

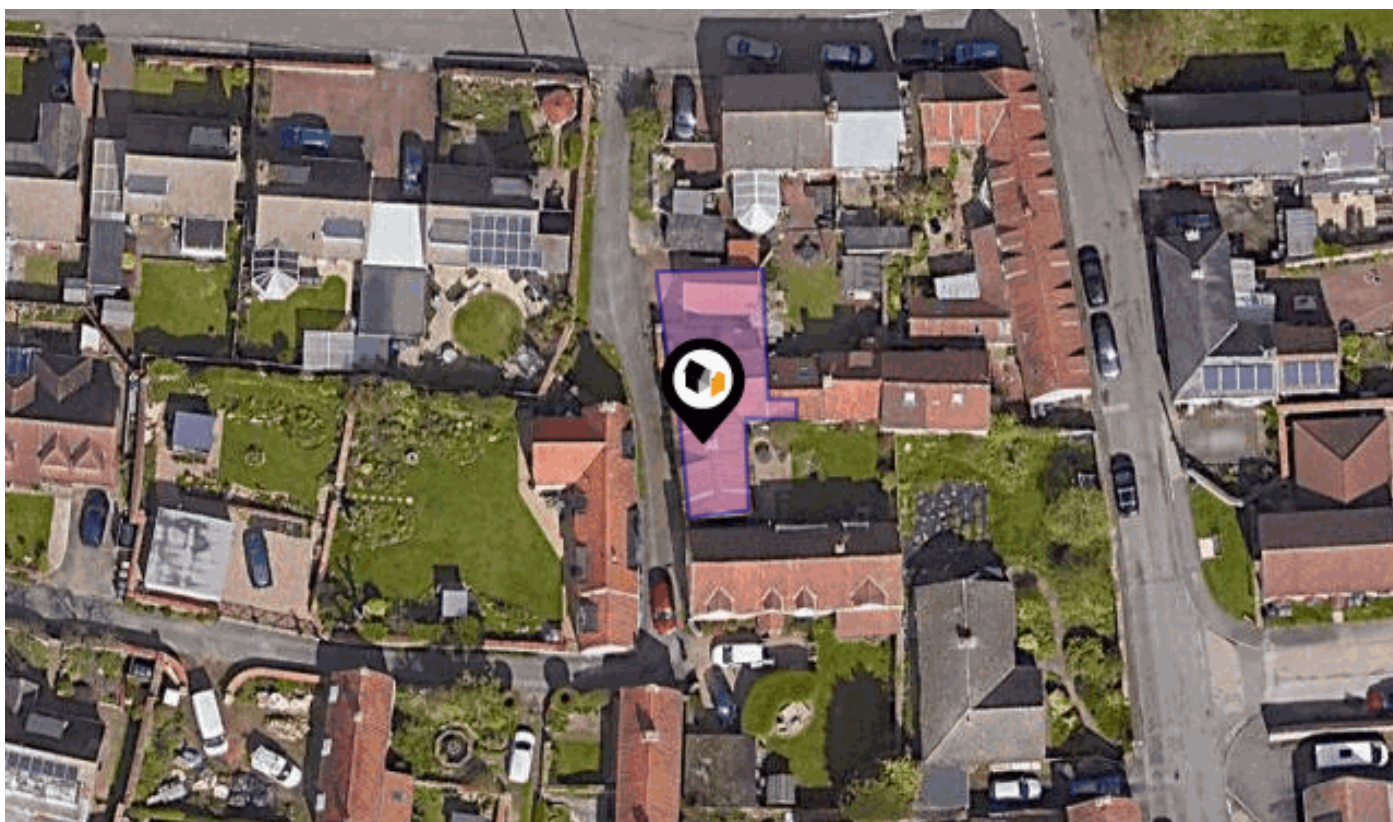


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06<sup>th</sup> June 2025



**BLIND LANE, WADDINGTON, LINCOLN, LN5**

**Price Estimate :** £325,000

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

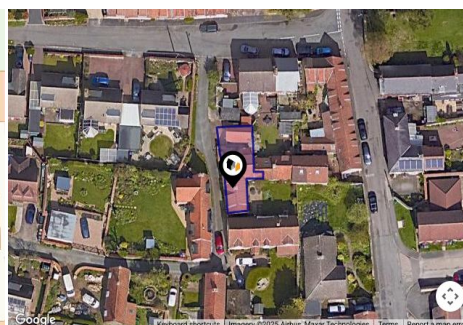
chris.laughton@mundys.net

www.mundys.net



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# Property Overview



## Property

|                  |                                            |
|------------------|--------------------------------------------|
| Type:            | Detached                                   |
| Bedrooms:        | 3                                          |
| Floor Area:      | 1,248 ft <sup>2</sup> / 116 m <sup>2</sup> |
| Plot Area:       | 0.04 acres                                 |
| Year Built :     | Before 1900                                |
| Council Tax :    | Band D                                     |
| Annual Estimate: | £2,261                                     |
| Title Number:    | LL194404                                   |

|                 |          |
|-----------------|----------|
| Price Estimate: | £325,000 |
| Tenure:         | Freehold |

## Local Area

|                    |                |
|--------------------|----------------|
| Local Authority:   | North kesteven |
| Conservation Area: | Waddington     |
| Flood Risk:        |                |
| ● Rivers & Seas    | Very low       |
| ● Surface Water    | Very low       |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                   |                     |
|-------------------|---------------------|
| <b>17</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                     |

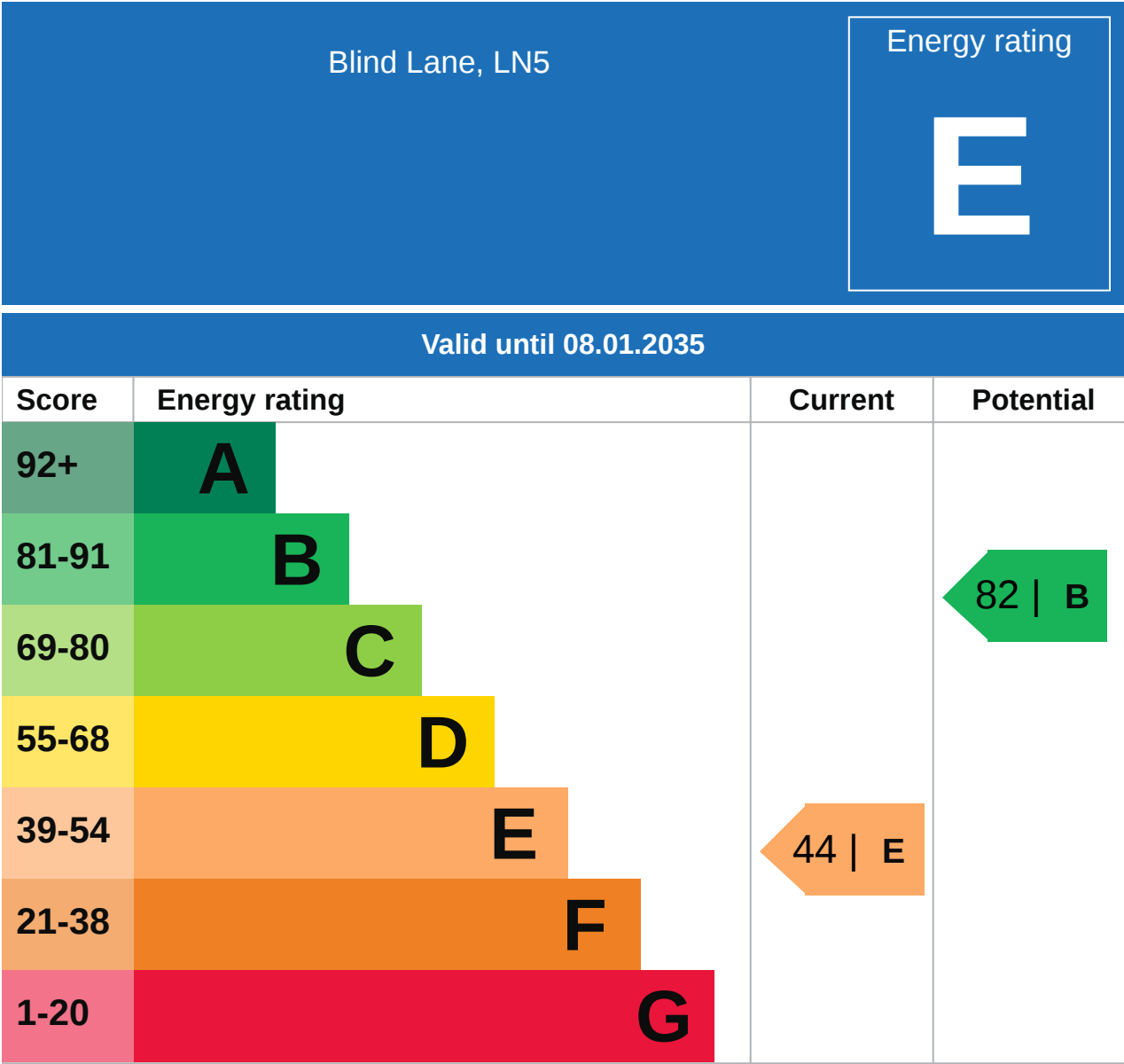
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

