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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th January 2025



99, HIGH STREET, BRANT BROUGHTON, LINCOLN, LN5 0SA

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

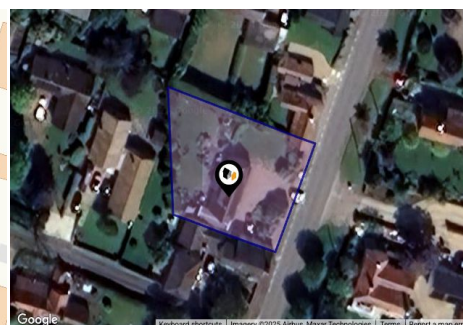
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Property




Type:	Detached
Bedrooms:	3
Floor Area:	1,184 ft ² / 110 m ²
Plot Area:	0.22 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£1,944
Title Number:	LL122452
UPRN:	100032086451

Last Sold Date:	27/11/2020
Last Sold Price:	£310,000
Last Sold £/ft ² :	£261
Tenure:	Freehold

Local Area

Local Authority:	Lincolnshire
Conservation Area:	Brant Broughton
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	No Risk Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3	69	-
mb/s	mb/s	mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

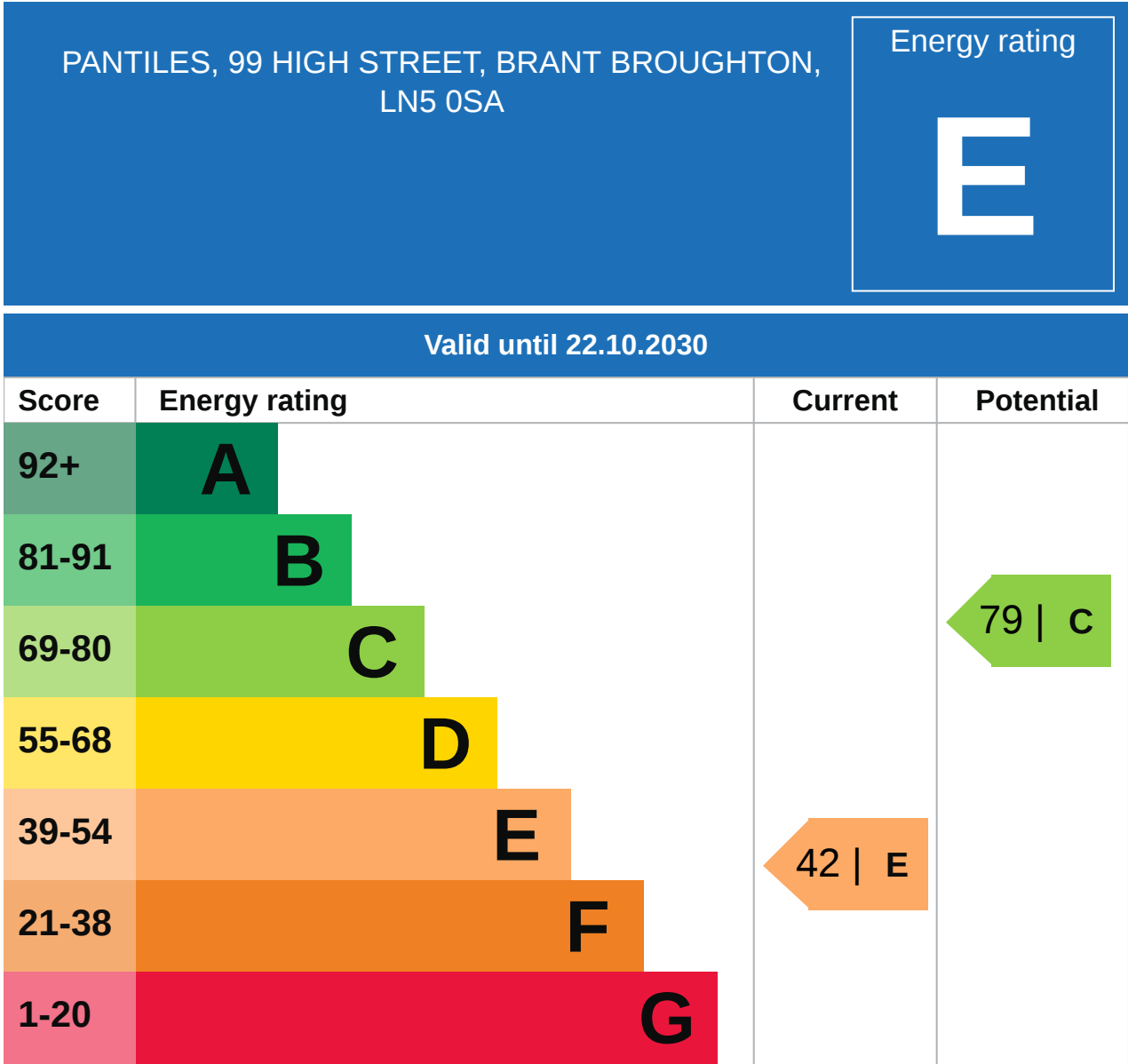


Planning records for: *99, High Street, Brant Broughton, Lincoln, LN5 0SA*

Reference - 02/1093/FUL	
Decision:	Decided
Date:	03rd October 2002
Description:	Erection of garage

