

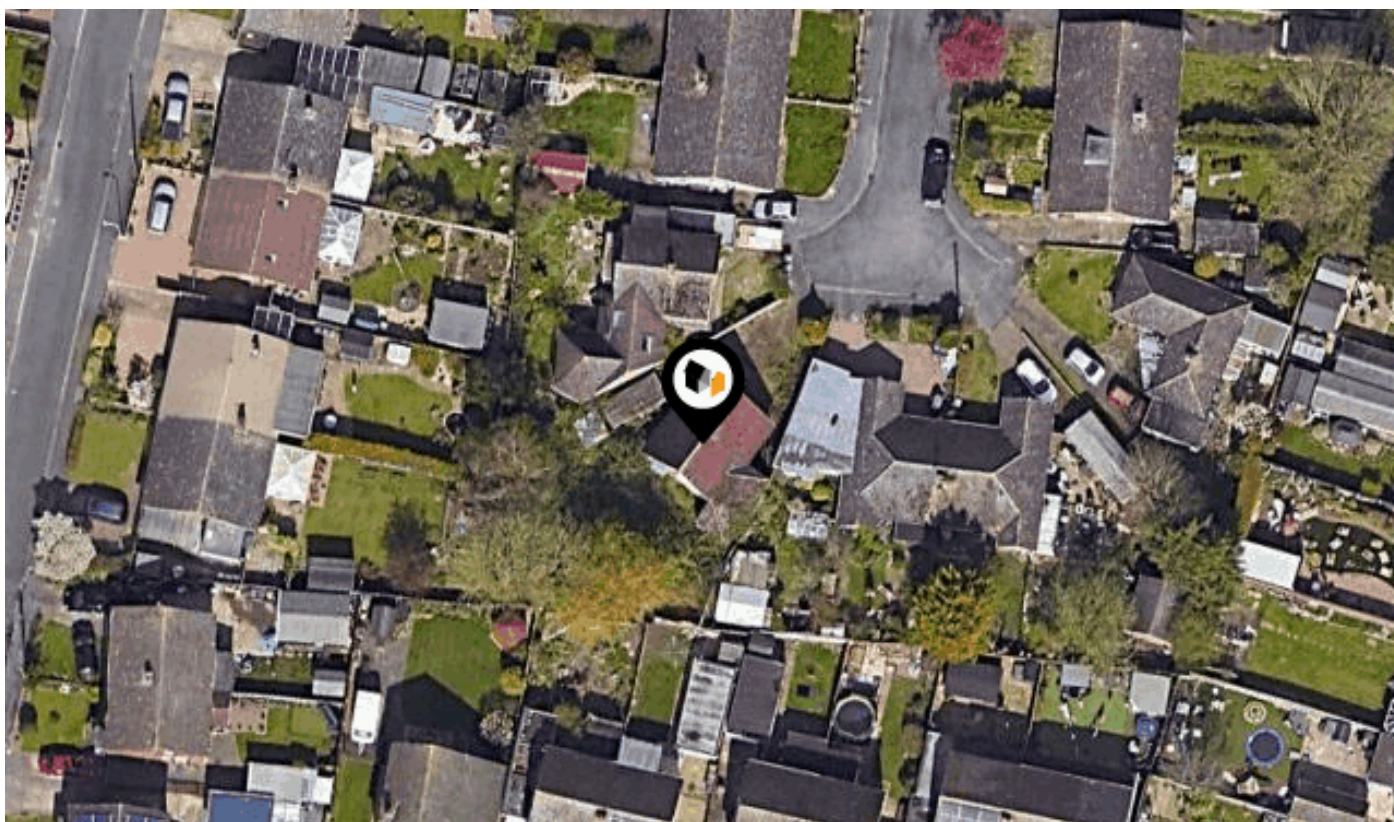


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 24th October 2025



6, CHESTNUT GROVE, WADDINGTON, LINCOLN, LN5 9BJ

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

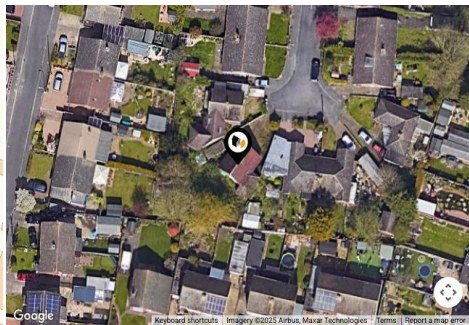
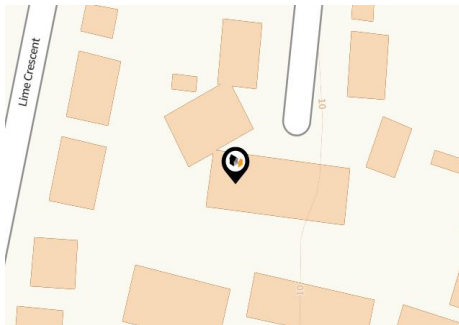
01522 510 044

Alex.Porter@mundys.net

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aprift
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Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,001 ft ² / 93 m ²
Council Tax :	Band B
Annual Estimate:	£1,759
UPRN:	100030840014

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	High

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4
mb/s



1000
mb/s



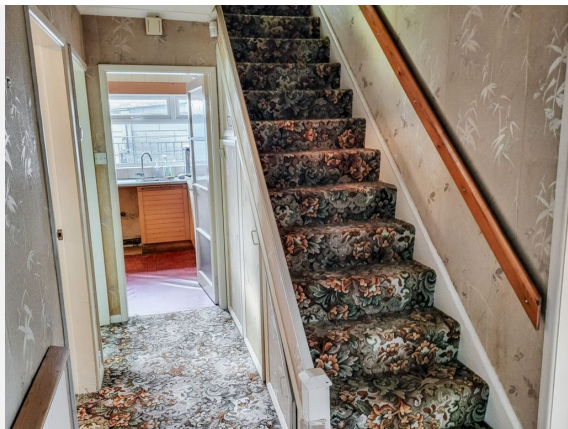
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:









Property EPC - Certificate



6 Chestnut Grove Waddington LINCOLN LN5 9BJ		Energy rating	
		F	
Valid until 26.05.2035		Certificate number 03502757555027253055	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Additional EPC Data

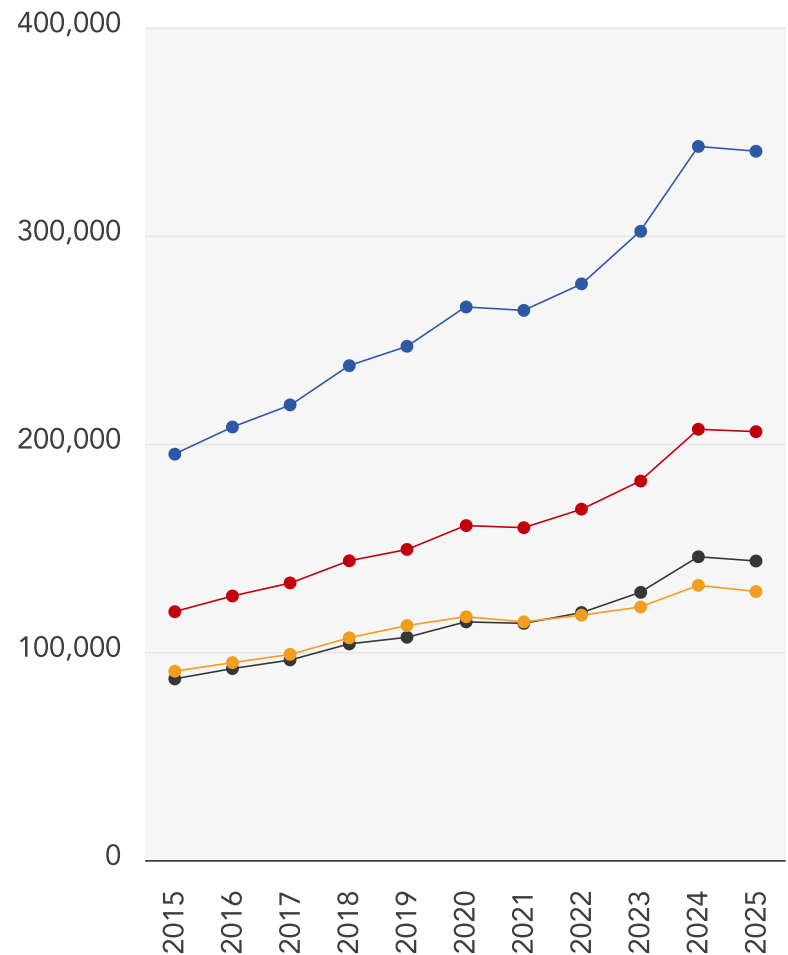
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Pitched, no insulation (assumed)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	From main system, no cylinder thermostat
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	93 m ²

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

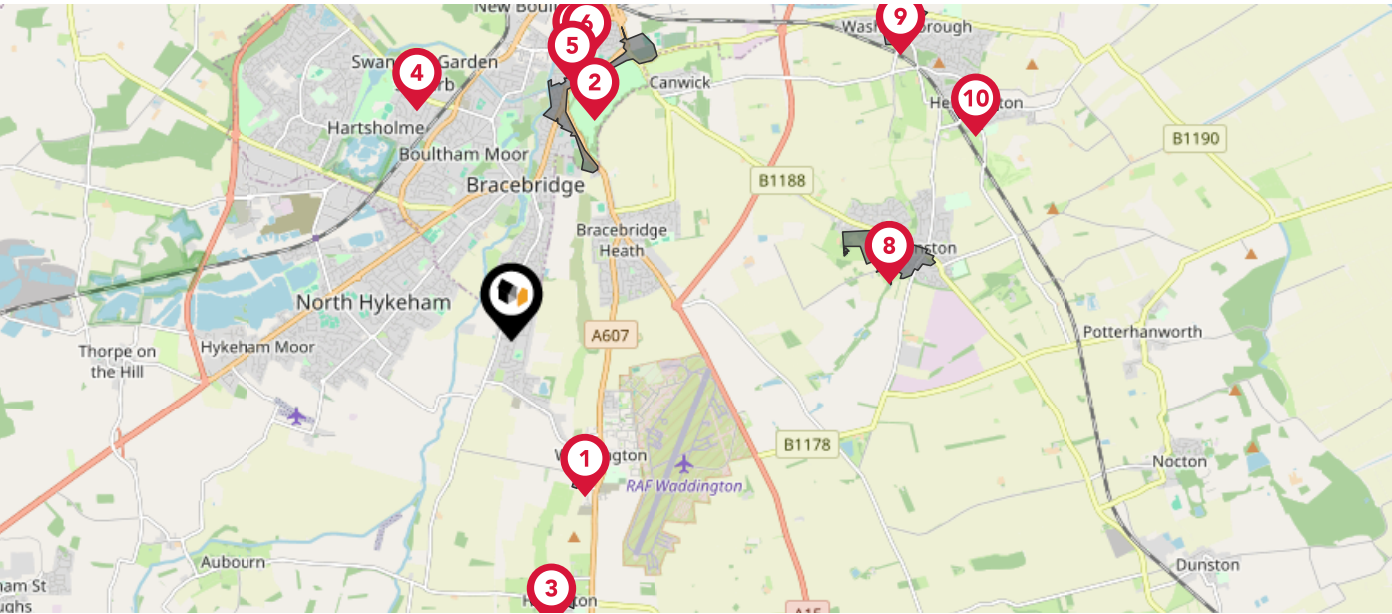
+42.2%

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.