---

|                                     |                                                           |
|-------------------------------------|-----------------------------------------------------------|
| <b>Property Type:</b>               | House                                                     |
| <b>Build Form:</b>                  | Semi-Detached                                             |
| <b>Transaction Type:</b>            | Rental                                                    |
| <b>Energy Tariff:</b>               | Dual                                                      |
| <b>Main Fuel:</b>                   | Electricity (not community)                               |
| <b>Main Gas:</b>                    | No                                                        |
| <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>          | 2                                                         |
| <b>Open Fireplace:</b>              | 0                                                         |
| <b>Ventilation:</b>                 | Natural                                                   |
| <b>Walls:</b>                       | Sandstone or limestone, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                                 |
| <b>Roof:</b>                        | Roof room(s), ceiling insulated                           |
| <b>Roof Energy:</b>                 | Poor                                                      |
| <b>Main Heating:</b>                | Electric storage heaters, Electric storage heaters        |
| <b>Main Heating Controls:</b>       | Manual charge control                                     |
| <b>Hot Water System:</b>            | Electric immersion, off-peak                              |
| <b>Hot Water Energy Efficiency:</b> | Very Poor                                                 |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets                  |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                            |
| <b>Total Floor Area:</b>            | 116 m <sup>2</sup>                                        |

## Nadell House, Blind Lane, Lincoln, LN5 9RW

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 24/10/2017 | 22/08/2016 |
| Last Sold Price: | £239,000   | £180,000   |

## High Garden, Blind Lane, Lincoln, LN5 9RW

|                  |            |
|------------------|------------|
| Last Sold Date:  | 03/04/2017 |
| Last Sold Price: | £310,000   |

## Ward Cottage, Blind Lane, Lincoln, LN5 9RW

|                  |            |            |            |            |
|------------------|------------|------------|------------|------------|
| Last Sold Date:  | 06/03/2017 | 25/02/2005 | 18/06/2004 | 22/08/2003 |
| Last Sold Price: | £175,000   | £165,000   | £185,000   | £159,000   |

## The View, Blind Lane, Lincoln, LN5 9RW

|                  |            |
|------------------|------------|
| Last Sold Date:  | 13/10/2016 |
| Last Sold Price: | £180,000   |

## Pantiles, Blind Lane, Lincoln, LN5 9RW

|                  |            |
|------------------|------------|
| Last Sold Date:  | 31/03/2016 |
| Last Sold Price: | £174,950   |

## High Corner, Blind Lane, Lincoln, LN5 9RW

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 17/03/2016 | 14/04/2000 |
| Last Sold Price: | £249,950   | £74,000    |

## The Cottage, Blind Lane, Lincoln, LN5 9RW

|                  |            |            |            |            |            |
|------------------|------------|------------|------------|------------|------------|
| Last Sold Date:  | 02/10/2014 | 10/08/2007 | 05/11/2004 | 30/07/2002 | 15/12/2000 |
| Last Sold Price: | £215,000   | £210,000   | £195,000   | £138,500   | £102,000   |

## Carrig House, Blind Lane, Lincoln, LN5 9RW

|                  |            |
|------------------|------------|
| Last Sold Date:  | 18/12/2013 |
| Last Sold Price: | £240,000   |

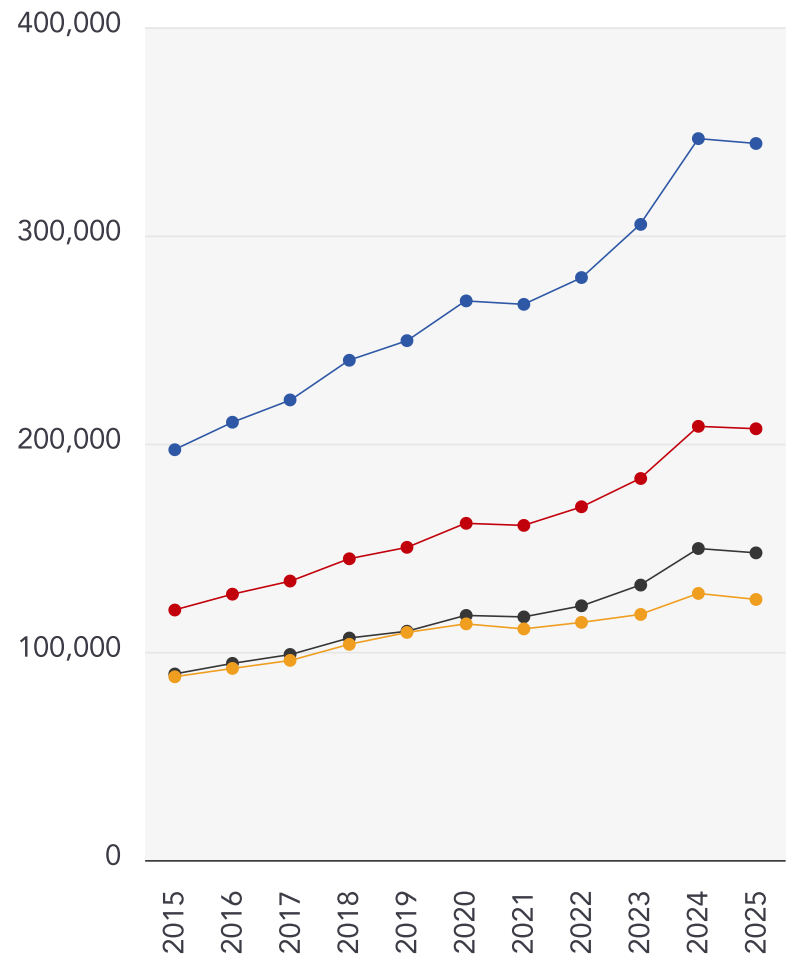
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+74.63%**

Semi-Detached

**+72.49%**

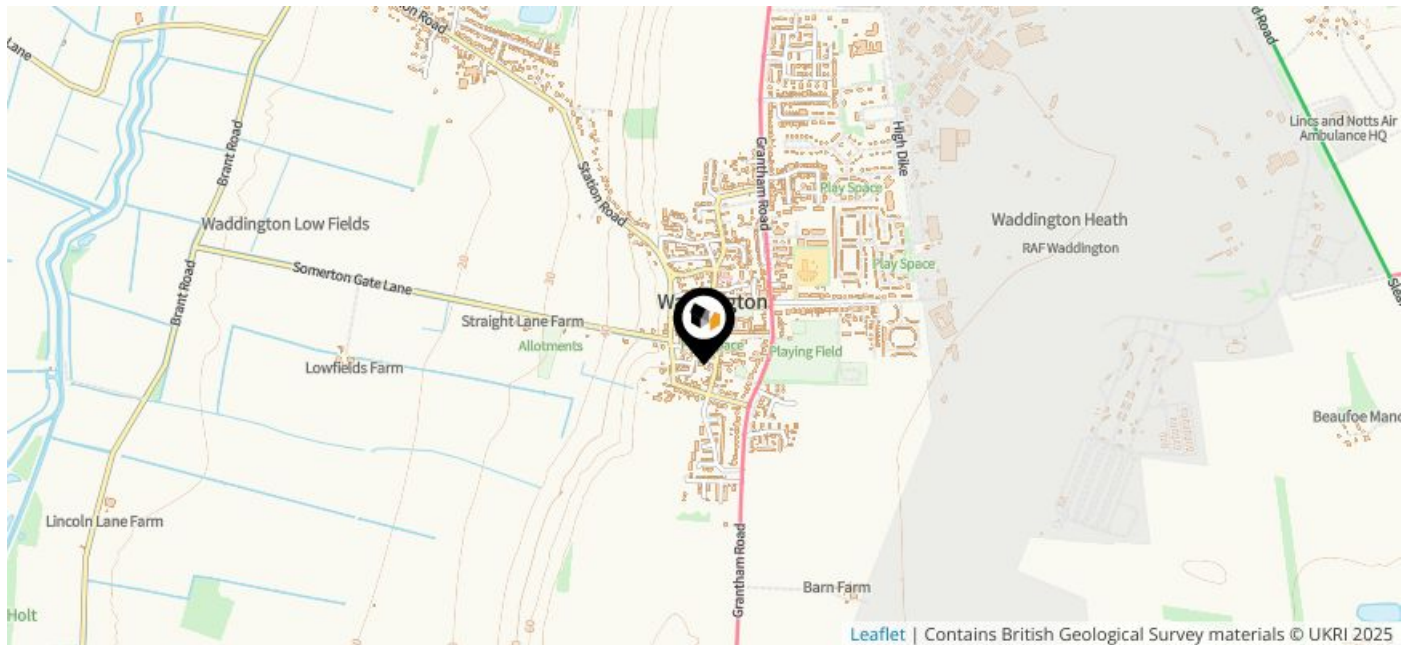
Terraced

**+65.1%**

Flat

**+42.2%**

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.