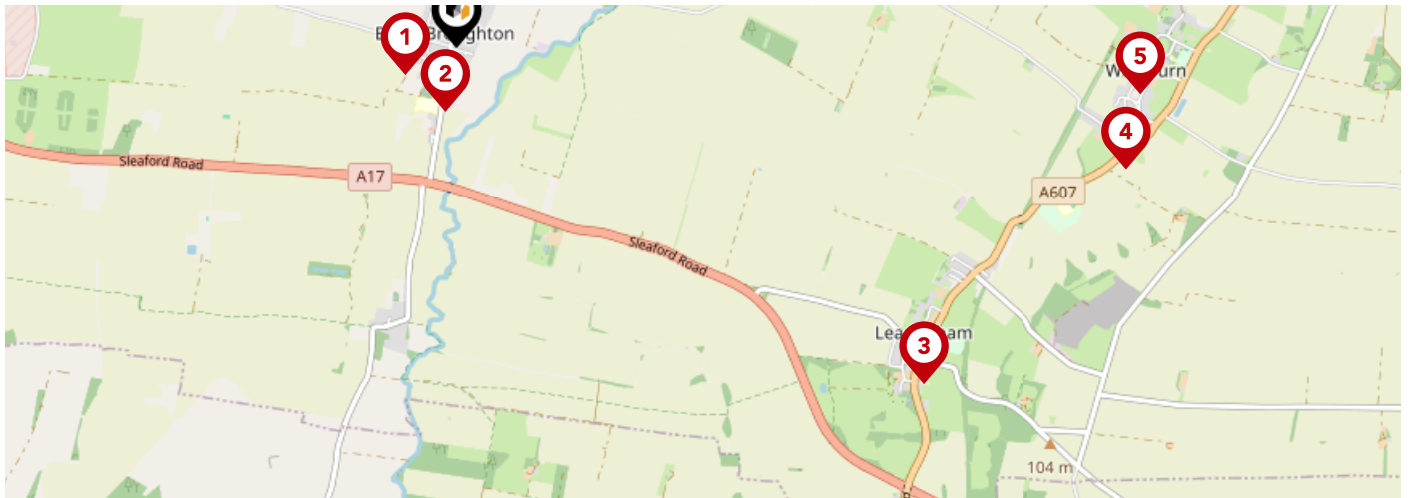
Reference - 22/1293/HOUS	
Decision:	Decided
Date:	08th September 2022
Description:	Proposed two storey side and rear extensions forming new garage with extended front and rear dormers (revised designs further to planning permission 21/1650/HOUS)

Property EPC - Certificate

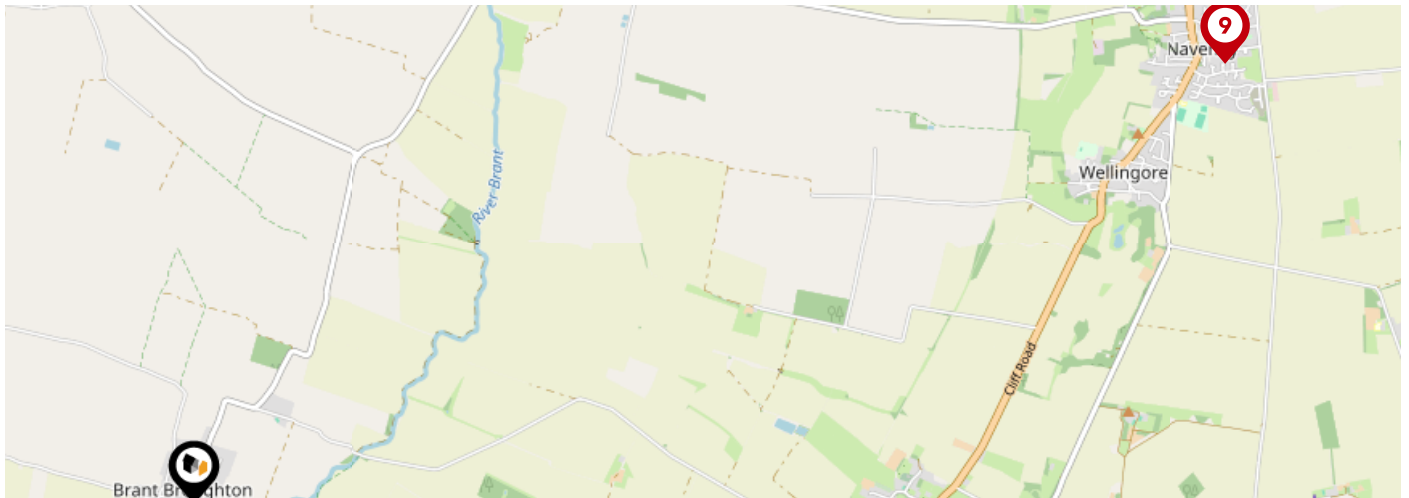










Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Oil (not community)
Main Gas:	No
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, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 13% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	110 m ²