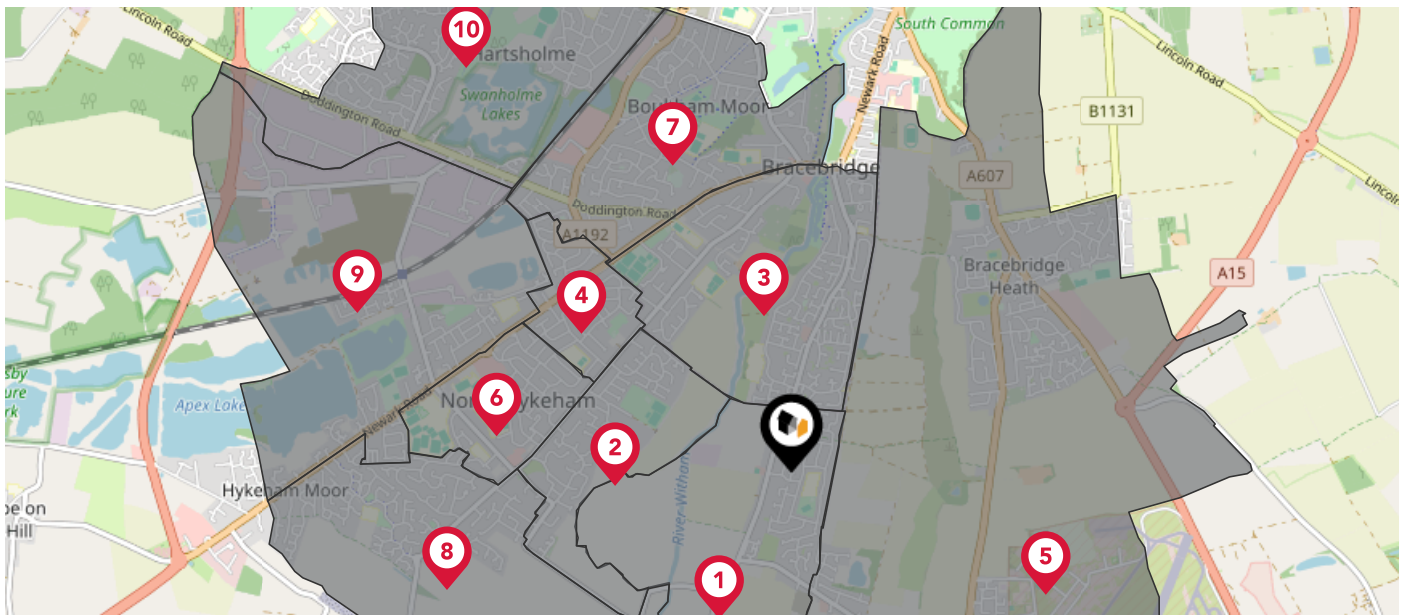
Nearby Conservation Areas	
1	Waddington
2	St Catherines
3	Harmston
4	Swanpool
5	Gowt's Bridge
6	Sibthorp
7	St Peter-at-Gowts
8	Branston
9	Washingborough
10	Heighington

Maps

Council Wards



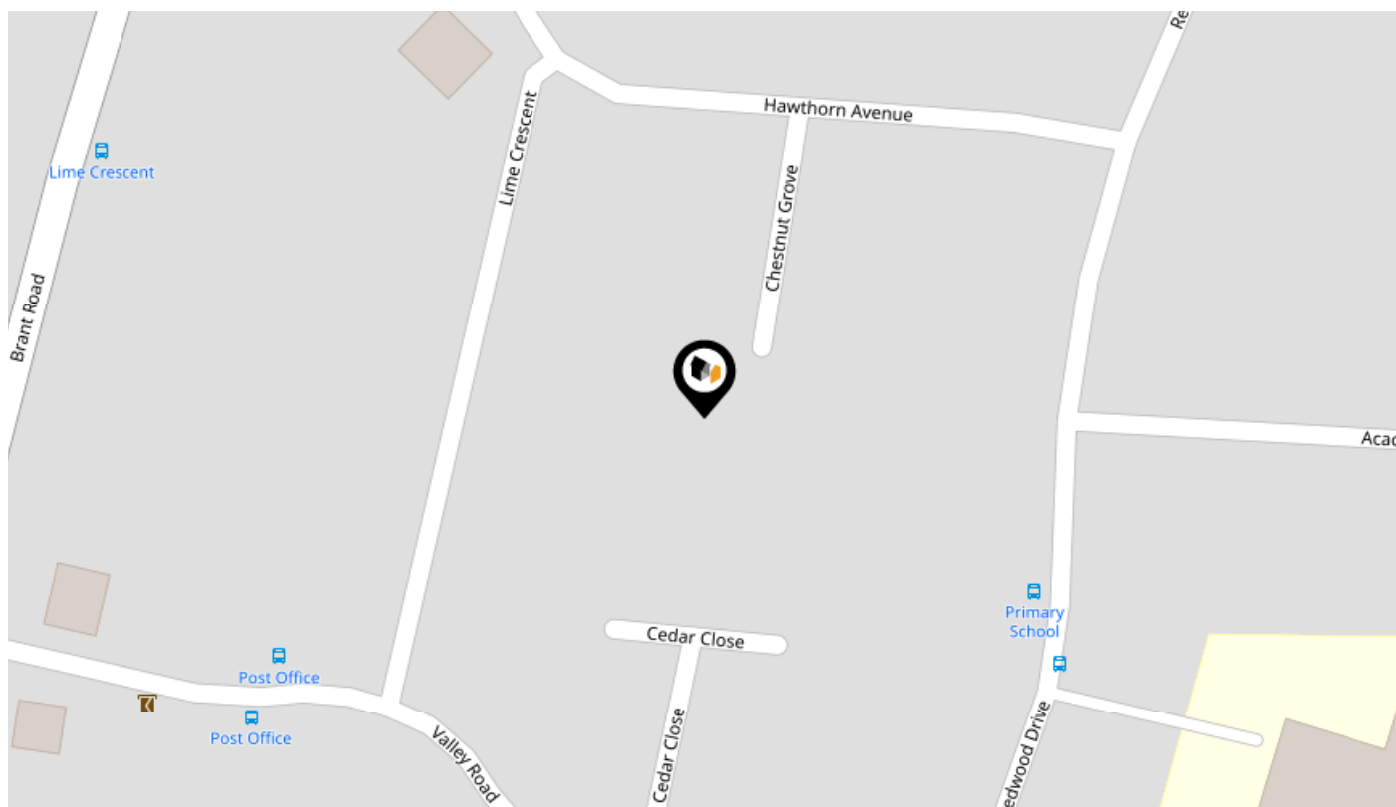
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