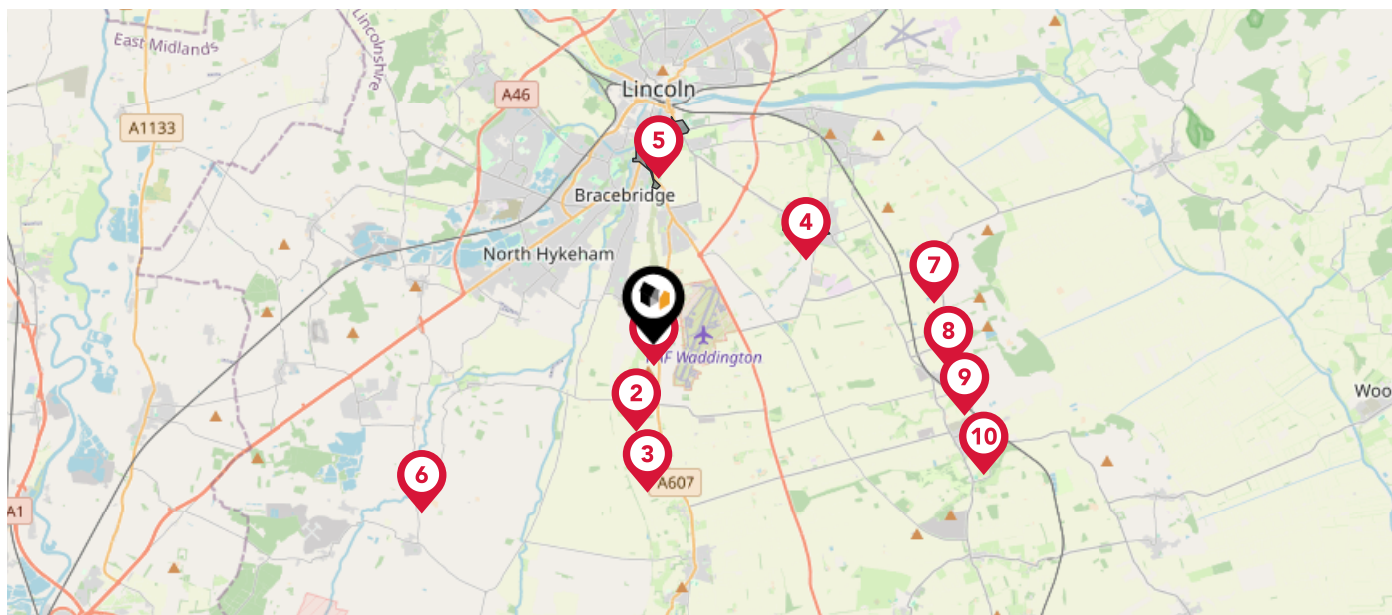
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Waddington



Harmston



Coleby



Branston



St Catherines



Bassingham



Potterhanworth



Nocton



Dunston



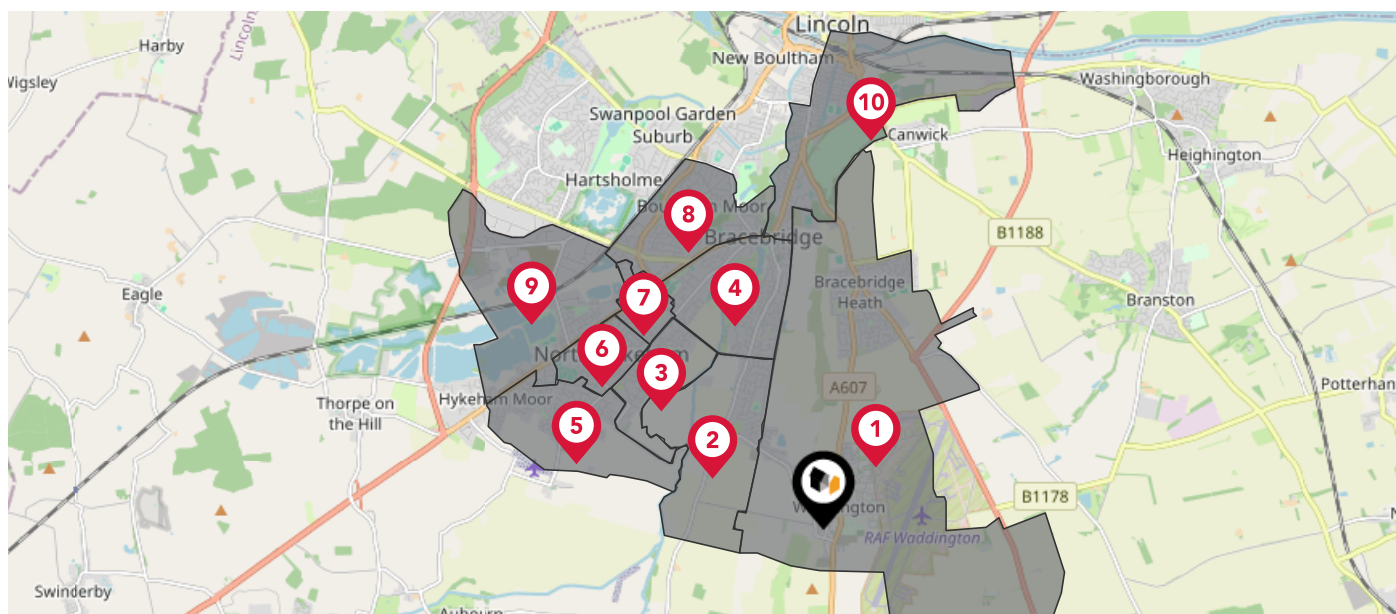
Metheringham

# Maps

## Council Wards



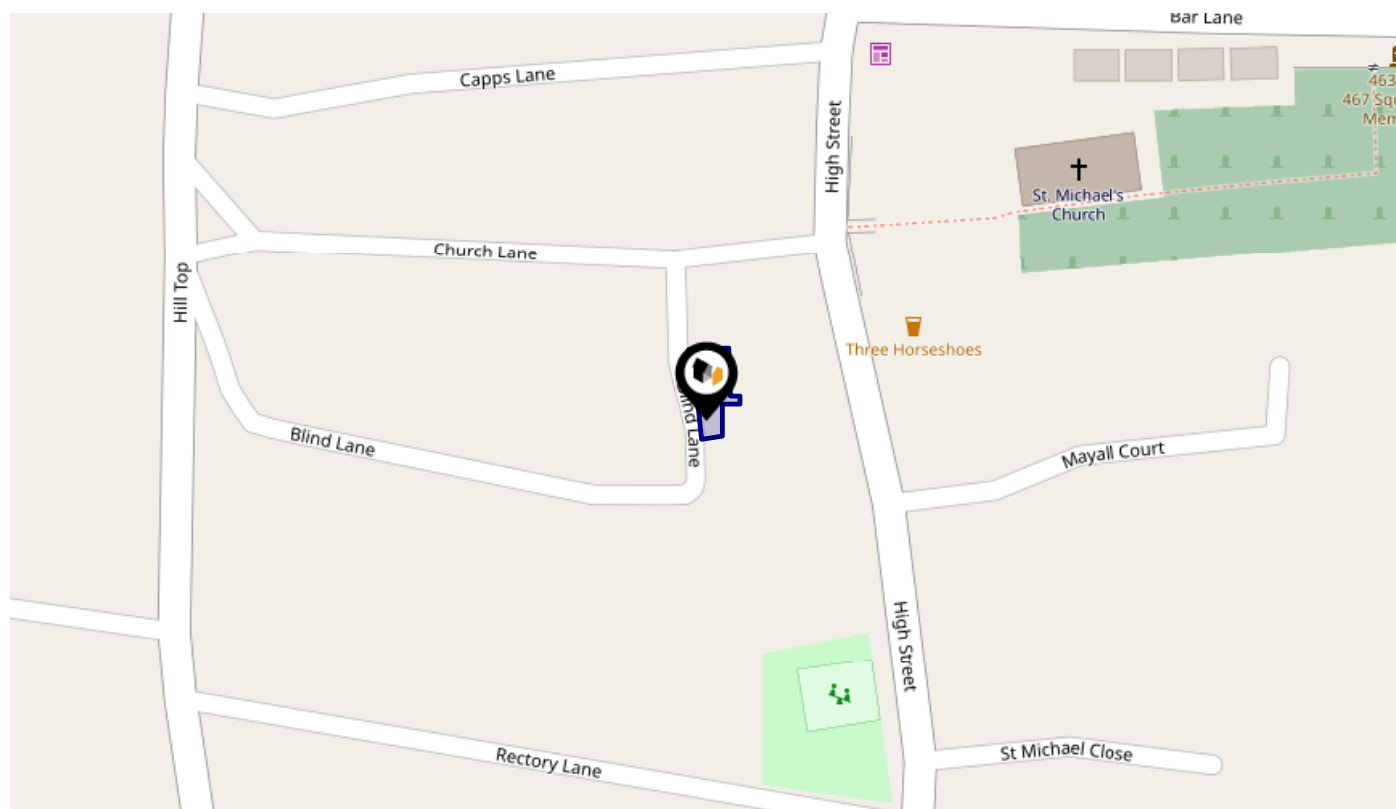
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Bracebridge Heath and Waddington East Ward
- 2 Waddington West Ward
- 3 North Hykeham Witham Ward
- 4 Witham Ward
- 5 North Hykeham Mill Ward
- 6 North Hykeham Moor Ward
- 7 North Hykeham Forum Ward
- 8 Moorland Ward
- 9 North Hykeham Memorial Ward
- 10 Park Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

