

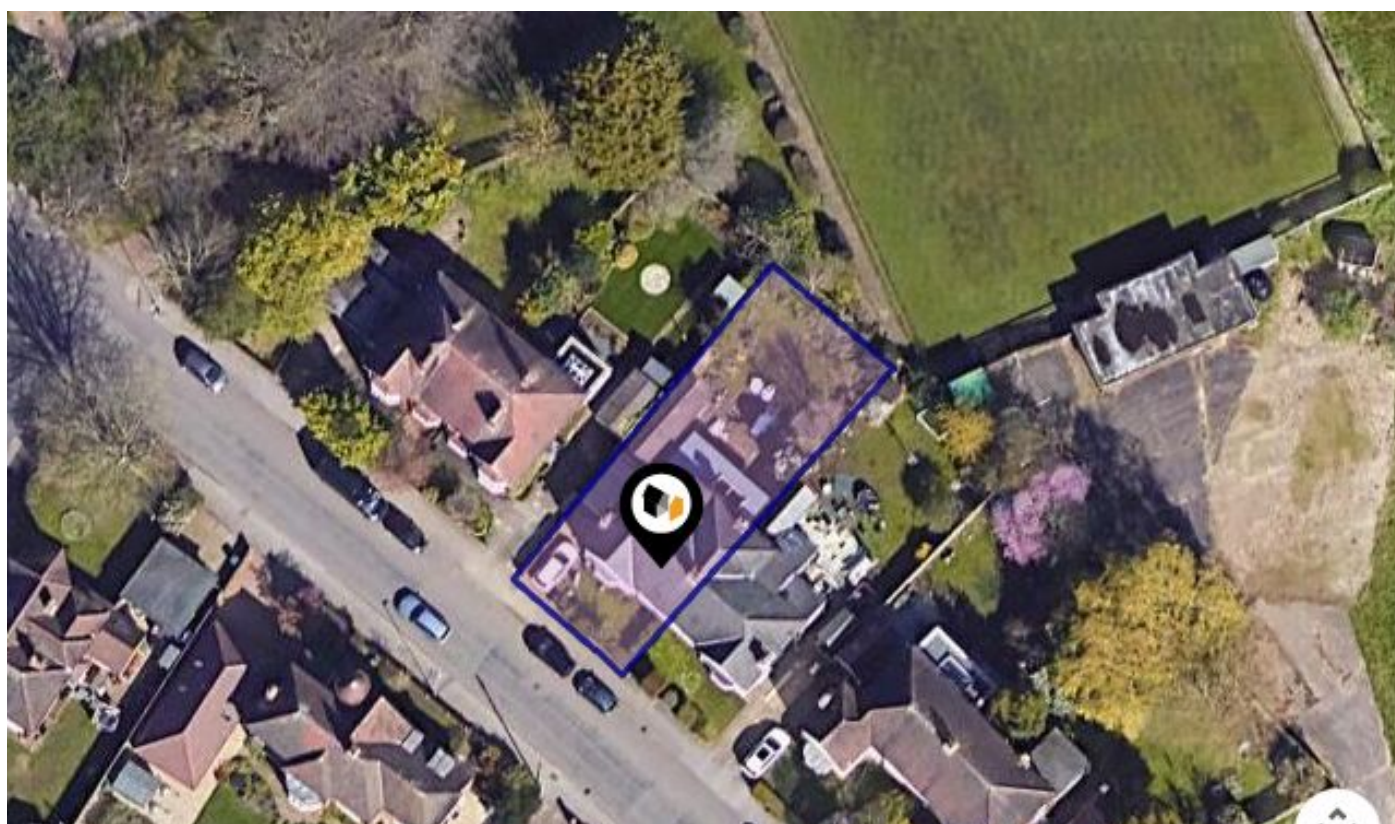


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06<sup>th</sup> March 2025



**LEE ROAD, LINCOLN, LN2**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

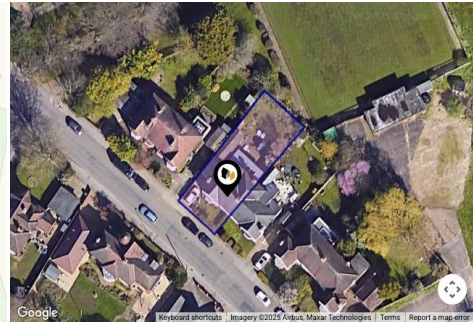
tom.bell@mundys.net

www.mundys.net



Powered by  
**aprift**  
Know any property instantly










# Property Overview



## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,453 ft <sup>2</sup> / 135 m <sup>2</sup>		
Plot Area:	0.1 acres		
Year Built :	1900-1929		
Council Tax :	Band E		
Annual Estimate:	£2,678		
Title Number:	LL28907		

## Local Area

<b>Local Authority:</b>	Lincoln	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)				
<b>Conservation Area:</b>	No					
<b>Flood Risk:</b>						
● Rivers & Seas	Very low	8 mb/s	1000 mb/s			
● Surface Water	Very low					
<b>Mobile Coverage:</b> (based on calls indoors)		<b>Satellite/Fibre TV Availability:</b>				
						