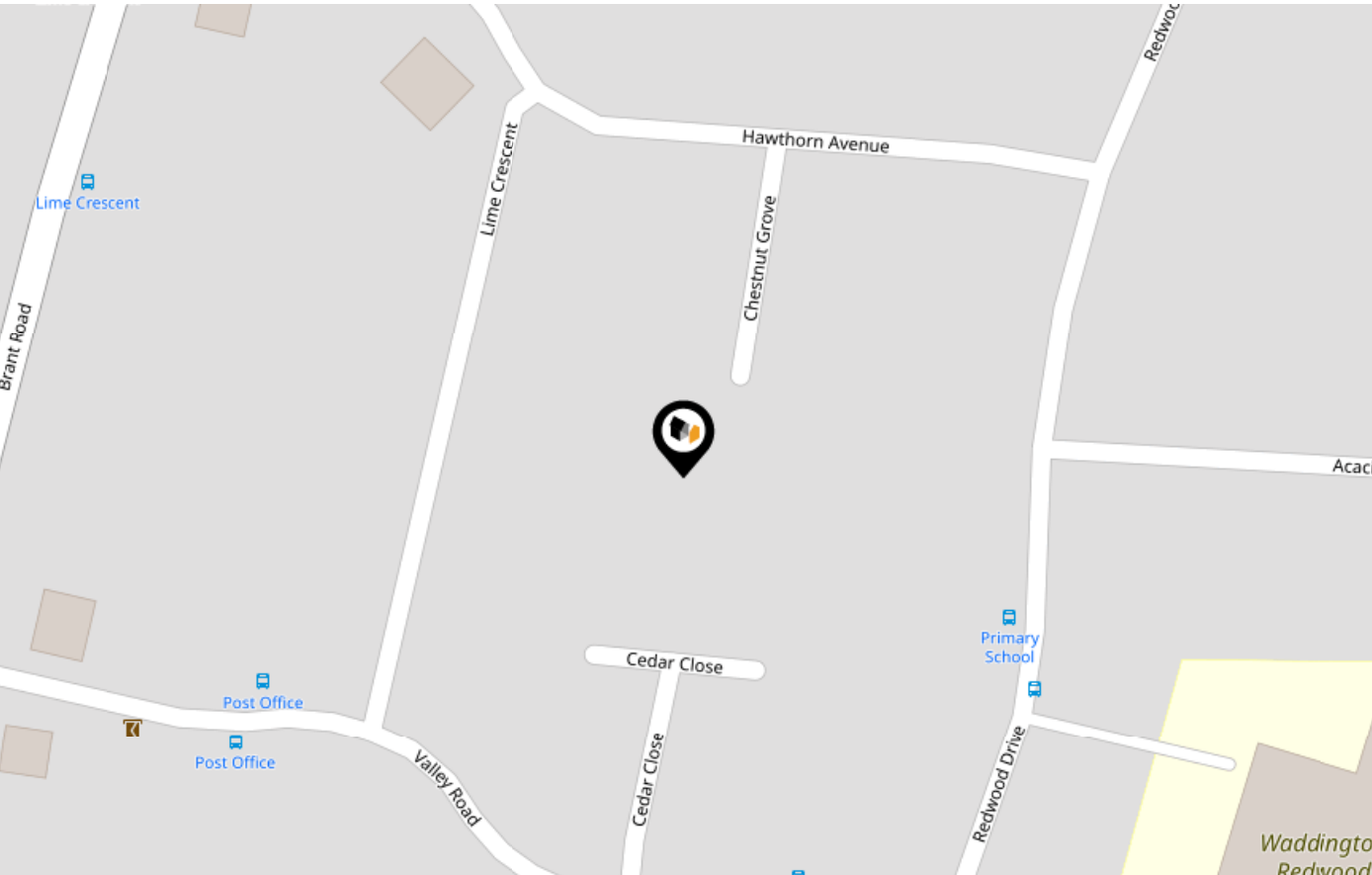
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

