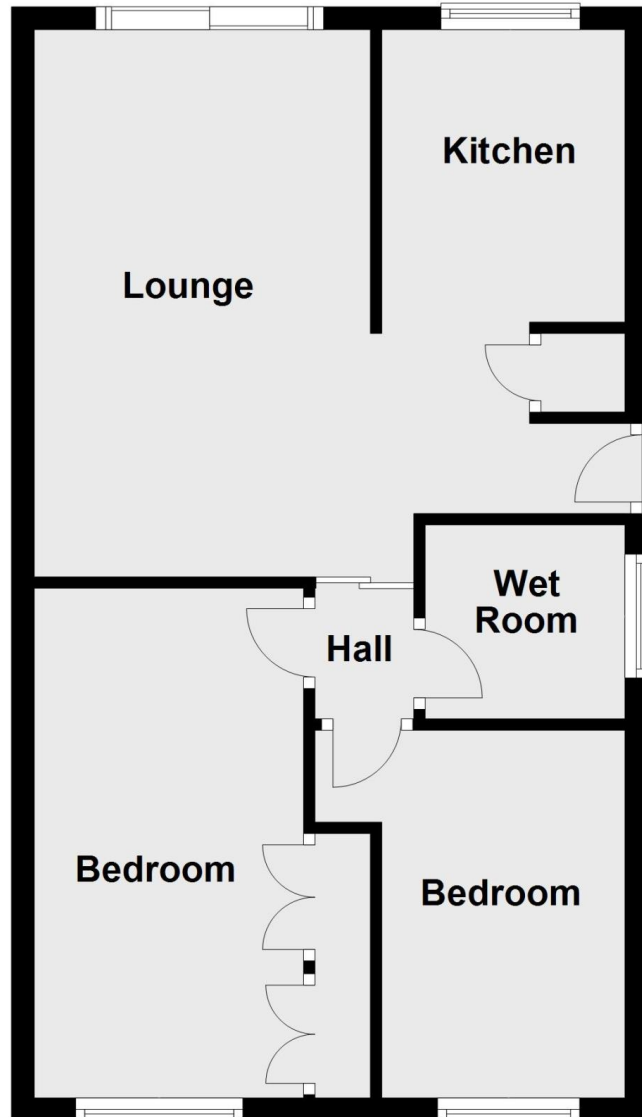




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Ground Floor

Approx. 500.0 sq. feet



Total area: approx. 500.0 sq. feet

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

Property EPC - Certificate



24 Villa Close, Branston, LN4 1LW

Energy rating

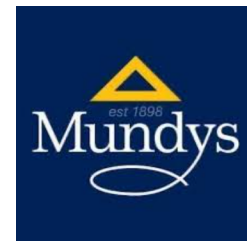
D

Valid until 05.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

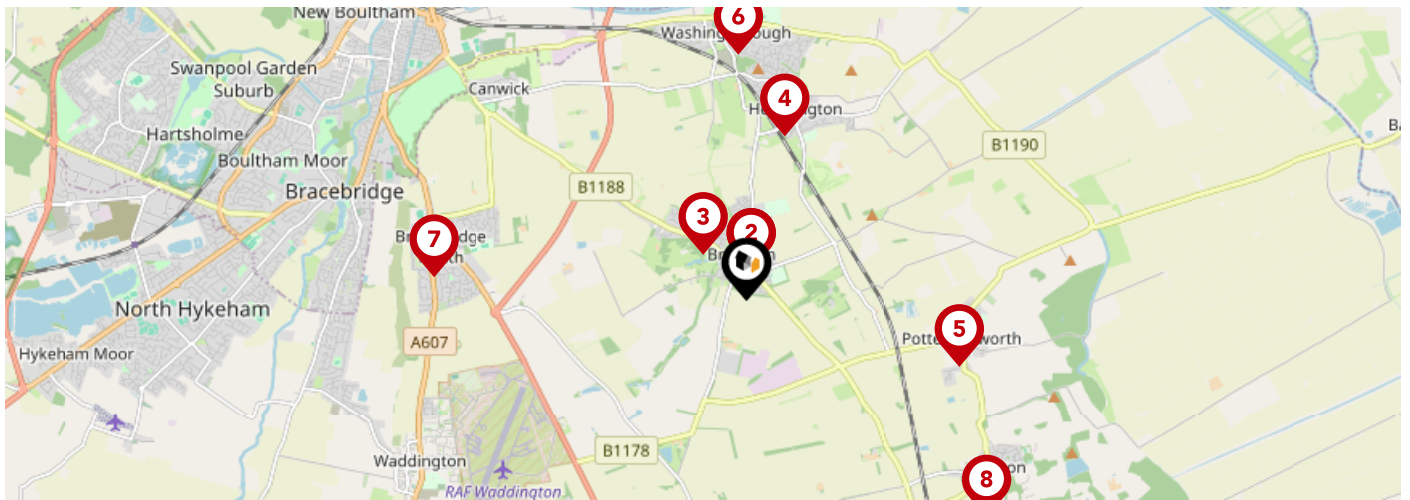
Property

EPC - Additional Data

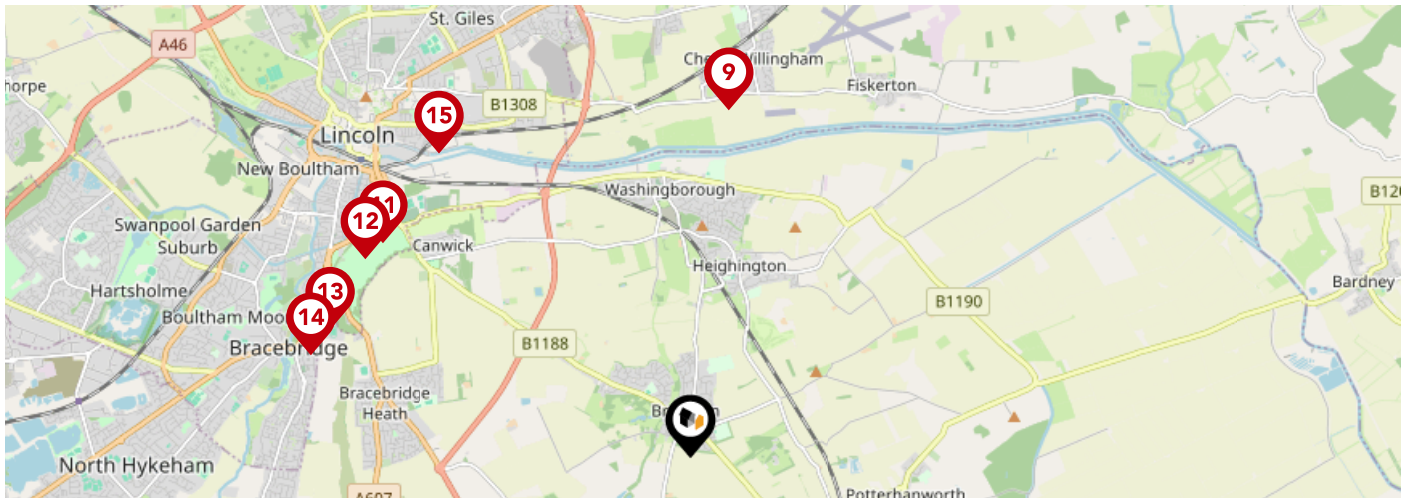










Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	49 m ²

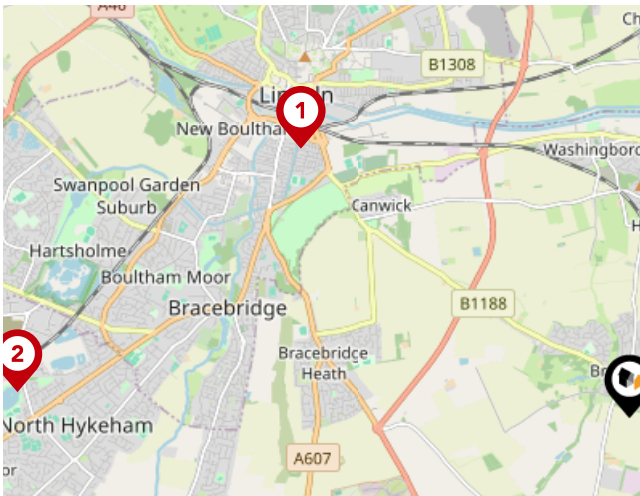


	Nursery	Primary	Secondary	College	Private
<p>1 Branston Junior Academy</p> <p>Ofsted Rating: Good Pupils: 170 Distance:0.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Branston Community Academy</p> <p>Ofsted Rating: Requires improvement Pupils: 1243 Distance:0.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Branston Church of England Infant Academy</p> <p>Ofsted Rating: Outstanding Pupils: 134 Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Heighington Millfield Primary Academy</p> <p>Ofsted Rating: Good Pupils: 233 Distance:1.