O <sub>2</sub>	EE	3	O <sub>2</sub>	BT	sky	Virgin media

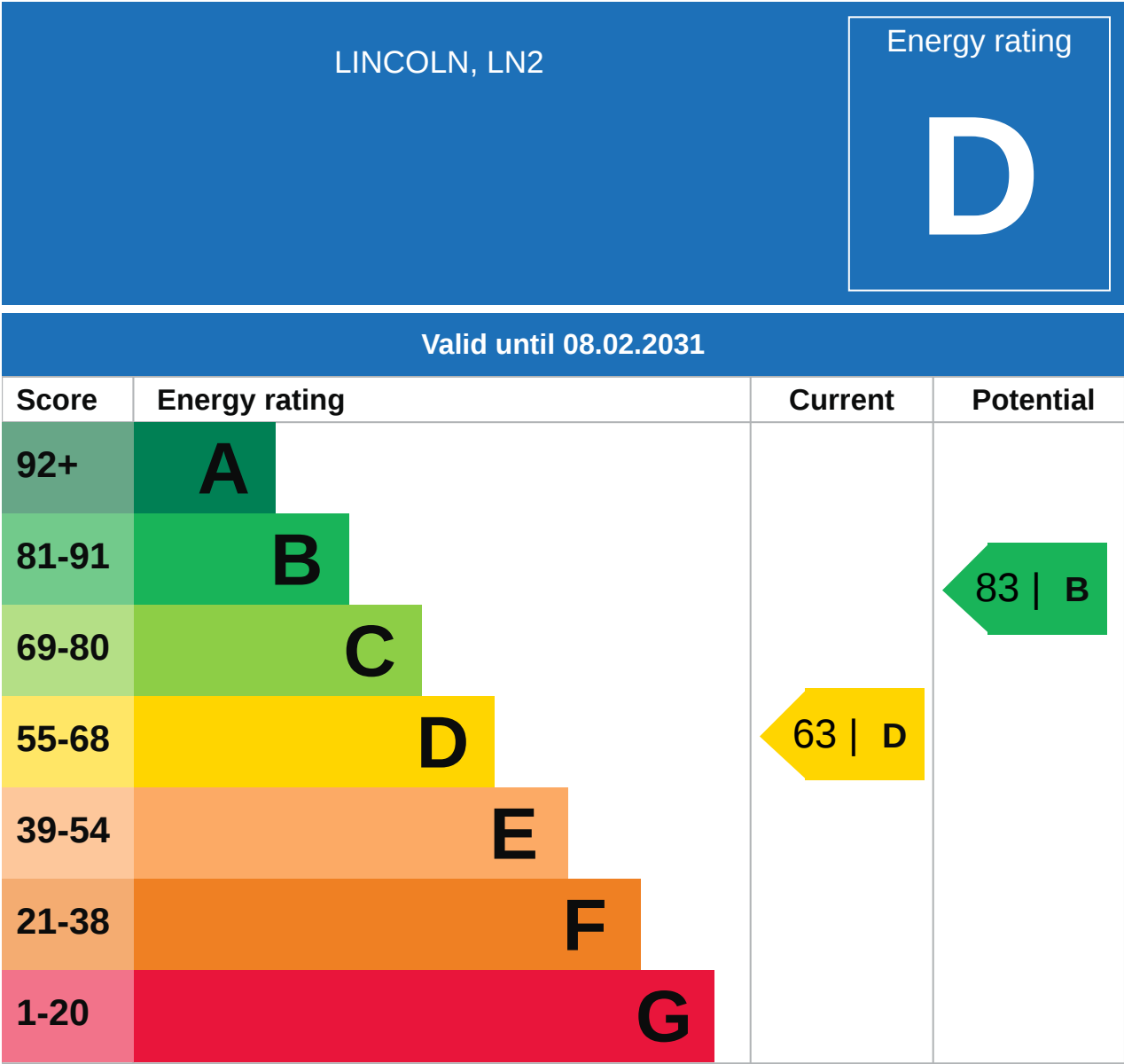
# Planning History This Address



Planning records for: **Lee Road, Lincoln, LN2**

Reference - s22/0786	
Decision:	Decided
Date:	12th April 2022
Description:	Installation of the following items in the front garden greenhouse, swim spa with covered pergola over, pergola as a covered porch and a covered pergola walkway from the porch to the swim spa.

# Property EPC - Certificate



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<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, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 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>	Very Good
<b>Lighting:</b>	Low energy lighting in 37% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	135 m <sup>2</sup>

# Market Sold in Street



40, Lee Road, Lincoln, LN2 4BQ		Semi-detached House	
Last Sold Date:	12/08/2022	31/08/2017	
Last Sold Price:	£440,000	£300,000	
38, Lee Road, Lincoln, LN2 4BQ		Semi-detached House	
Last Sold Date:	14/05/2021	22/02/2013	
Last Sold Price:	£370,000	£285,000	
27, Lee Road, Lincoln, LN2 4BQ		Detached House	
Last Sold Date:	29/09/2017		
Last Sold Price:	£580,000		
34, Lee Road, Lincoln, LN2 4BQ		Semi-detached House	
Last Sold Date:	30/06/2015	27/09/2013	18/04/1996
Last Sold Price:	£299,950	£300,000	£95,000
36, Lee Road, Lincoln, LN2 4BQ		Semi-detached House	
Last Sold Date:	28/05/2008	21/03/1997	
Last Sold Price:	£285,000	£87,000	
48, Lee Road, Lincoln, LN2 4BQ		Semi-detached House	
Last Sold Date:	04/08/2006		
Last Sold Price:	£247,500		
46, Lee Road, Lincoln, LN2 4BQ		Detached House	
Last Sold Date:	24/05/2005		
Last Sold Price:	£425,000		
32, Lee Road, Lincoln, LN2 4BQ		Semi-detached House	
Last Sold Date:	06/08/1999		
Last Sold Price:	£104,500		

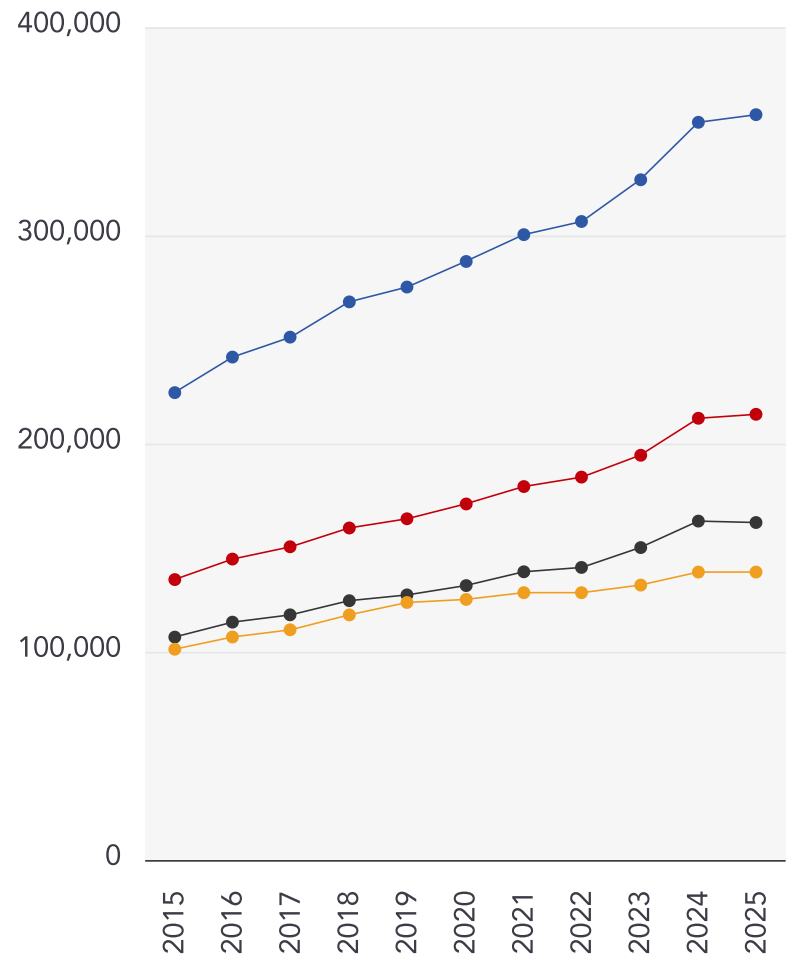
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in LN2



