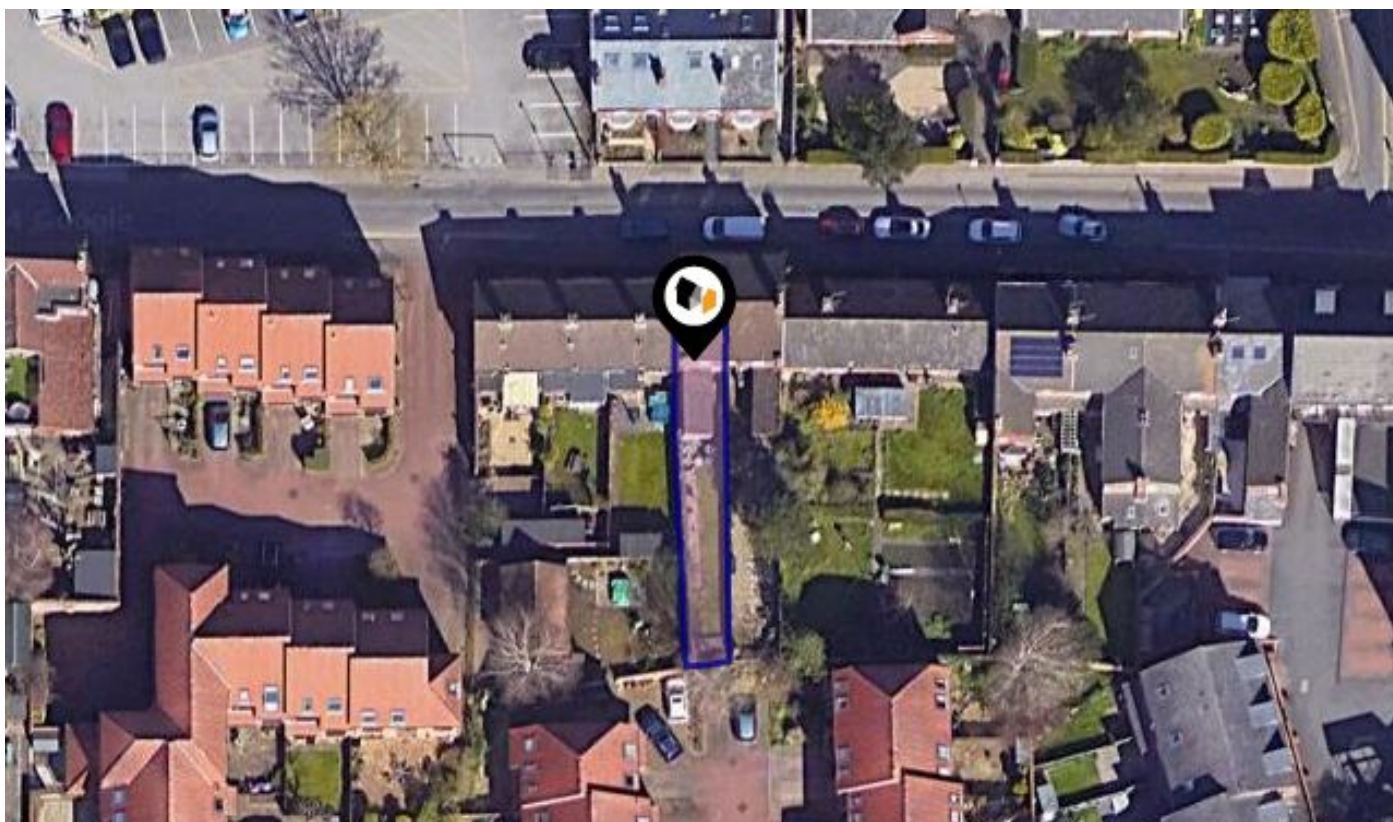


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 16<sup>th</sup> September 2024**



## GREETWELL GATE, LINCOLN, LN2

### Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

tom.bell@mundys.net

www.mundys.net



# Property Overview



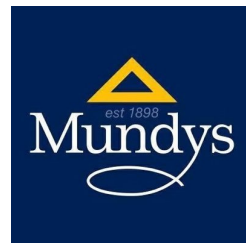
## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	699 ft <sup>2</sup> / 65 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,704		
Title Number:	LL26013		

## Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Lindum and Arboretum			
Flood Risk:				
● Rivers & Seas	No Risk	16	74	1000
● Surface Water	Very Low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