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 The Potterhanworth Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 137 Distance:1.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Washingborough Academy</p> <p>Ofsted Rating: Good Pupils: 271 Distance:2.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Bracebridge Heath St John's Primary Academy</p> <p>Ofsted Rating: Good Pupils: 372 Distance:2.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Nocton Community Primary School</p> <p>Ofsted Rating: Good Pupils: 38 Distance:2.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



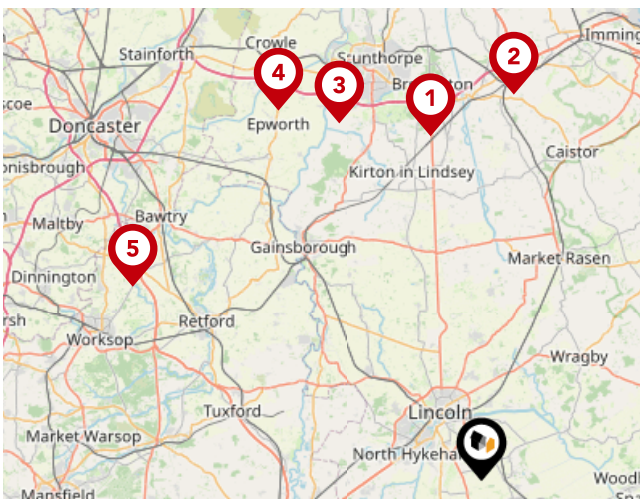
		Nursery	Primary	Secondary	College	Private
	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Athena School Ofsted Rating: Good Pupils: 113 Distance:3.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:3.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunston St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 66 Distance:3.52	<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	3.77 miles
2	Hykeham Rail Station	5.44 miles
3	Saxilby Rail Station	9.61 miles