Detached

**+59.47%**

Semi-Detached

**+58.92%**

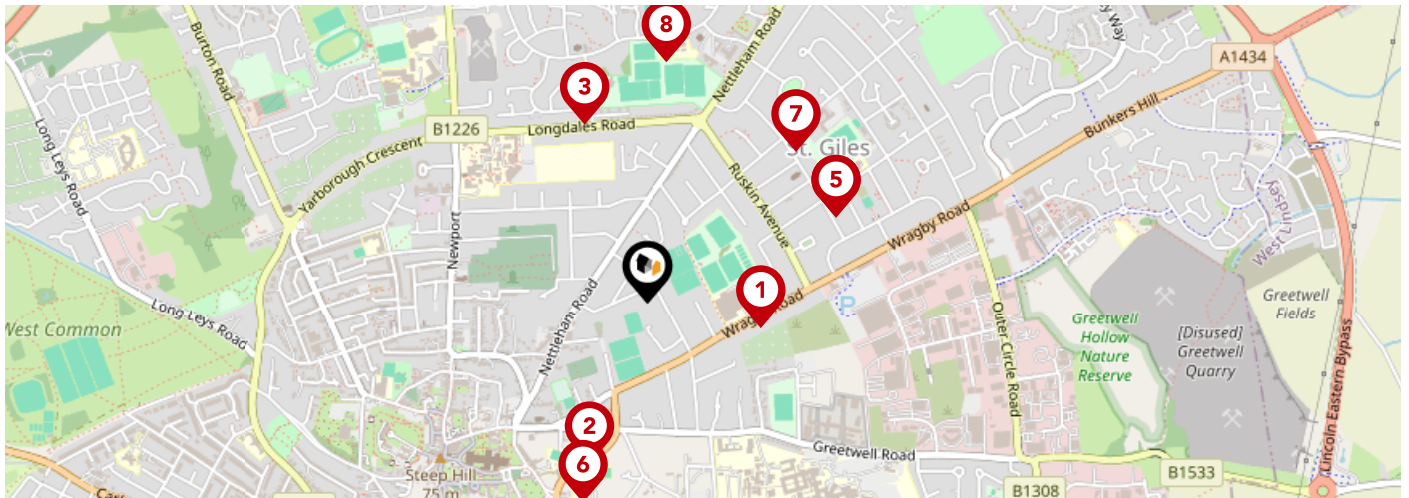
Terraced









**+51.39%**

Flat

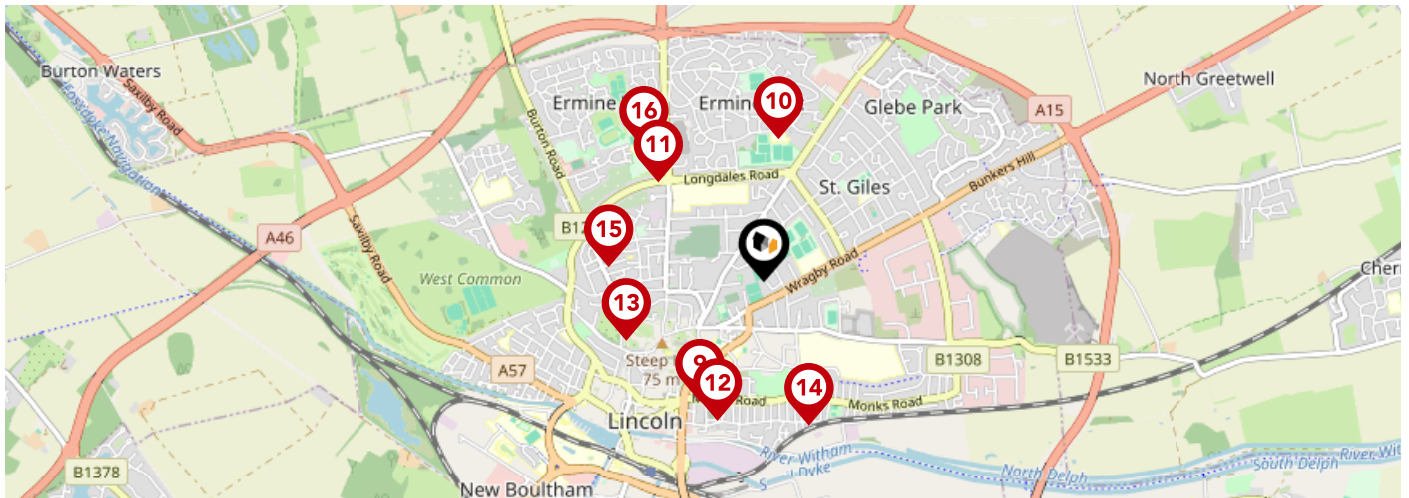
**+36.6%**













		Nursery	Primary	Secondary	College	Private
	<b>Lincoln Christ's Hospital School</b> Ofsted Rating: Good   Pupils: 1286   Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b> Ofsted Rating: Requires improvement   Pupils: 89   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castles Education</b> Ofsted Rating: Inadequate   Pupils: 93   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln St Giles Nursery School</b> Ofsted Rating: Outstanding   Pupils: 112   Distance:0.46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles Academy</b> Ofsted Rating: Requires improvement   Pupils: 405   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Minster School</b> Ofsted Rating: Not Rated   Pupils: 473   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springwell Alternative Academy Lincoln</b> Ofsted Rating: Good   Pupils: 48   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady of Lincoln Catholic Primary School A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 204   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