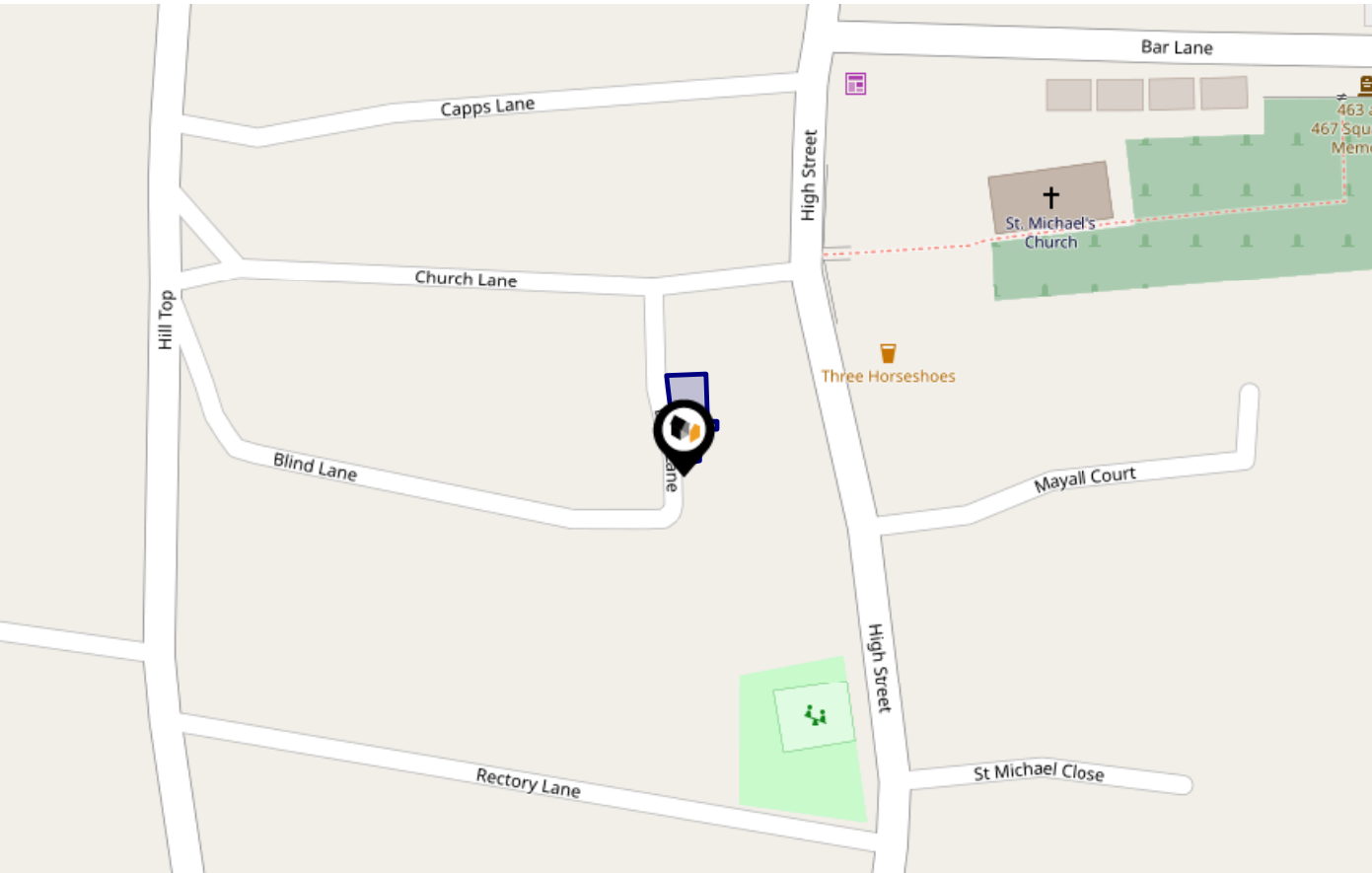
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 5 |  | 75.0+ dB     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

# 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.

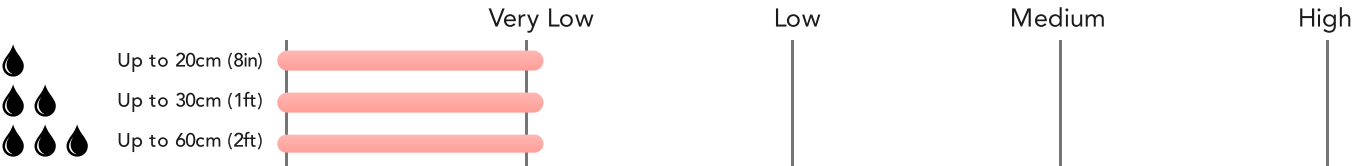


**Risk Rating: Very low**

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:

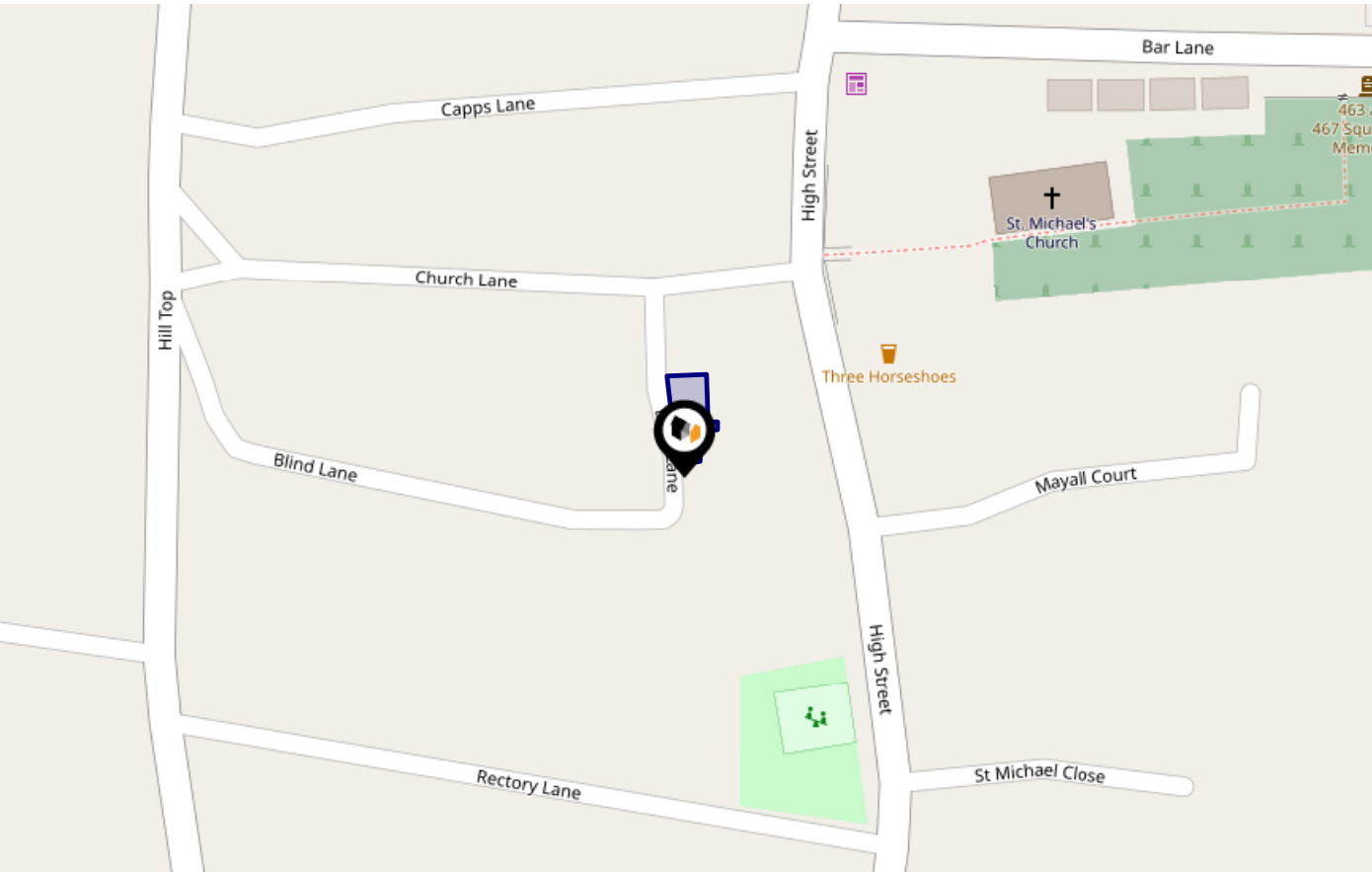


# Flood Risk

## 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.

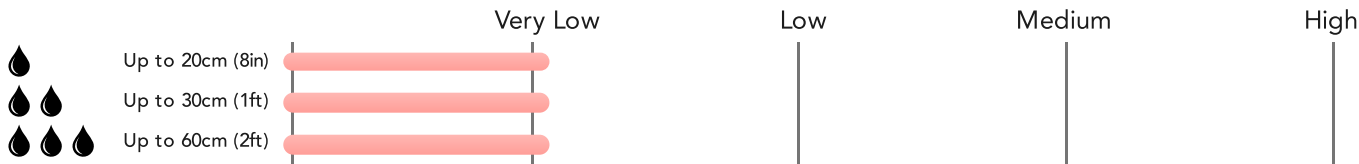


Risk Rating: Very low

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.