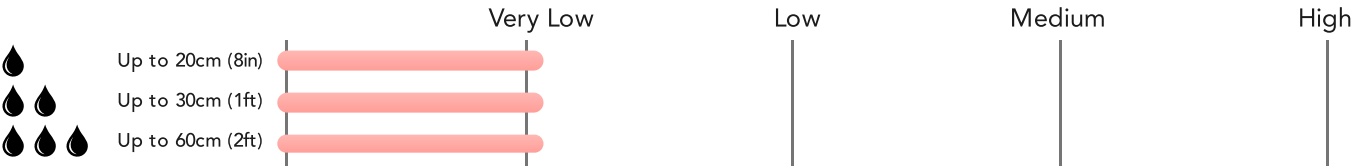


Risk Rating: Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

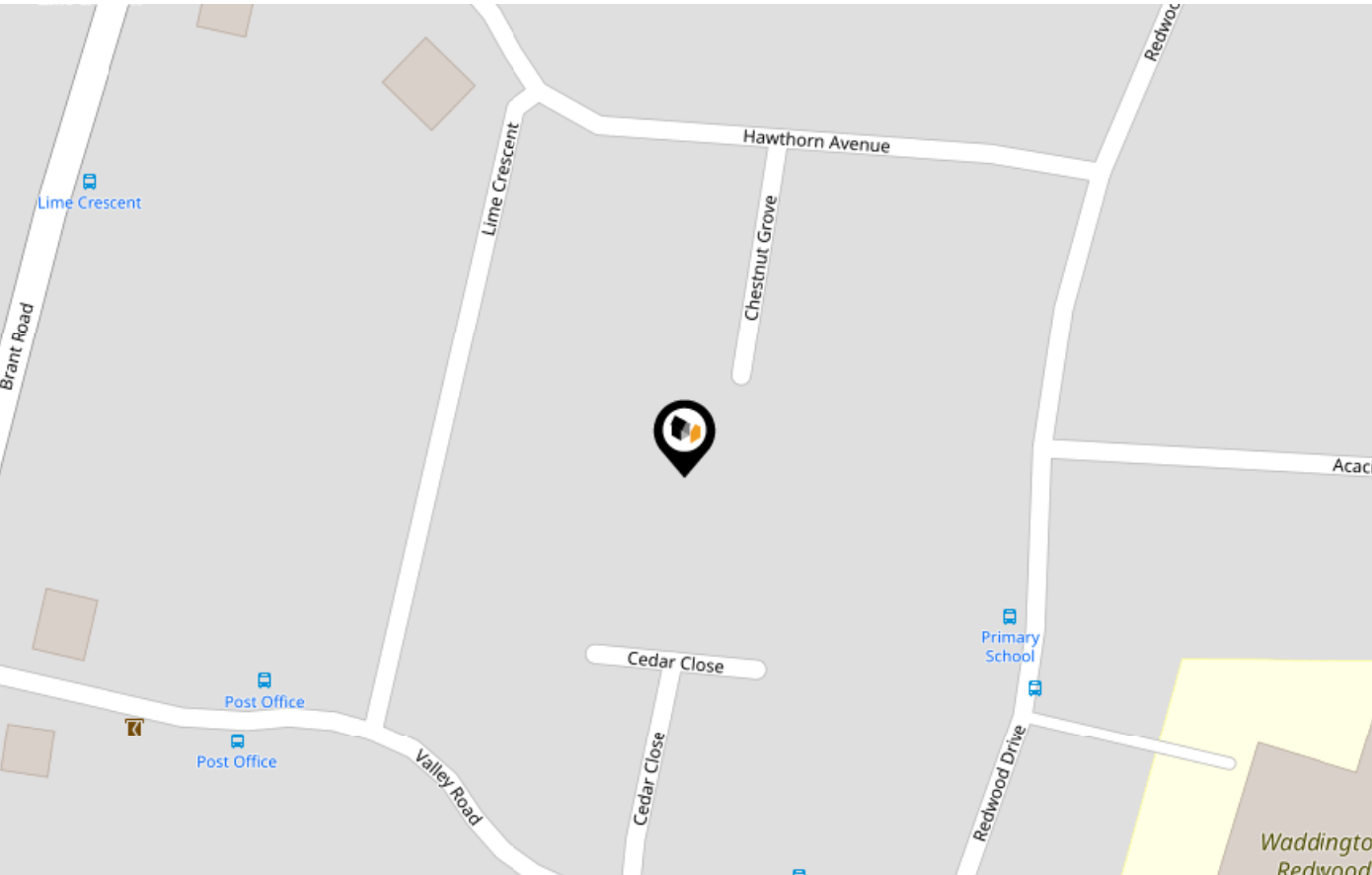
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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.
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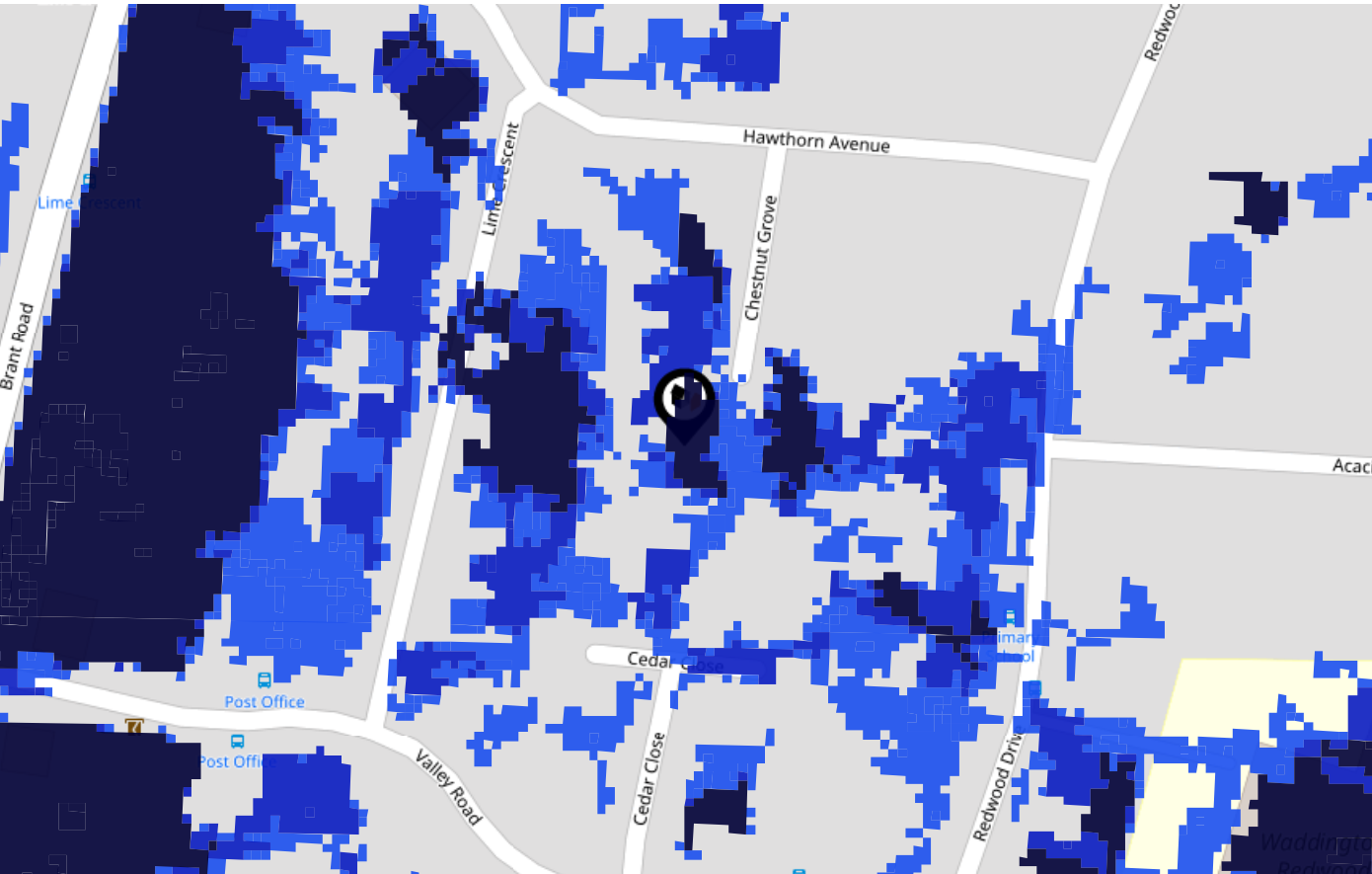
Chance of flooding to the following depths at this property:



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: High

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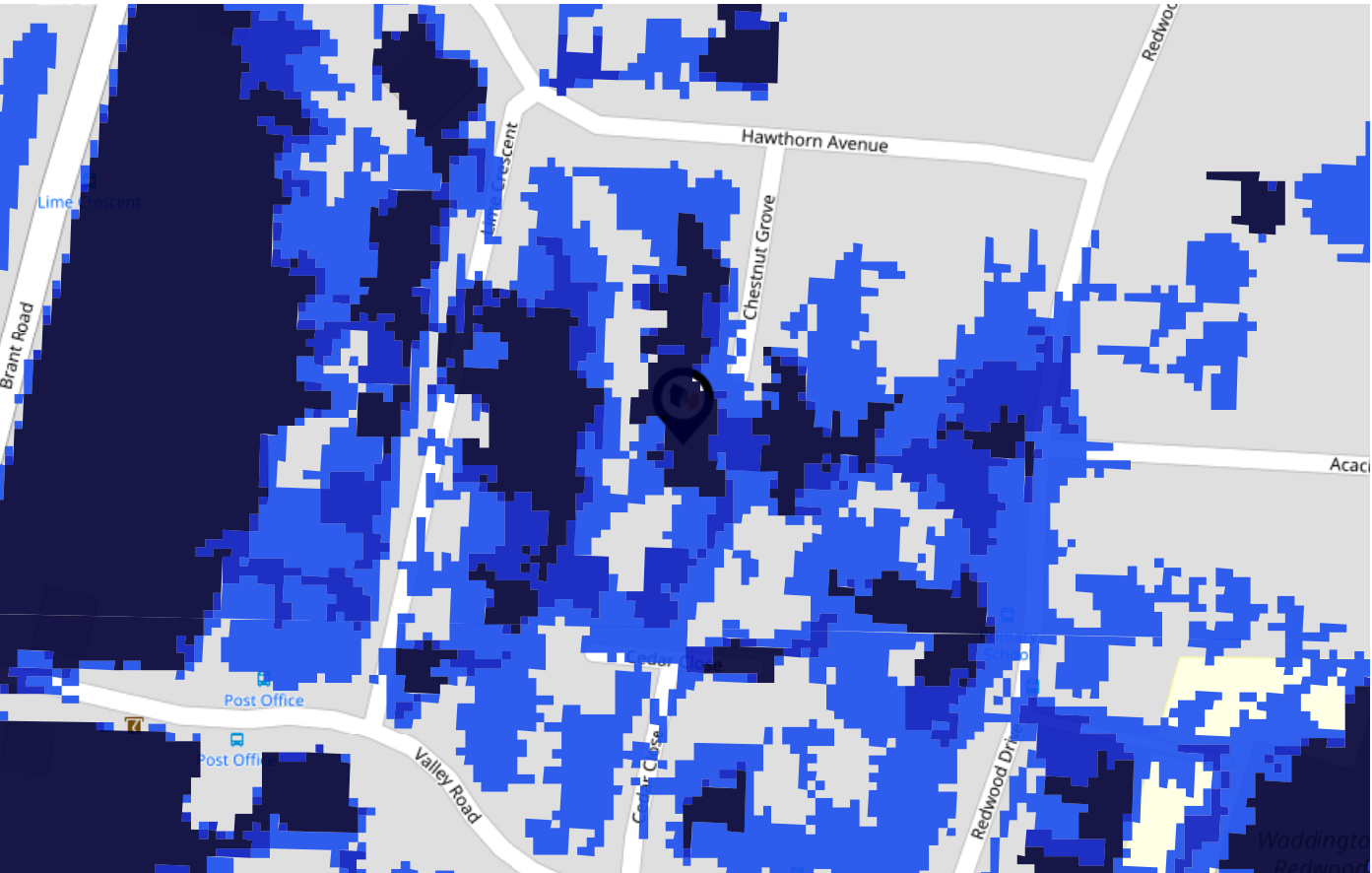
Chance of flooding to the following depths at this property:



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: High

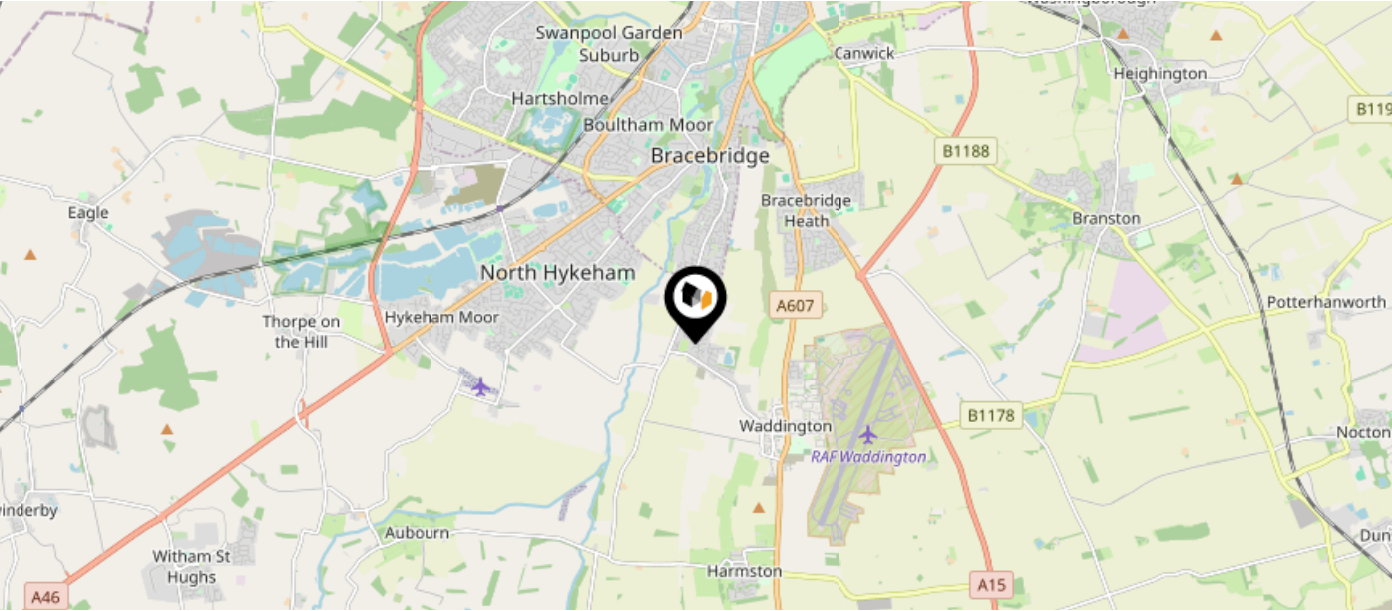
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

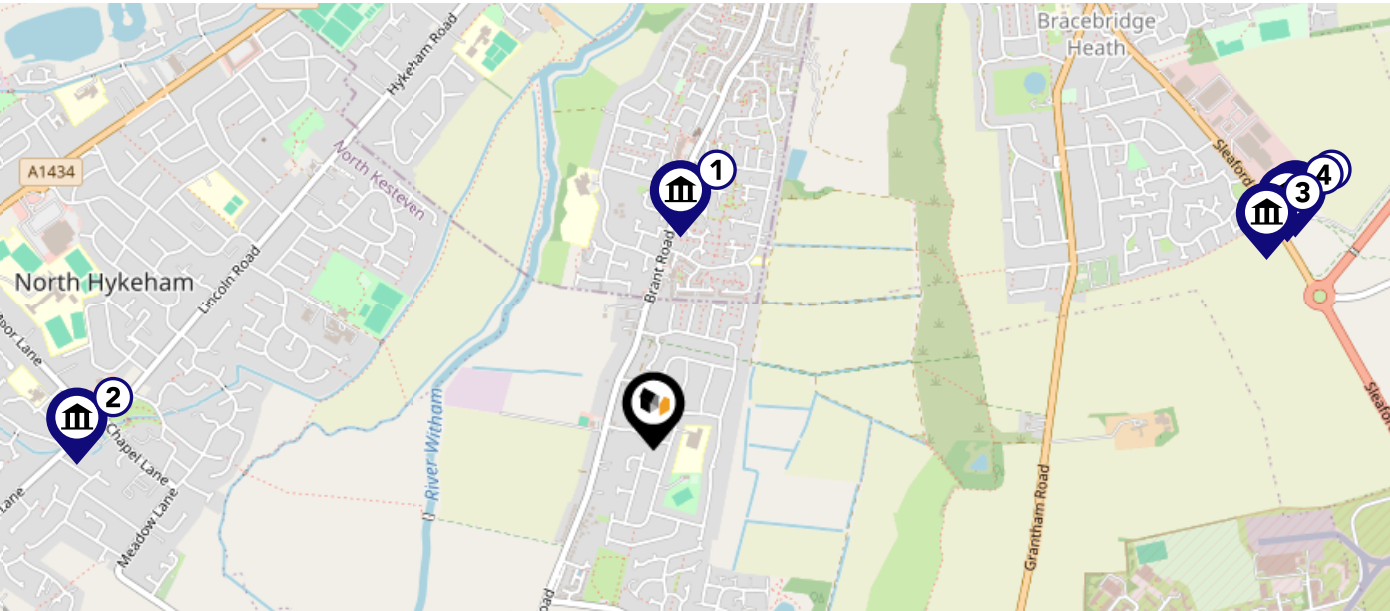
No data available.