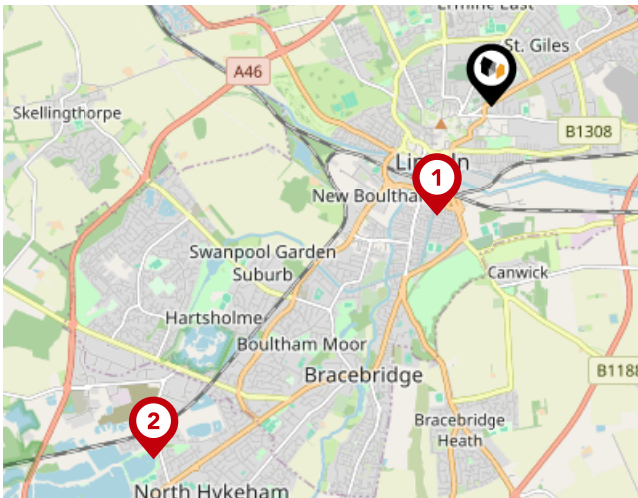




		Nursery	Primary	Secondary	College	Private
	<b>Lincoln UTC</b> Ofsted Rating: Good   Pupils: 369   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ermine Primary Academy</b> Ofsted Rating: Good   Pupils: 393   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Castle Academy</b> Ofsted Rating: Not Rated   Pupils: 680   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln College</b> Ofsted Rating: Good   Pupils:0   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westgate Academy</b> Ofsted Rating: Good   Pupils: 430   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Monks Abbey Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mount Street Academy</b> Ofsted Rating: Outstanding   Pupils: 318   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The St Francis Special School, Lincoln</b> Ofsted Rating: Outstanding   Pupils: 161   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

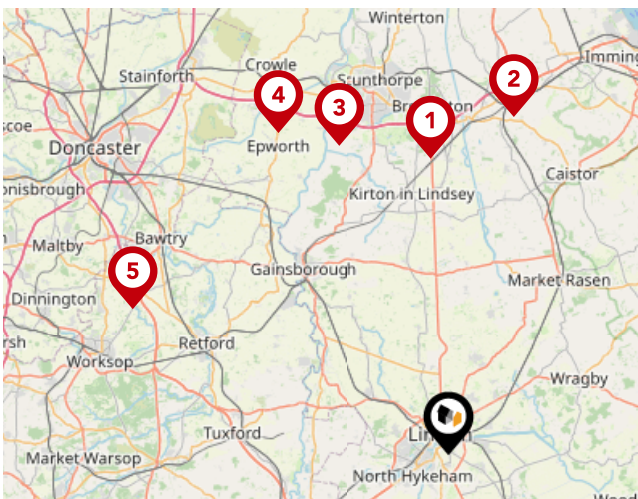
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.08 miles
2	Hykeham Rail Station	4.34 miles
3	Saxilby Rail Station	5.95 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.07 miles
2	M180 J5	24.32 miles
3	M180 J3	23.24 miles
4	M180 J2	25.74 miles
5	A1(M) J34	24.62 miles

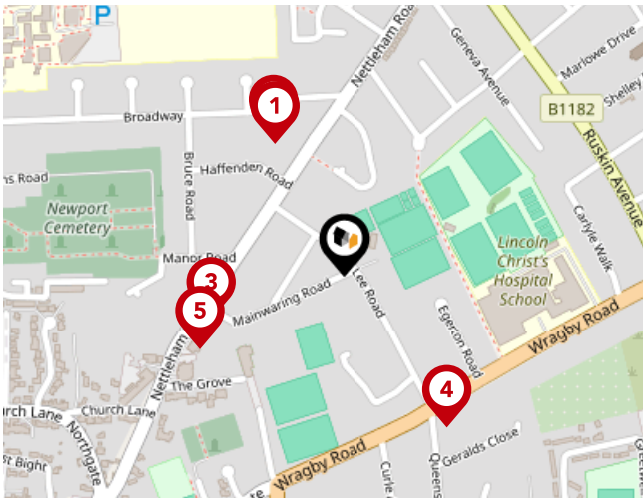


### Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	24.85 miles
2	Finningley	25.97 miles
3	East Mids Airport	43.95 miles
4	Leeds Bradford Airport	63.68 miles