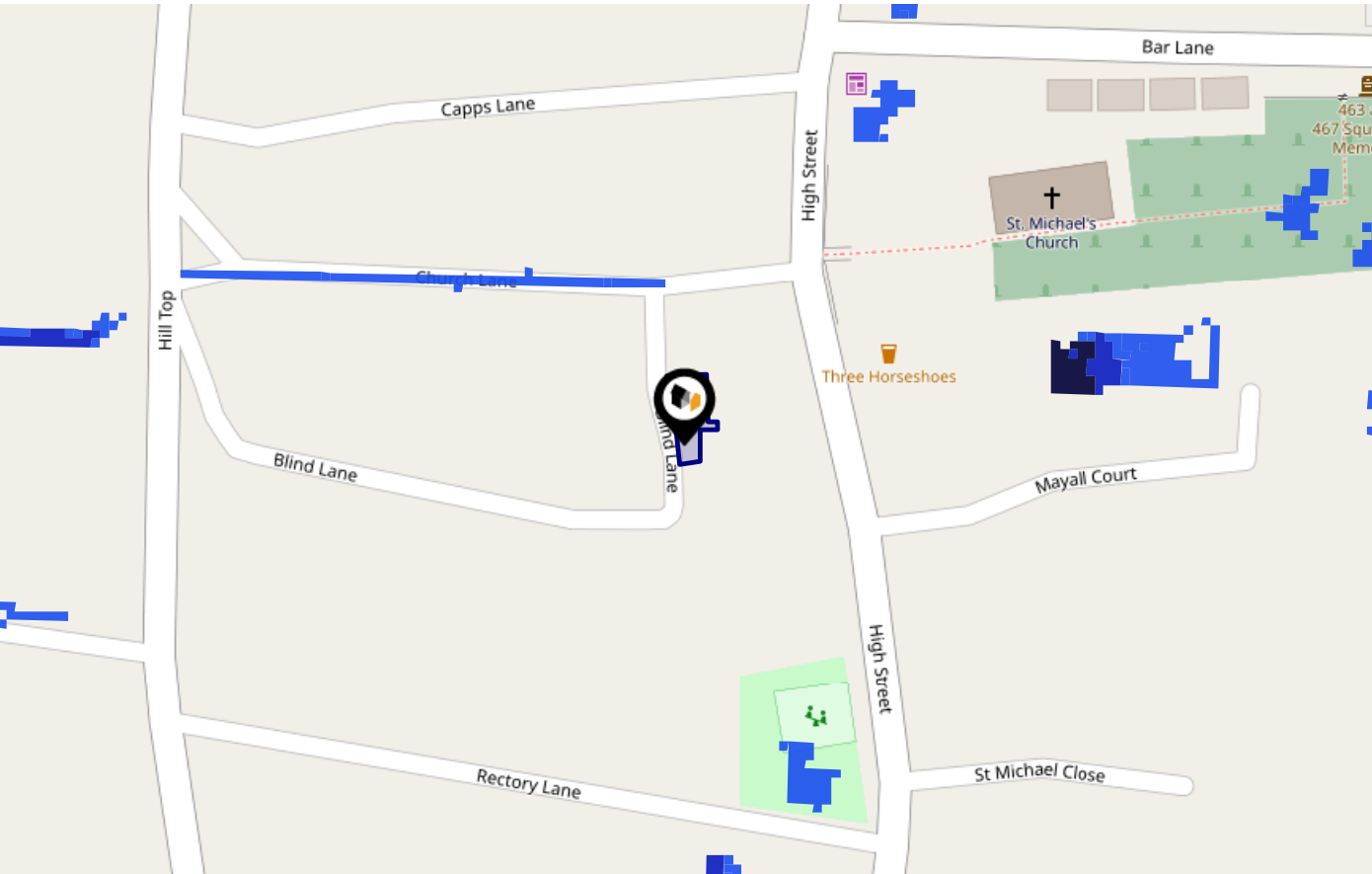
Chance of flooding to the following depths at this property:



# 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.

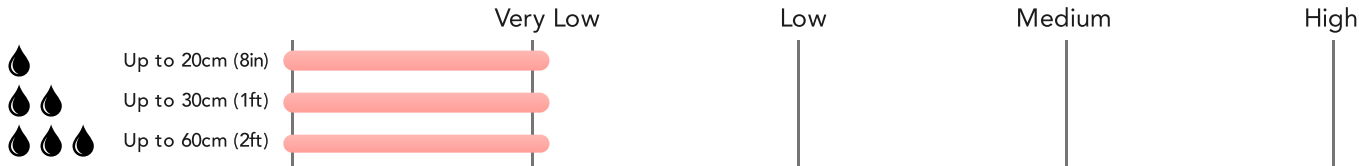


Risk Rating: Very low

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.

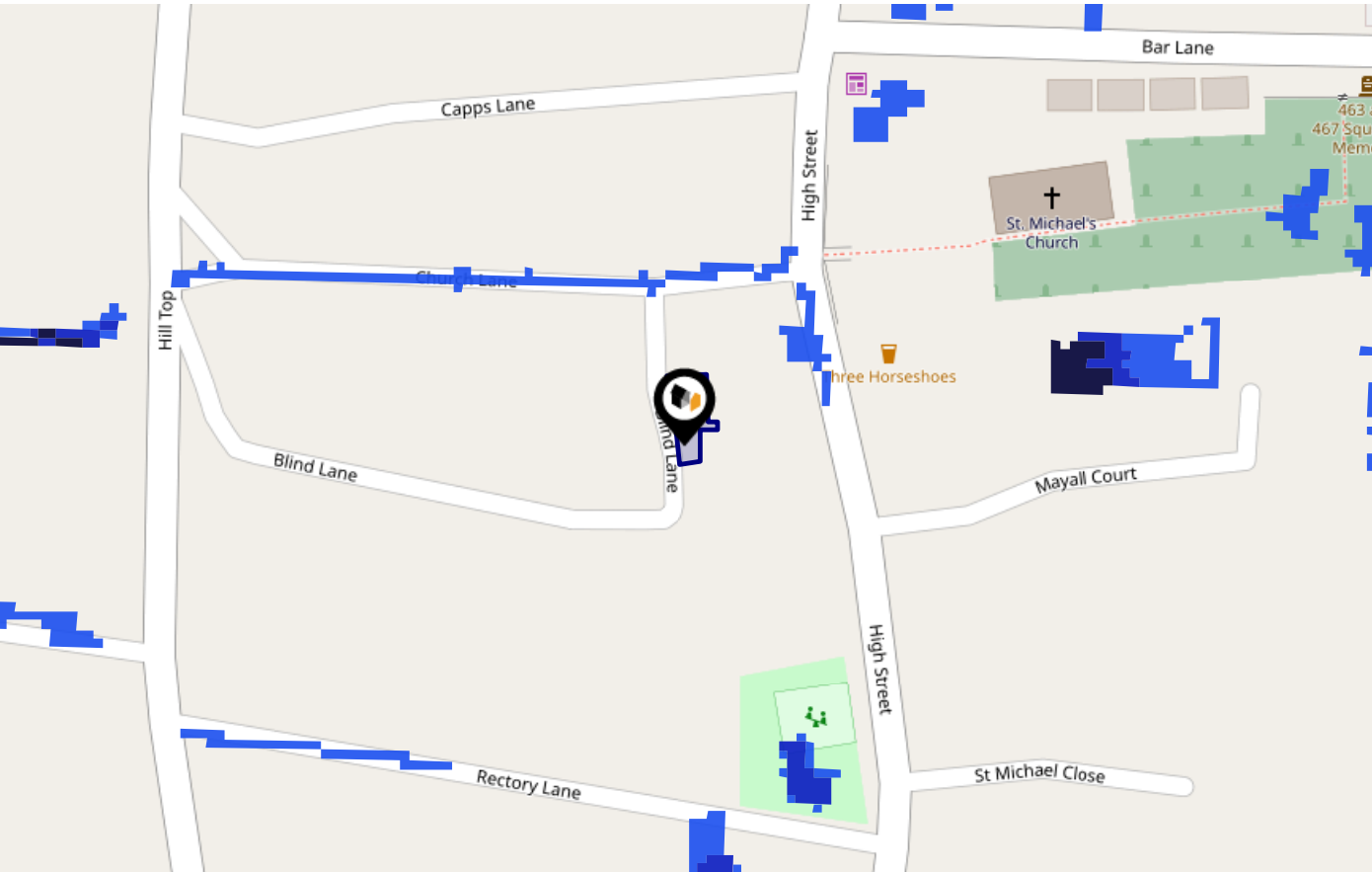
Chance of flooding to the following depths at this property:



# 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.
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Chance of flooding to the following depths at this property:

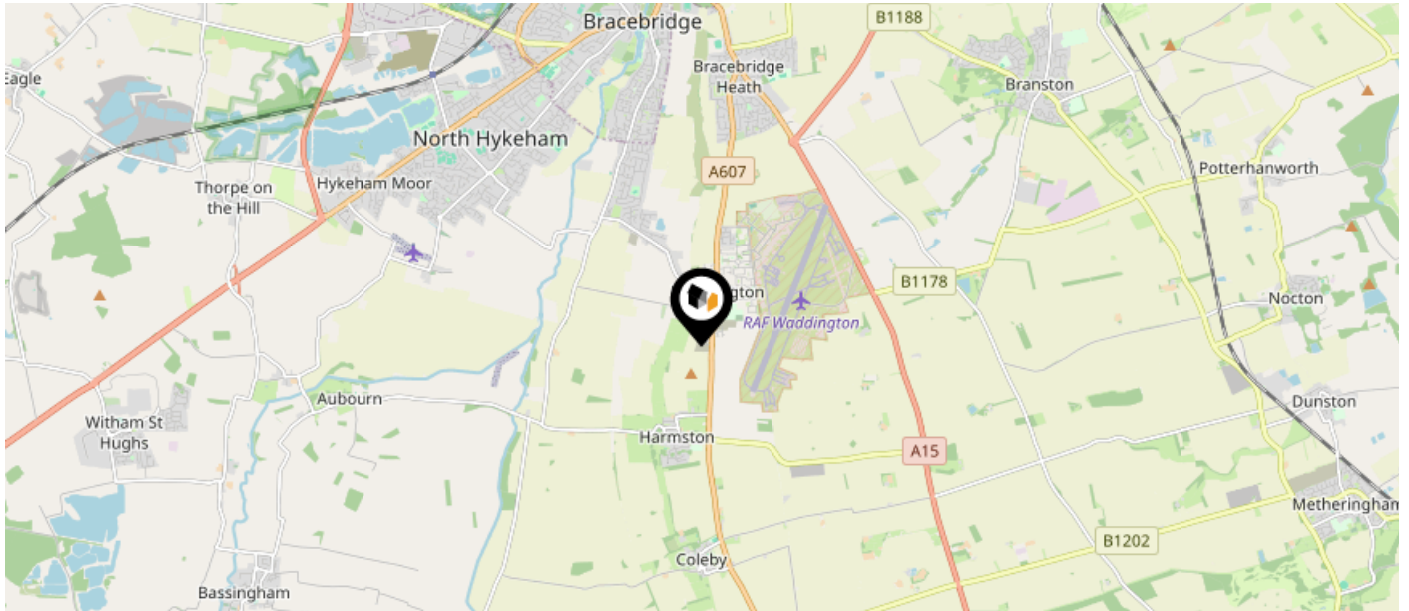


# Maps

## Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

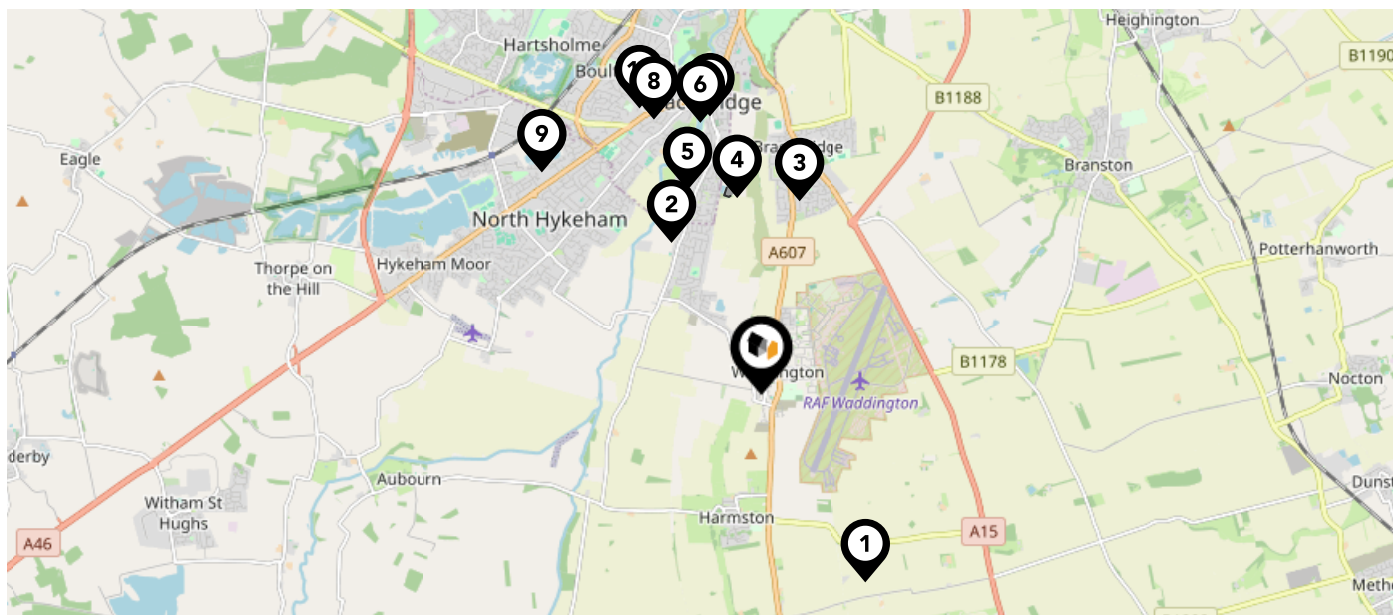
No data available.

# 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

|  |                                                                                       |                   |
|--|---------------------------------------------------------------------------------------|-------------------|
|  | EA/EPR/EP3494LY/V004 - C A Mottram & Sons                                             | Active Landfill   |
|  | Pennells-Brant Road                                                                   | Historic Landfill |
|  | Western Avenue-Western Avenue, Bracebridge Heath                                      | Historic Landfill |
|  | Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire | Historic Landfill |
|  | Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire      | Historic Landfill |
|  | East Of St. Peters Avenue-Bracebridge, Lincolnshire                                   | Historic Landfill |
|  | Newark Road-Bracebridge, Lincolnshire                                                 | Historic Landfill |
|  | Hainton Road-Boultham Moor, Lincolnshire                                              | Historic Landfill |
|  | Richmond Lakes-Richmond Drive,North Hykeham,Lincoln,Lincolnshire                      | Historic Landfill |
|  | Moorland Avenue-Boultham Moor, Lincolnshire                                           | Historic Landfill |

# Maps

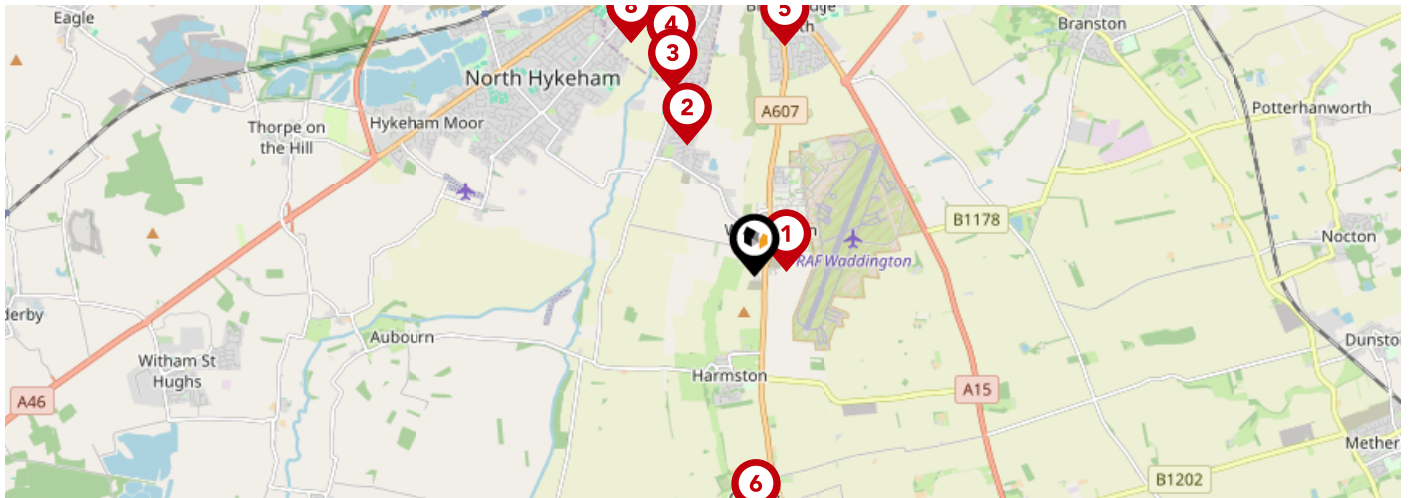
## Listed Buildings



This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                                                                                      | Grade    | Distance  |
|-----------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1061950 - High House                    | Grade II | 0.0 miles |
|  1061990 - Stone View                    | Grade II | 0.0 miles |
|  1317544 - Maltkilns House And Railings  | Grade II | 0.1 miles |
|  1061949 - Bardolfo                      | Grade II | 0.1 miles |
|  1317539 - Top Farm And Outbuildings     | Grade II | 0.1 miles |
|  1164949 - Manor House                   | Grade II | 0.1 miles |
|  1360537 - Waddington House              | Grade II | 0.1 miles |
|  1164935 - Horse And Jockey Public House | Grade II | 0.1 miles |
|  1317554 - Beaufoe Manor                 | Grade II | 1.5 miles |