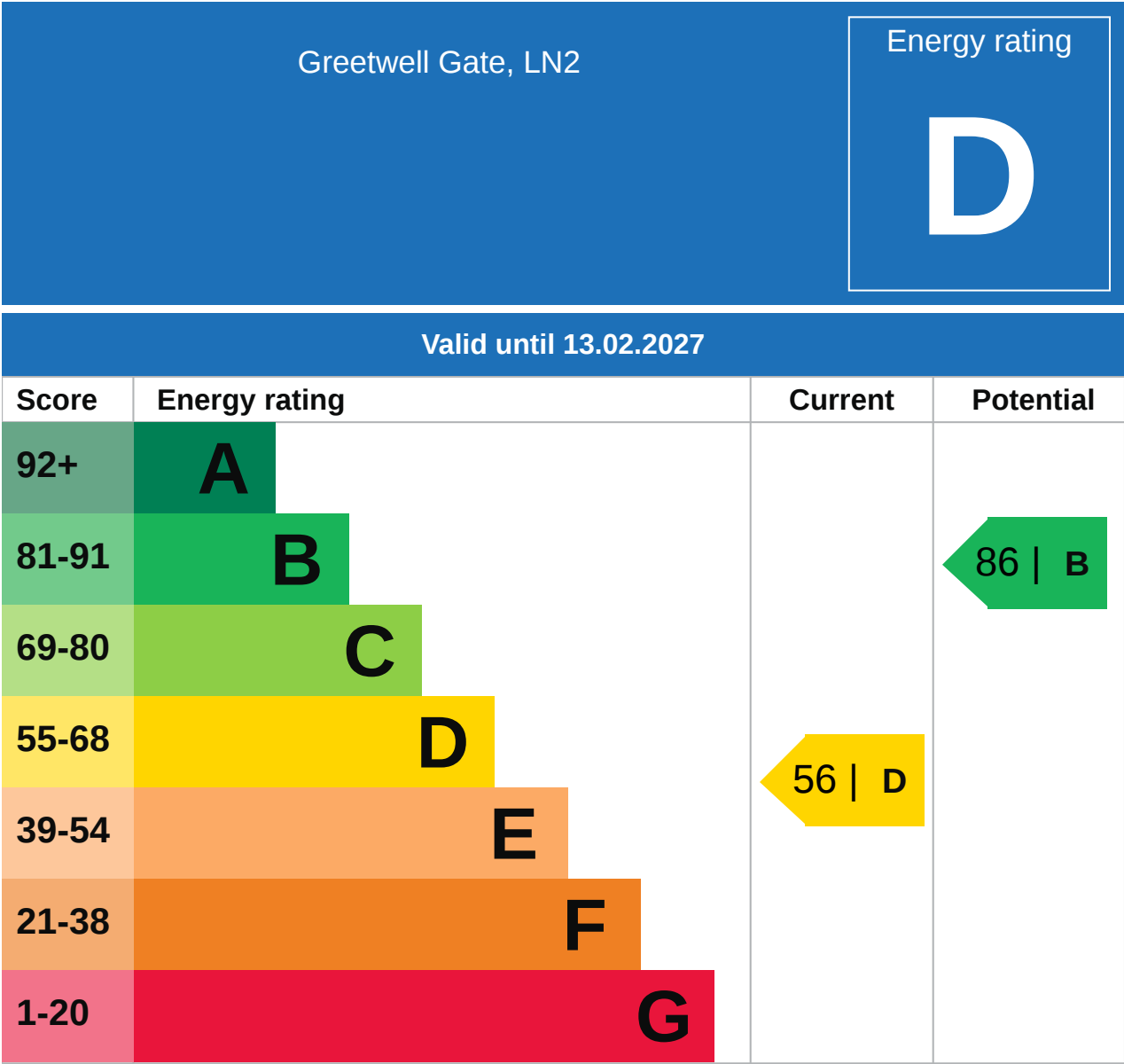
# Planning History This Address



Planning records for: ***Greetwell Gate, Lincoln, LN2***

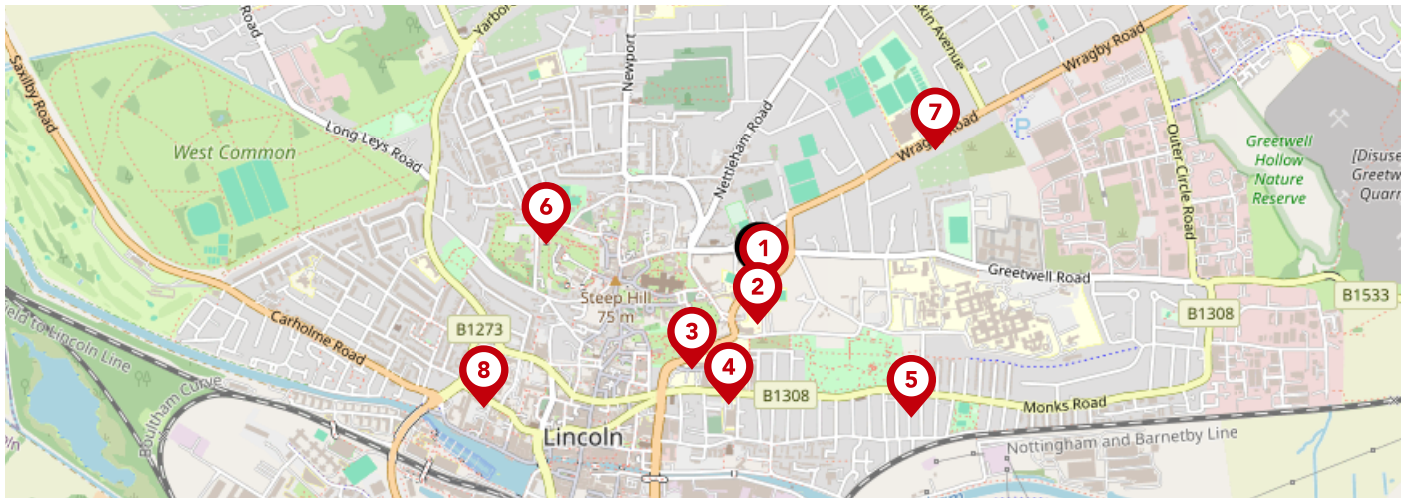
Reference - 2017/0907/TCO	
Decision:	Decided
Date:	10th August 2017
Description:	To fell: 2 Hollies, 1 Pear, 2 Elders and 1 Unidentified Tree.

# Property EPC - Certificate



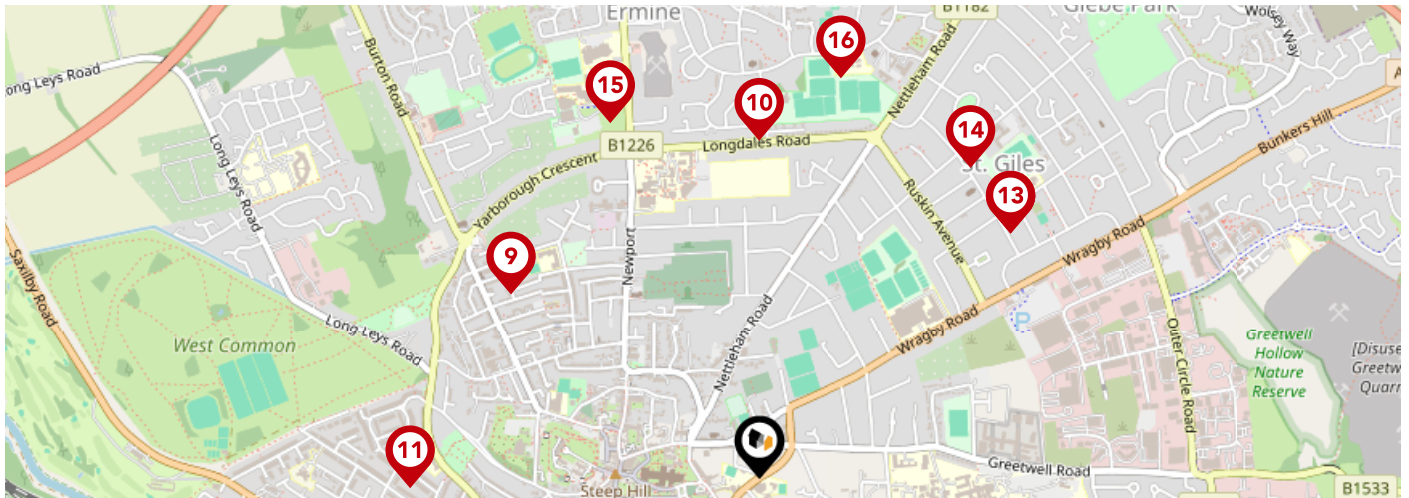
## Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<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 installed during or after 2002
<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, 12 mm loft insulation
<b>Roof Energy:</b>	Very Poor
<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>	Good
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	65 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b> Ofsted Rating: Requires improvement   Pupils: 89   Distance:0.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lincoln Minster School</b> Ofsted Rating: Not Rated   Pupils: 473   Distance:0.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lincoln UTC</b> Ofsted Rating: Good   Pupils: 369   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lincoln College</b> Ofsted Rating: Good   Pupils:0   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lincoln Monks Abbey Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Westgate Academy</b> Ofsted Rating: Good   Pupils: 430   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lincoln Christ's Hospital School</b> Ofsted Rating: Good   Pupils: 1286   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lincolnshire Secure Unit</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