# Area

## Transport (Local)



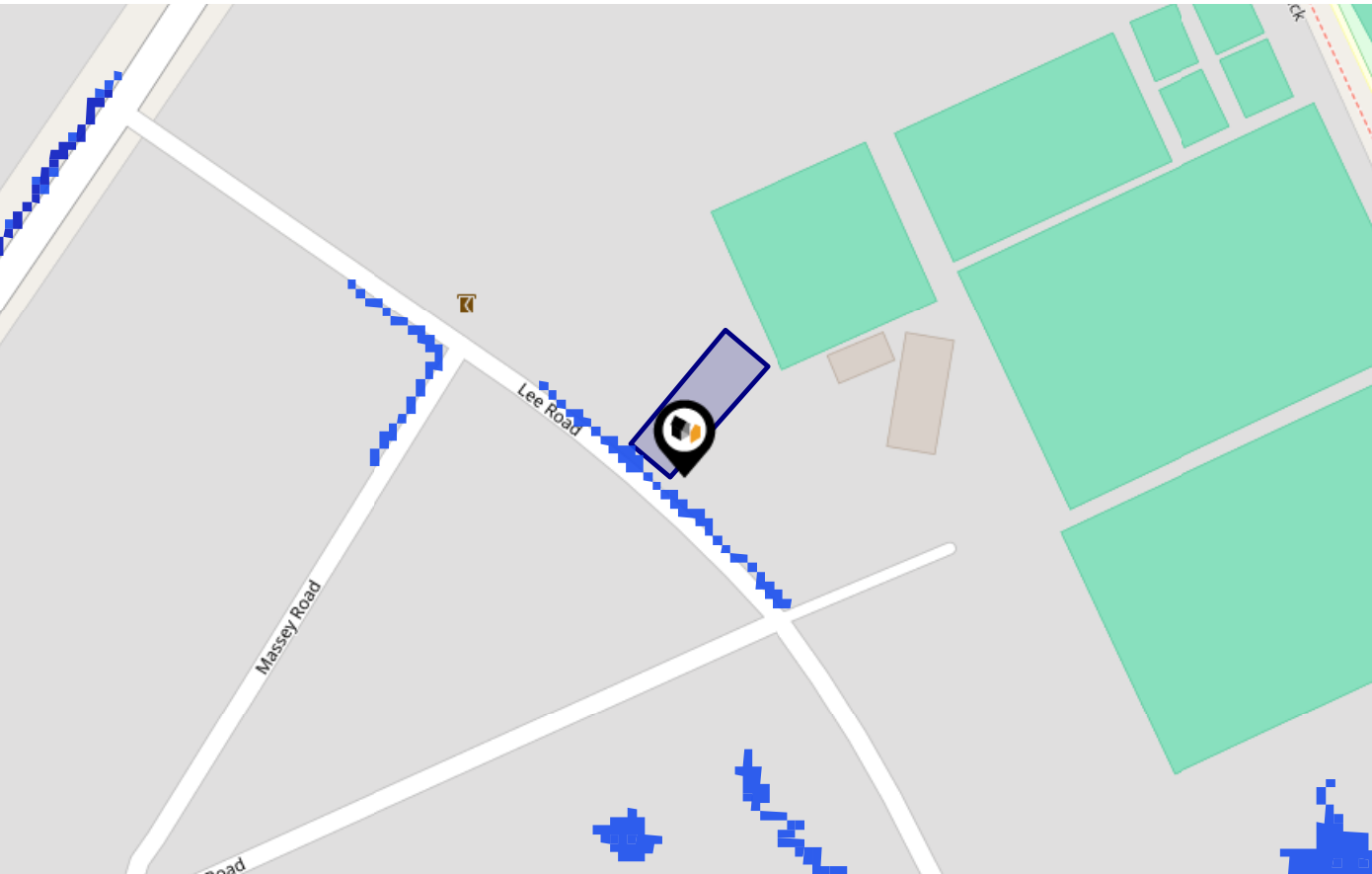
### Bus Stops/Stations

Pin	Name	Distance
1	Nettleham Close	0.17 miles
2	Nettleham Close	0.17 miles
3	Mainwaring Road	0.15 miles
4	Egerton Road	0.2 miles
5	Mainwaring Road	0.18 miles

# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

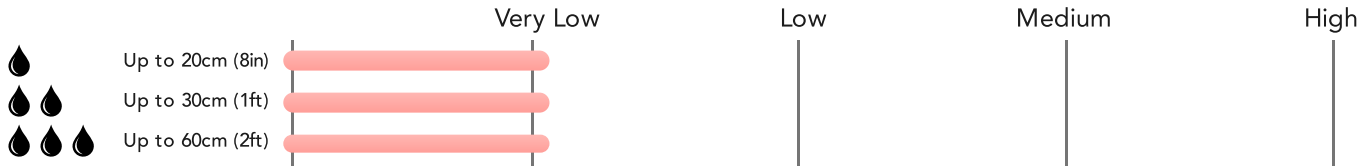


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

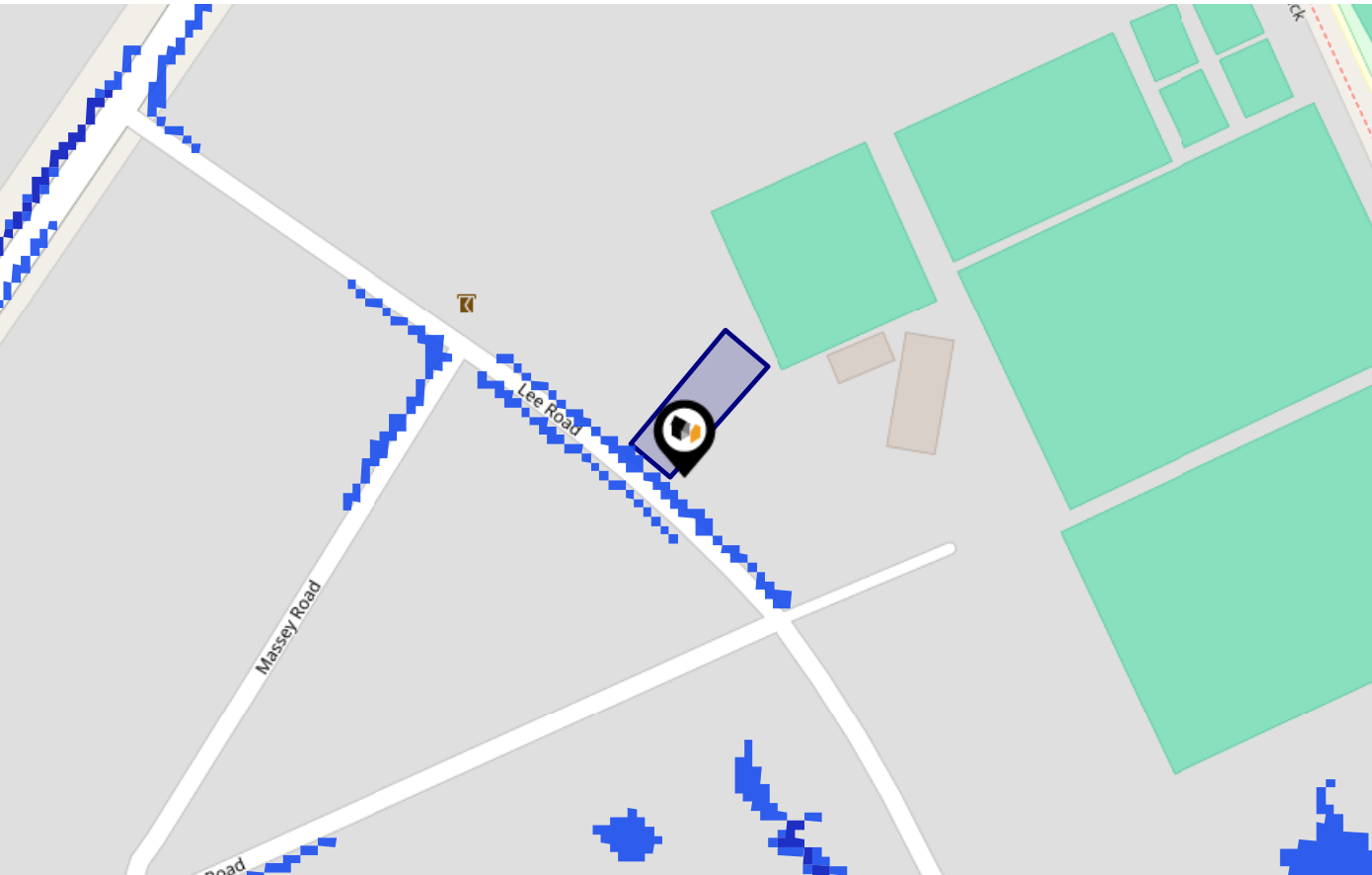
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