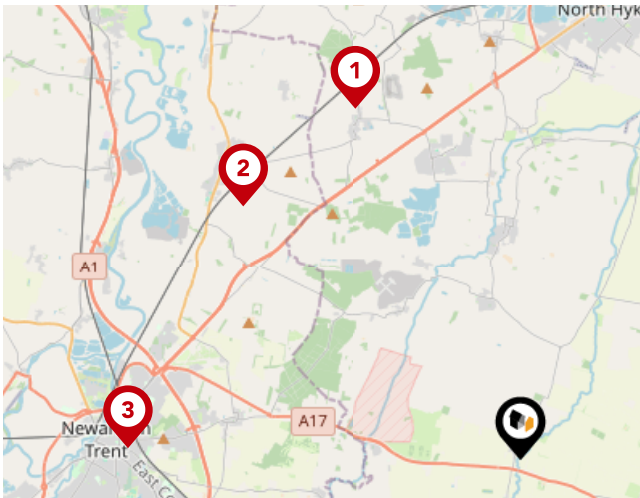


		Nursery	Primary	Secondary	College	Private
1	Brant Broughton Church of England and Methodist Primary School Ofsted Rating: Good Pupils: 86 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Broughton House College Ofsted Rating: Not Rated Pupils:0 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Leadenham Church of England Academy Ofsted Rating: Good Pupils: 57 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sir William Robertson Academy, Welbourn Ofsted Rating: Good Pupils: 1028 Distance:3.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Welbourn Church of England Primary School Ofsted Rating: Good Pupils: 64 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Witham Prospect School Ofsted Rating: Requires improvement Pupils: 14 Distance:4.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Caythorpe Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



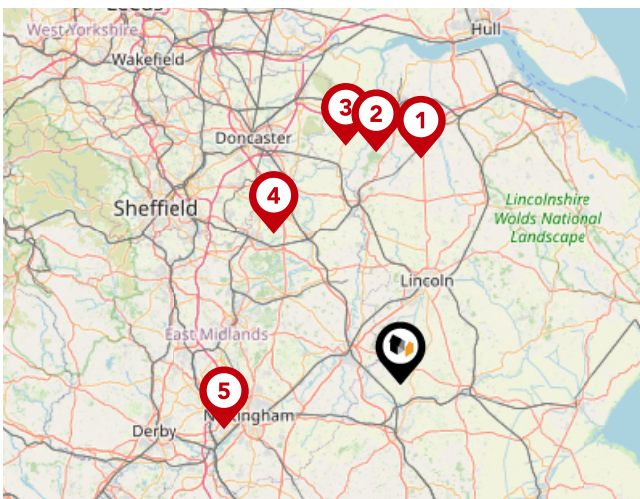
		Nursery	Primary	Secondary	College	Private
	Navenby Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:4.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Witham St Hughs Academy Ofsted Rating: Outstanding Pupils: 398 Distance:5.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coddington CofE Primary and Nursery School Ofsted Rating: Good Pupils: 383 Distance:5.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Claypole Church of England Primary School Ofsted Rating: Good Pupils: 145 Distance:5.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coleby Church of England (Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 49 Distance:5.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope House School Ofsted Rating: Requires improvement Pupils: 28 Distance:6.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chuter Ede Primary School Ofsted Rating: Outstanding Pupils: 611 Distance:6.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swinderby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:6.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



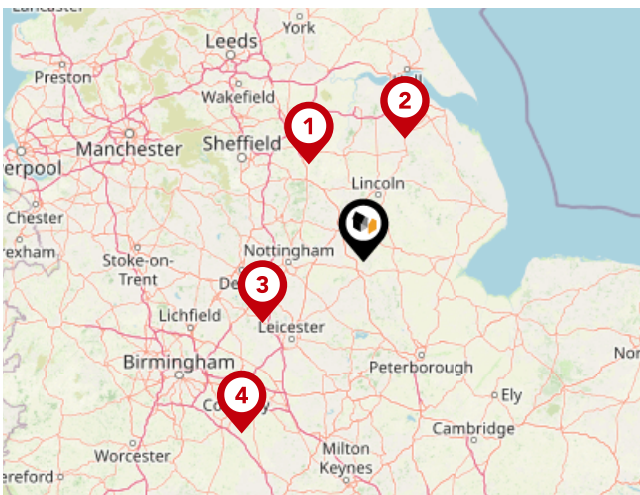
National Rail Stations

Pin	Name	Distance
	Swinderby Rail Station	6.89 miles
	Collingham Rail Station	6.66 miles
	Newark North Gate Rail Station	6.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	32.31 miles
	M180 J3	33.24 miles
	M180 J2	34.77 miles
	A1(M) J34	28.09 miles
	M1 J26	25.87 miles