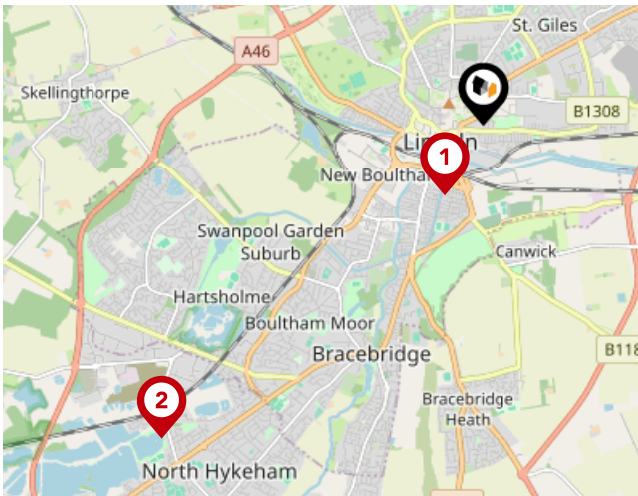




		Nursery	Primary	Secondary	College	Private
	<b>Mount Street Academy</b> Ofsted Rating: Outstanding   Pupils: 318   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castles Education</b> Ofsted Rating: Inadequate   Pupils: 93   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The St Faith and St Martin Church of England Junior School, Lincoln</b> Ofsted Rating: Good   Pupils: 345   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln St Giles Nursery School</b> Ofsted Rating: Outstanding   Pupils: 112   Distance:0.78	<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:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springwell Alternative Academy Lincoln</b> Ofsted Rating: Good   Pupils: 48   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Castle Academy</b> Ofsted Rating: Not Rated   Pupils: 680   Distance:0.86	<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:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

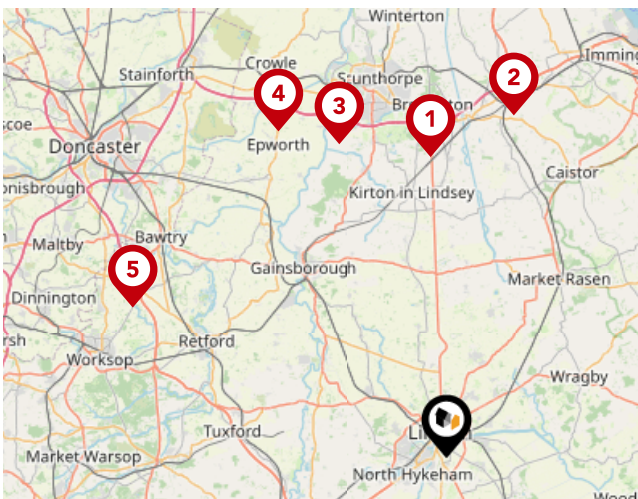
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.71 miles
2	Hykeham Rail Station	3.99 miles
3	Saxilby Rail Station	5.94 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.41 miles
2	M180 J5	24.7 miles
3	M180 J3	23.53 miles
4	M180 J2	25.99 miles
5	A1(M) J34	24.65 miles



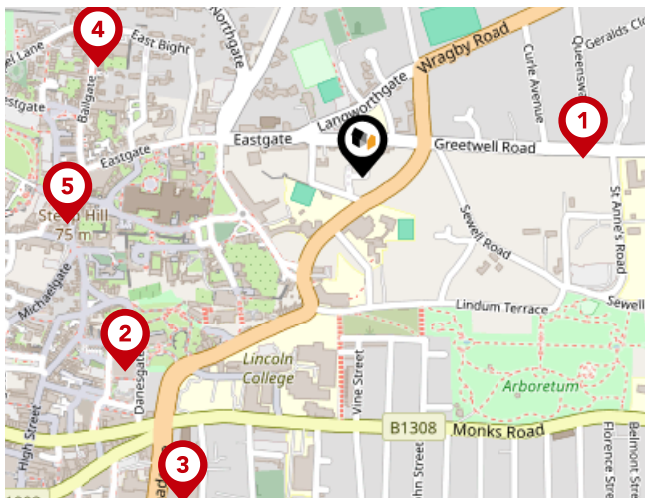
### Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.23 miles
2	Finningley	26.09 miles
3	East Mids Airport	43.62 miles
4	Leeds Bradford Airport	63.82 miles