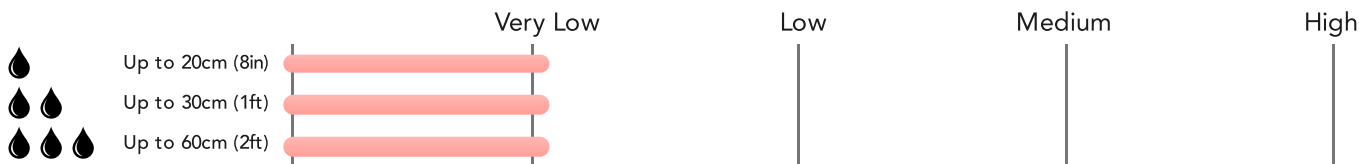


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



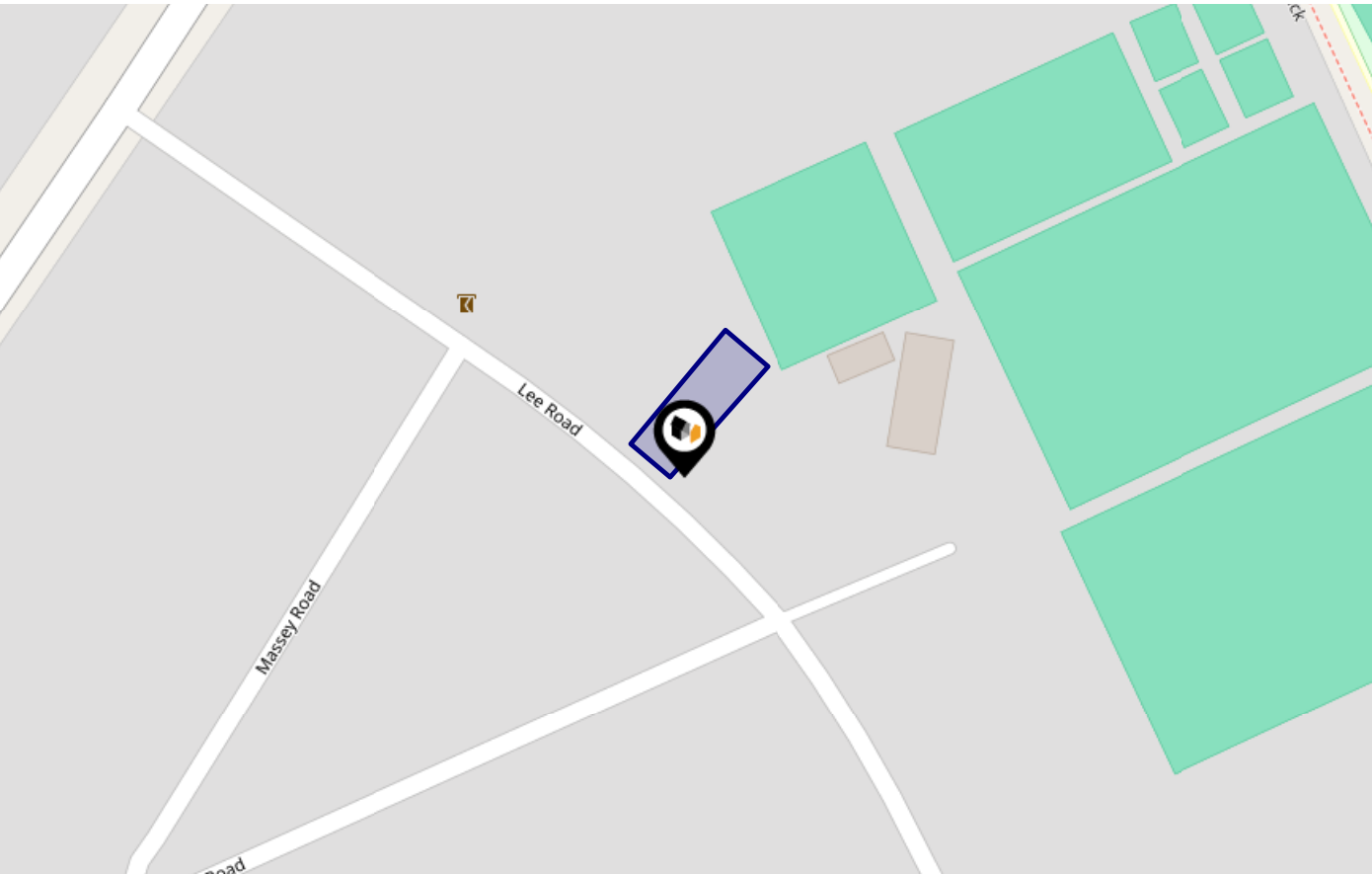


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

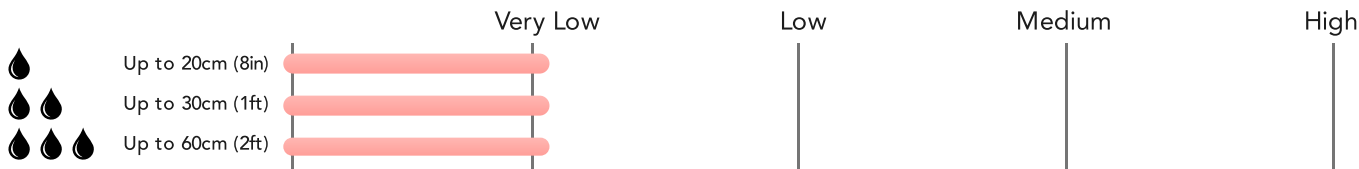


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