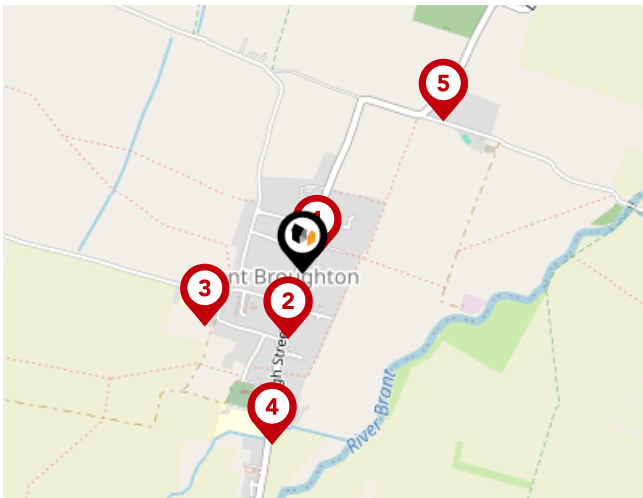


Airports/Helipads

Pin	Name	Distance
	Finningley	31.88 miles
	Humberside Airport	36.78 miles
	East Mids Airport	33.92 miles
	Baginton	60.57 miles

Area

Transport (Local)



Bus Stops/Stations

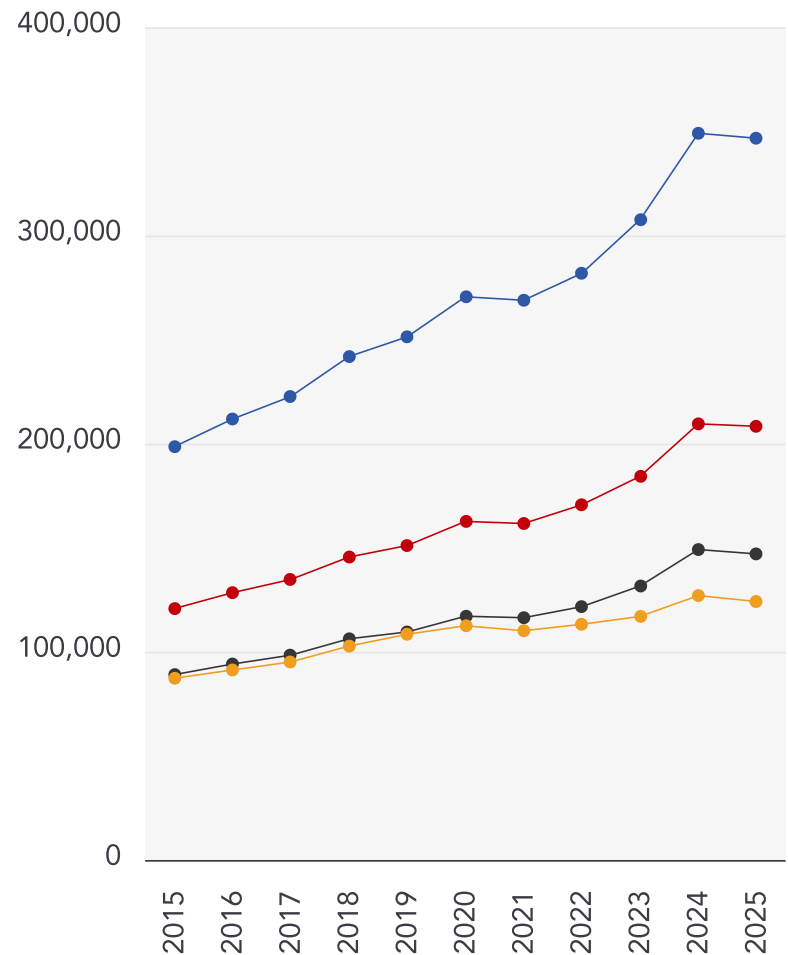
Pin	Name	Distance
1	Swan's Lane	0.05 miles
2	Demand Responsive Area	0.15 miles
3	Primary School	0.25 miles
4	Broughton House College	0.38 miles
5	Council Houses	0.46 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN5



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

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