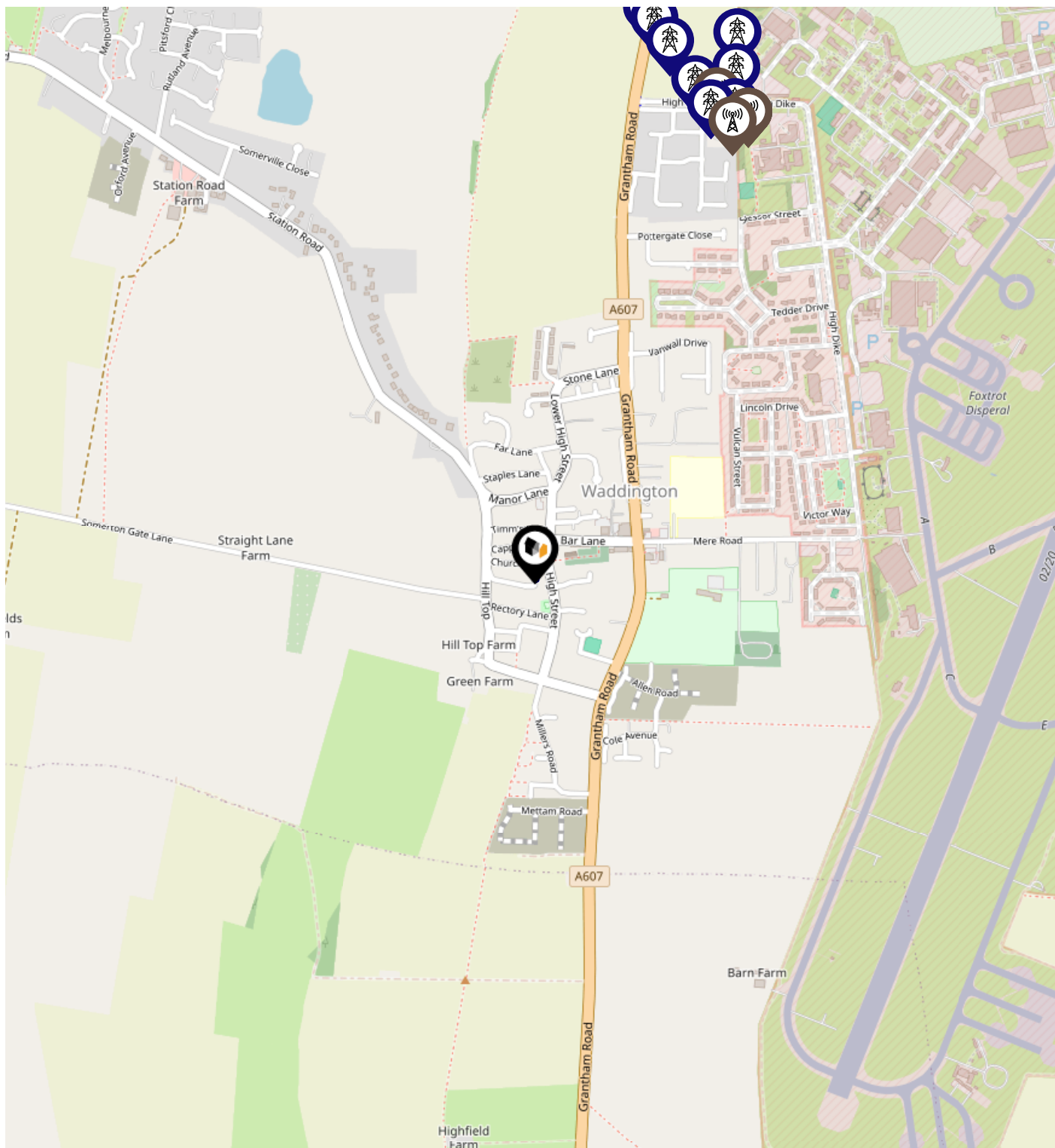
|          |                                                                                                                                 | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Waddington All Saints Academy</b><br>Ofsted Rating: Outstanding   Pupils: 373   Distance:0.29                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Waddington Redwood Primary Academy</b><br>Ofsted Rating: Good   Pupils: 301   Distance:1.3                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Acorn Free School</b><br>Ofsted Rating: Good   Pupils: 3   Distance:1.79                                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>The Meadows Primary School</b><br>Ofsted Rating: Good   Pupils: 364   Distance:2.04                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Bracebridge Heath St John's Primary Academy</b><br>Ofsted Rating: Good   Pupils: 372   Distance:2.06                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Coleby Church of England (Controlled) Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 49   Distance:2.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>The Lincoln Manor Leas Junior School</b><br>Ofsted Rating: Good   Pupils: 290   Distance:2.34                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>The Lincoln Manor Leas Infants School</b><br>Ofsted Rating: Good   Pupils: 163   Distance:2.34                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                                           | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>The Lincoln St Christopher's School</b><br>Ofsted Rating: Good   Pupils: 252   Distance:2.37                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Fosse Way Academy</b><br>Ofsted Rating: Good   Pupils: 540   Distance:2.42                                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The North Hykeham All Saints Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 204   Distance:2.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The South Hykeham Community Primary School</b><br>Ofsted Rating: Good   Pupils: 148   Distance:2.48                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sir Robert Pattinson Academy</b><br>Ofsted Rating: Good   Pupils: 1308   Distance:2.49                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>North Kesteven Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 659   Distance:2.69                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ling Moor Primary Academy</b><br>Ofsted Rating: Outstanding   Pupils: 413   Distance:2.7                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bracebridge Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 78   Distance:2.77                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts

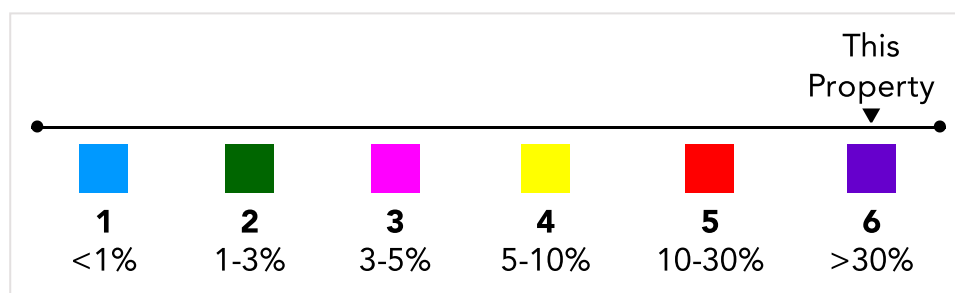
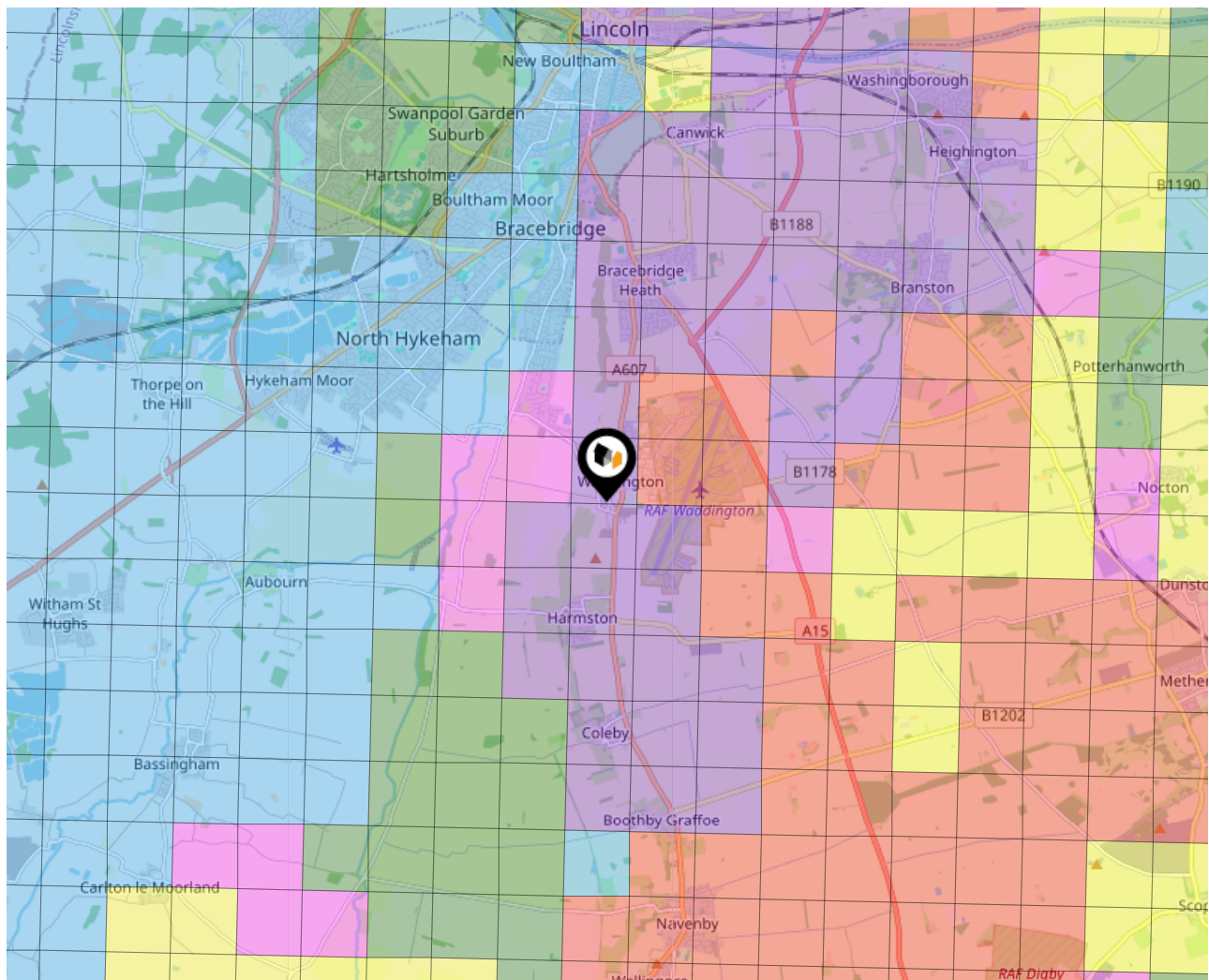
# Environment