Trunk Roads/Motorways

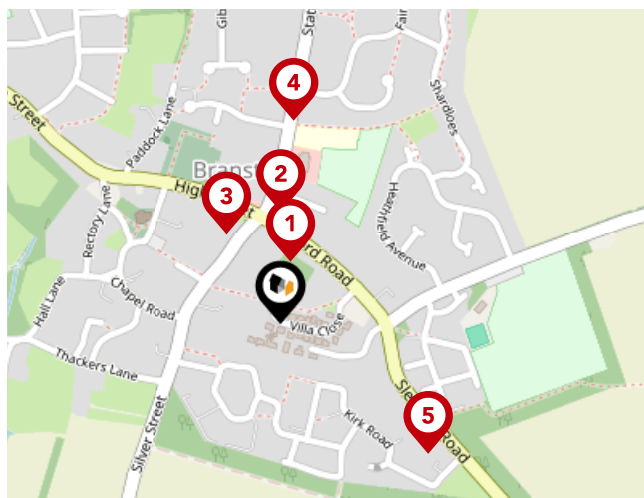
Pin	Name	Distance
1	M180 J4	24.65 miles
2	M180 J5	27.31 miles
3	M180 J3	27.23 miles
4	M180 J2	29.83 miles
5	A1(M) J34	28.31 miles



Airports/HELIPADS

Pin	Name	Distance
1	Humberside Airport	27.53 miles
2	Finningley	30 miles
3	East Mids Airport	43.83 miles
4	Leeds Bradford Airport	67.75 miles

Area Transport (Local)



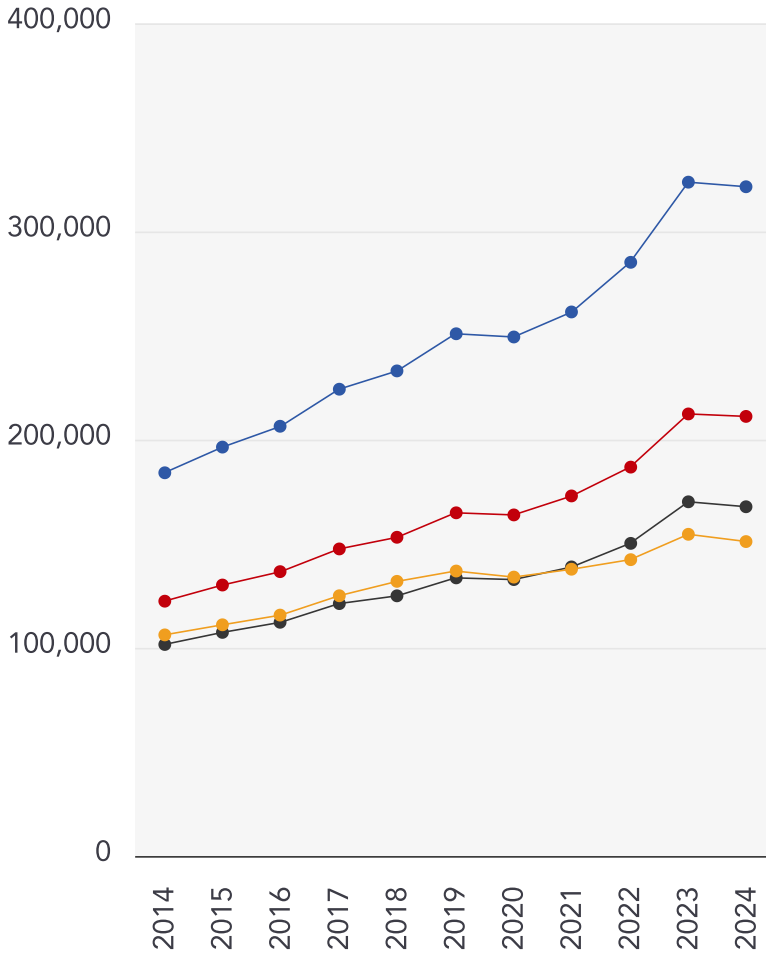
Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.07 miles
2	Curtois Close	0.12 miles
3	Station Road	0.12 miles
4	Fairleas	0.23 miles
5	99 Sleaford Road	0.22 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN4



Detached

+74.63%

Semi-Detached

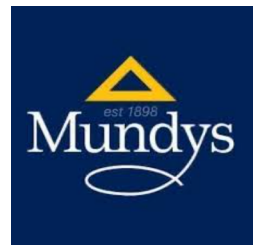
+72.49%

Terraced

+65.1%

Flat

+42.2%



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



/mundysuk

Mundys Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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