# Area

## Transport (Local)

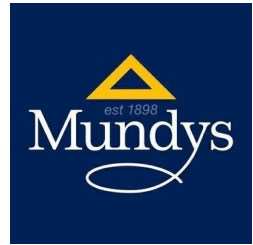


### Bus Stops/Stations

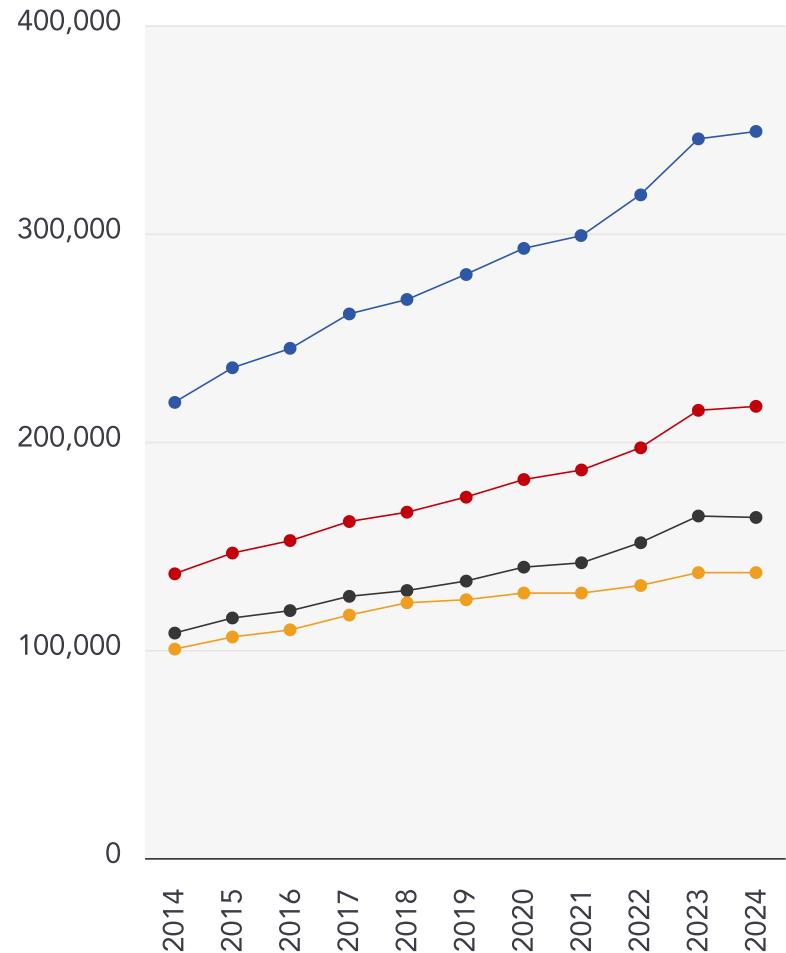
Pin	Name	Distance
1	Greetwell Road	0.25 miles
2	The Collection	0.34 miles
3	Unity Square	0.41 miles
4	Bailgate Methodist Church	0.32 miles
5	Tourist Information Centre	0.33 miles

# Market

## House Price Statistics



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



Detached

**+59.47%**

Semi-Detached

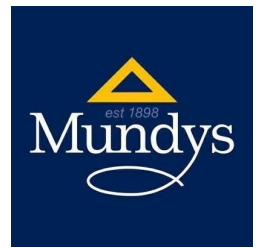
**+58.92%**

Terraced

**+51.39%**

Flat

**+36.6%**



## 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.

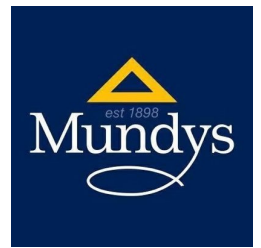
We are open 7 days a week. We also offer weekday evening viewings until 7.30 pm.

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

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## Important - Please Read

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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

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