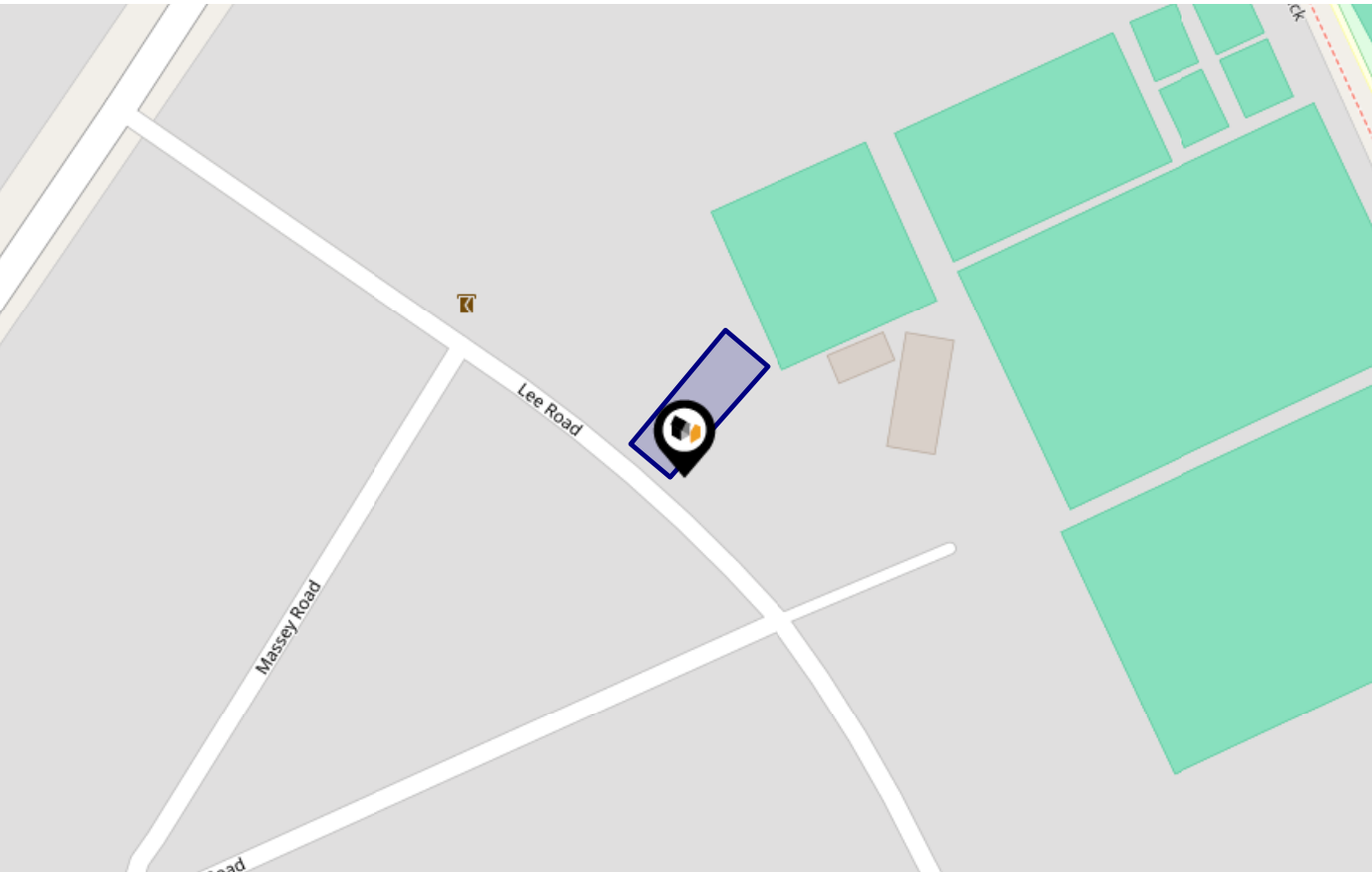


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

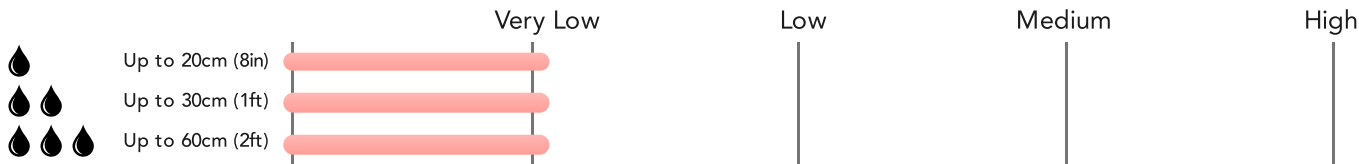


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

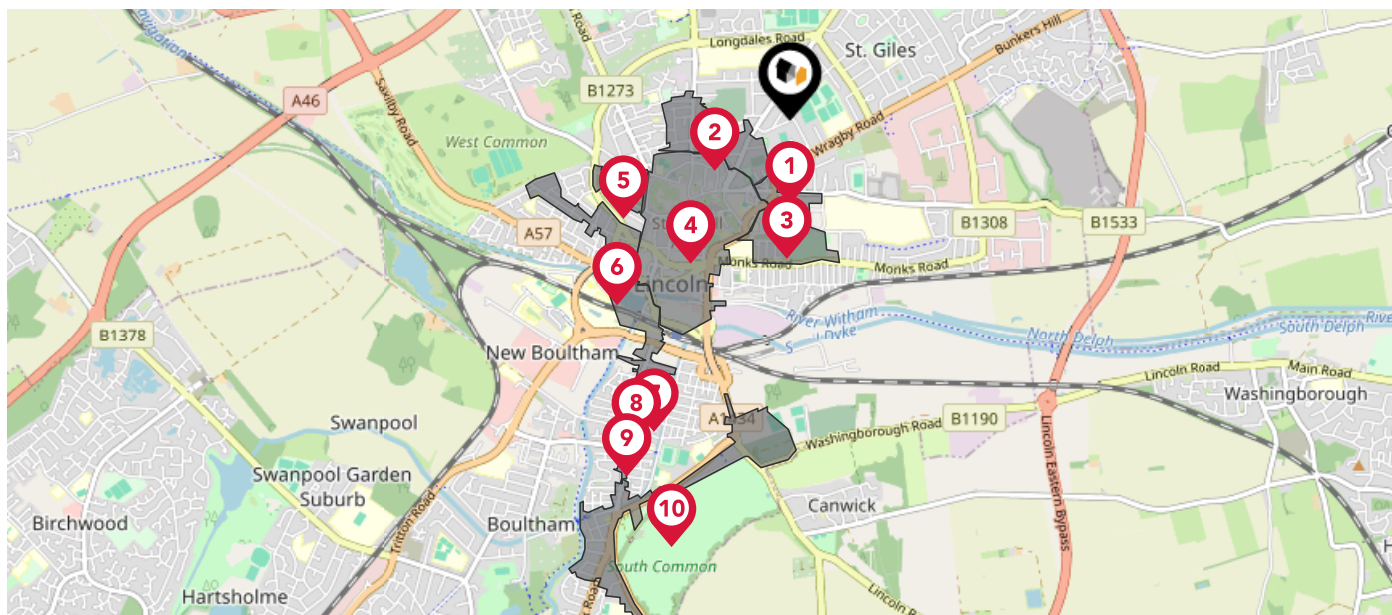
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas



The Dell



Newport and Nettleham Road



Lindum and Arboretum



Cathedral and City Centre



Carline



West Parade and Brayford



Sibthorp



St Peter-at-Gowts



Gowt's Bridge



St Catherines

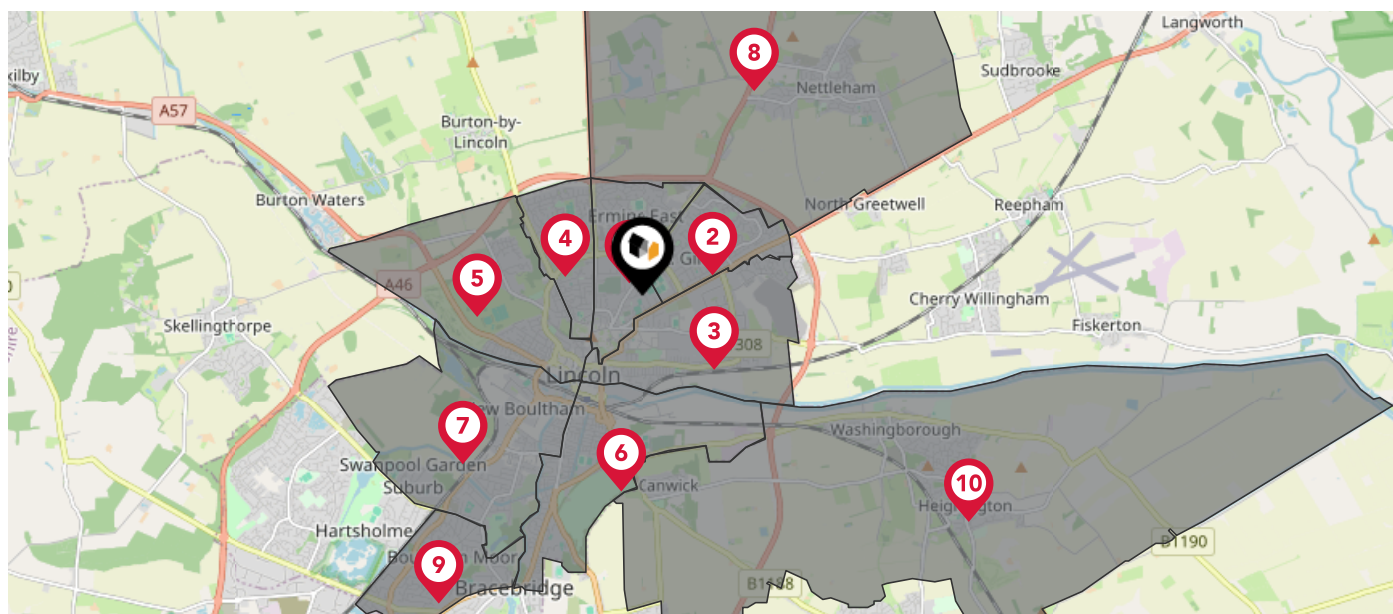


# Maps

## Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards



Minster Ward



Glebe Ward



Abbey Ward



Castle Ward



Carholme Ward



Park Ward



Boultham Ward



Nettleham Ward



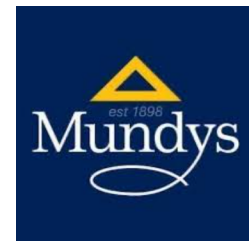
Moorland Ward



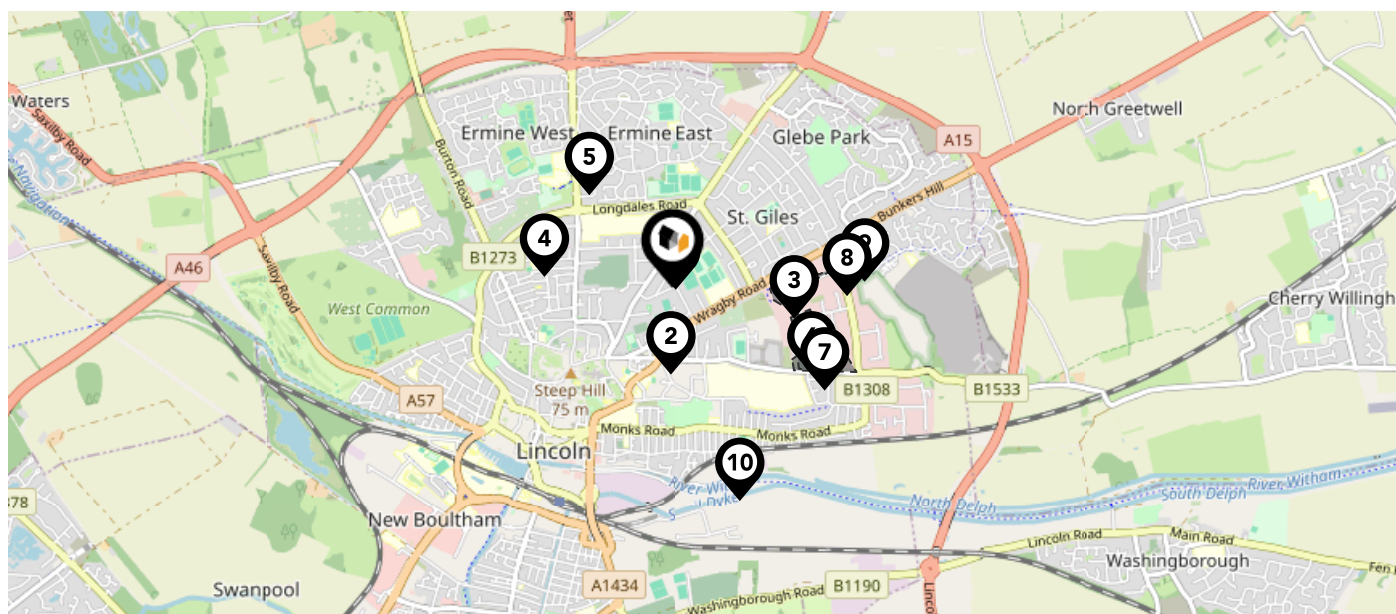
Heighington and Washingborough Ward

# Maps

## Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
<b>2</b>	The Dell-Wragby Road	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Deacon Road-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Mount Street-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill	<input type="checkbox"/>
<b>6</b>	East Of HM Prison-Greetwell Road, Lincoln	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Greetwell Road and Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill	<input type="checkbox"/>
<b>10</b>	East Of Power Station Site-Spa Road	Historic Landfill	<input type="checkbox"/>



## Mundys

---

We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Survey

## 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



## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Mundys or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Mundys and therefore no warranties can be given as to their good working order.

# 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.

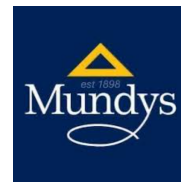


### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

[tom.bell@mundys.net](mailto:tom.bell@mundys.net)

[www.mundys.net](http://www.mundys.net)