## Radon Gas

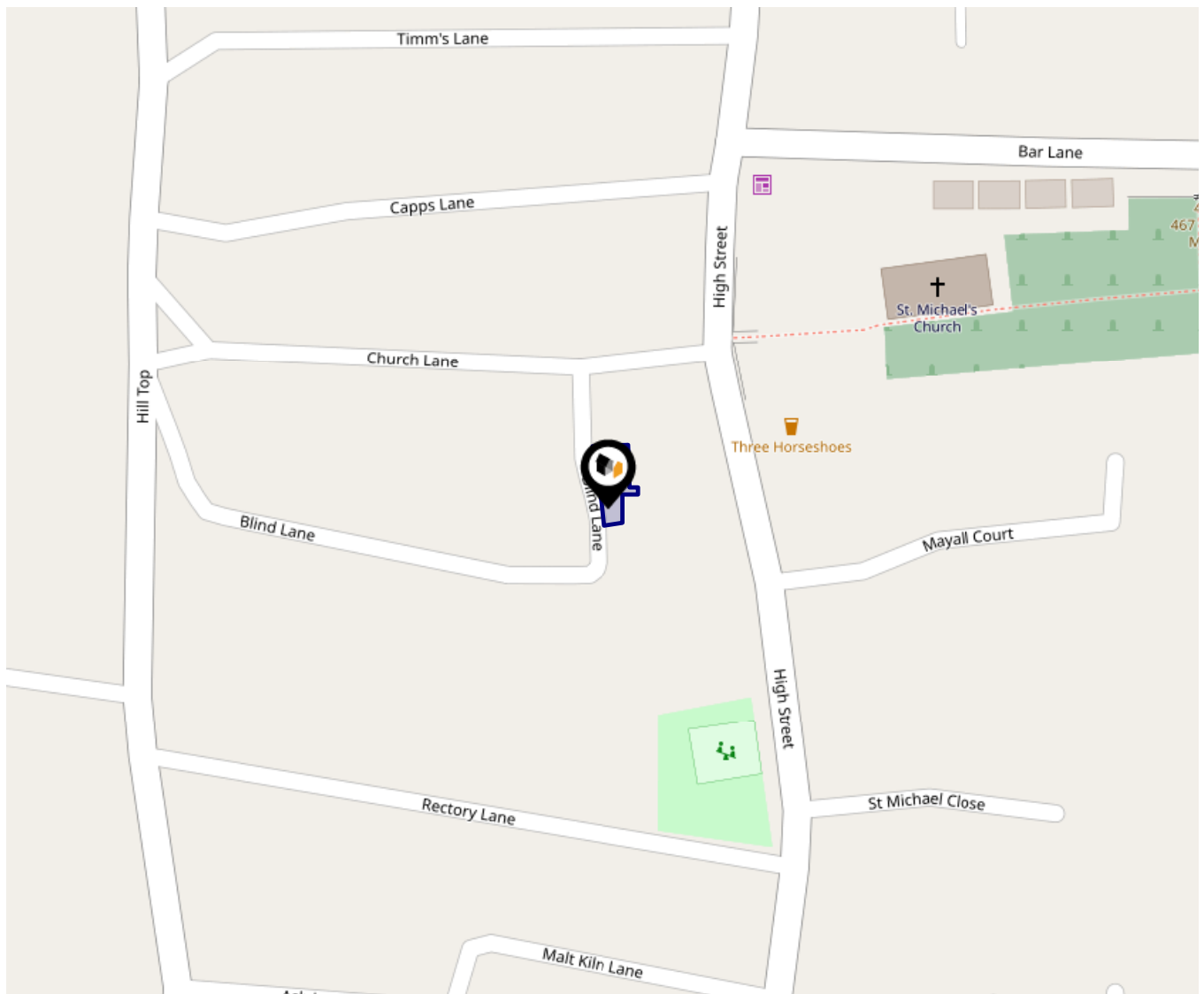


### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise



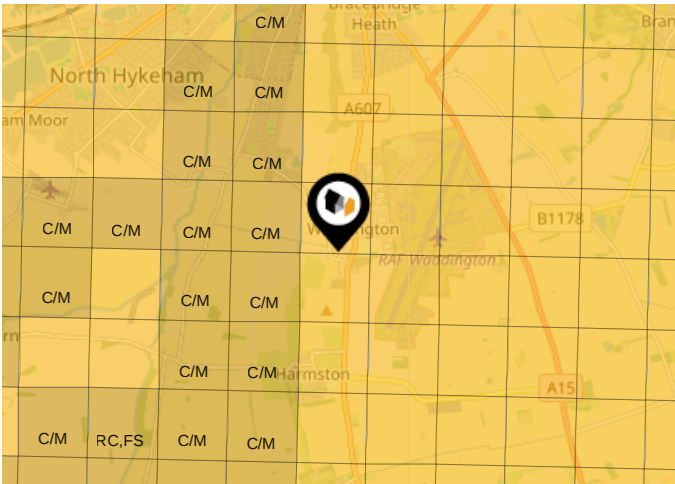
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

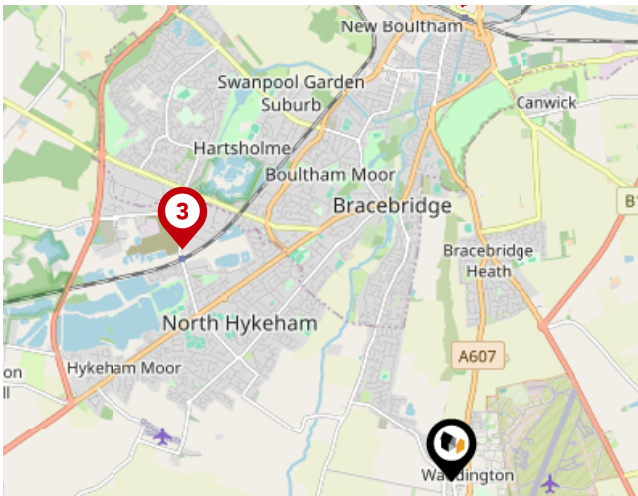
|                               |                                  |                      |                      |
|-------------------------------|----------------------------------|----------------------|----------------------|
| <b>Carbon Content:</b>        | VARIABLE                         | <b>Soil Texture:</b> | CLAYEY LOAM TO SILTY |
| <b>Parent Material Grain:</b> | ARGILLACEOUS                     |                      | LOAM                 |
| <b>Soil Group:</b>            | LIGHT(SANDY) TO<br>MEDIUM(SANDY) | <b>Soil Depth:</b>   | DEEP                 |



## Primary Classifications (Most Common Clay Types)

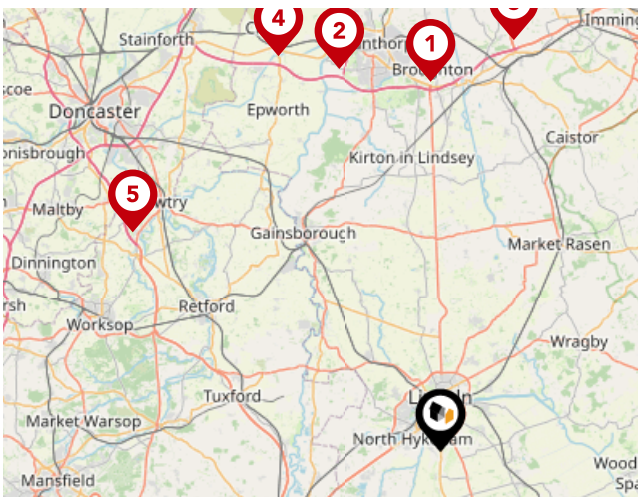
|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Area Transport (National)



## National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Lincoln Central Rail Station | 4.2 miles  |
| 2   | Lincoln Central Rail Station | 4.22 miles |
| 3   | Hykeham Rail Station         | 3.15 miles |



## Trunk Roads/Motorways

| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | M180 J4   | 26.22 miles |
| 2   | M180 J3   | 28.02 miles |
| 3   | M180 J5   | 29.53 miles |
| 4   | M180 J2   | 30.18 miles |
| 5   | A1(M) J34 | 26.73 miles |

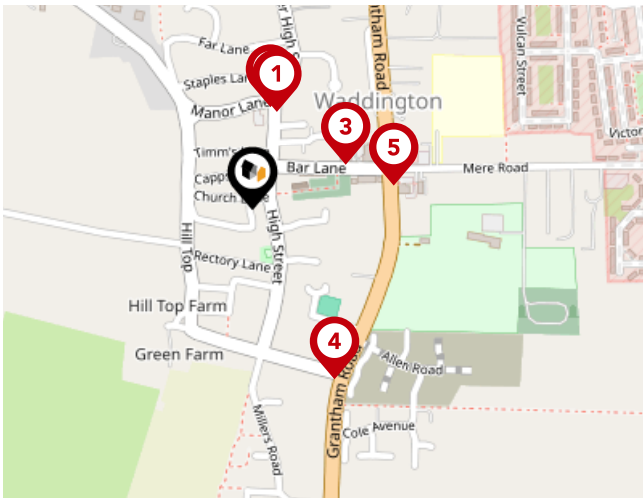


## Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Humberside Airport     | 30 miles    |
| 2   | Finningley             | 29.16 miles |
| 3   | East Mids Airport      | 40.29 miles |
| 4   | Leeds Bradford Airport | 66.93 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                           | Distance   |
|-----|--------------------------------|------------|
| 1   | Horse & Jockey PH              | 0.11 miles |
| 2   | Horse & Jockey PH              | 0.11 miles |
| 3   | Post Office                    | 0.11 miles |
| 4   | Tinker's Lane                  | 0.21 miles |
| 5   | Cliff Village Medical Practice | 0.16 miles |



## Mundys

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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

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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



## Important - Please Read

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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.



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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.



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