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
 1388469 - 263, Brant Road	Grade II	0.5 miles
 1164652 - Church Of All Saints	Grade II	1.3 miles
 1360604 - Gates And Walls At The Manor House	Grade II	1.4 miles
 1205031 - The Manor House	Grade II	1.5 miles
 1061753 - Farm Buildings At The Manor House	Grade II	1.5 miles



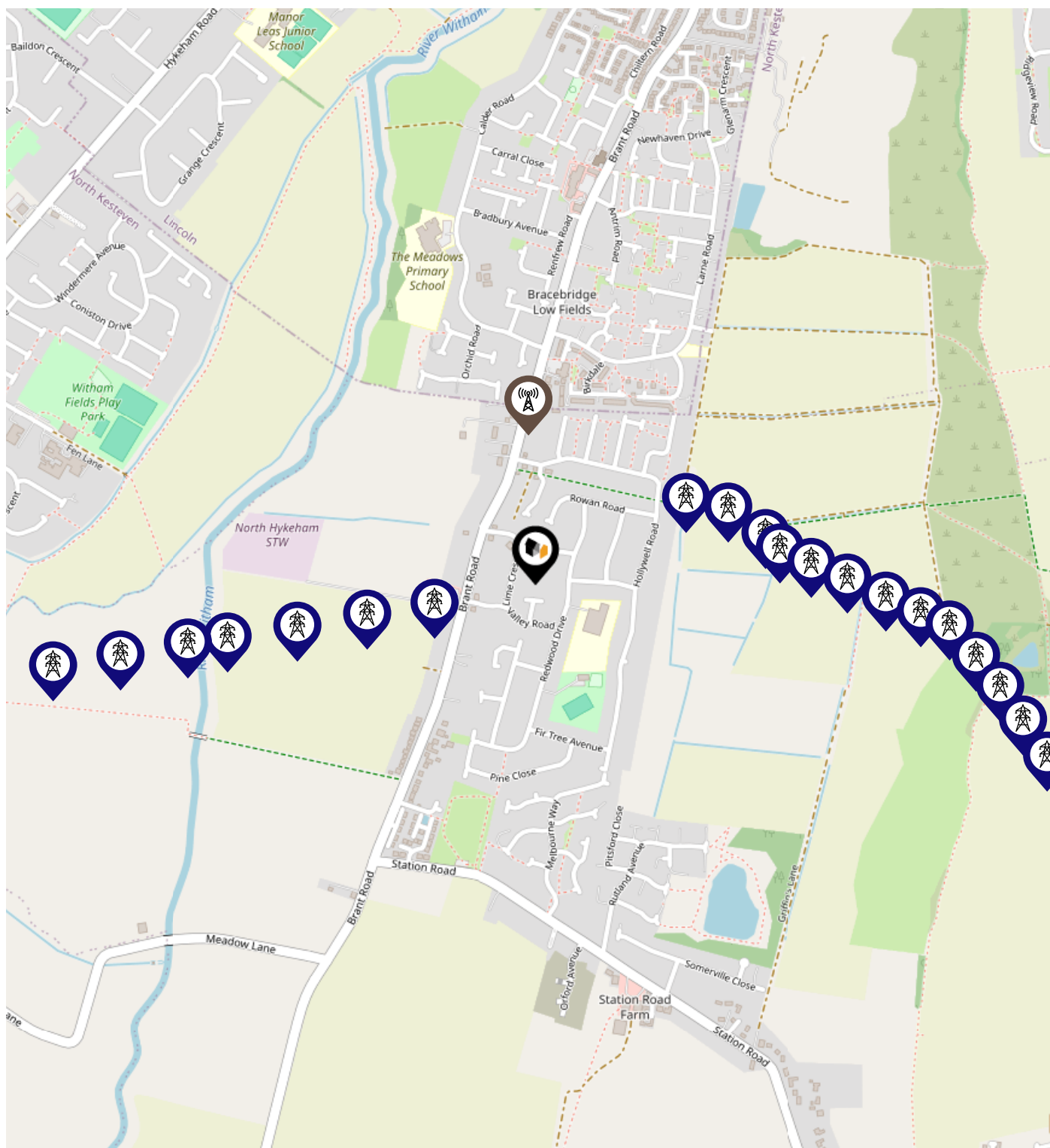
		Nursery	Primary	Secondary	College	Private
	Waddington Redwood Primary Academy Ofsted Rating: Good Pupils: 301 Distance:0.07	☐	☒	☐	☐	☐
	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:0.44	☐	☐	☒	☐	☐
	The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:0.7	☐	☒	☐	☐	☐
	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:0.97	☐	☒	☐	☐	☐
	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:0.97	☐	☒	☐	☐	☐
	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:1	☐	☐	☒	☐	☐
	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:1.16	☐	☒	☐	☐	☐
	Bracebridge Heath St John's Primary Academy Ofsted Rating: Good Pupils: 372 Distance:1.25	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:1.37	☐	☐	☒	☐	☐
	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.39	☐	☒	☐	☐	☐
	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:1.42	☐	☒	☐	☐	☐
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.43	☐	☒	☒	☐	☐
	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:1.5	☐	☒	☐	☐	☐
	Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:1.58	☐	☒	☐	☐	☐
	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:1.62	☐	☐	☒	☐	☐
	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:1.83	☐	☐	☒	☐	☐

Local Area

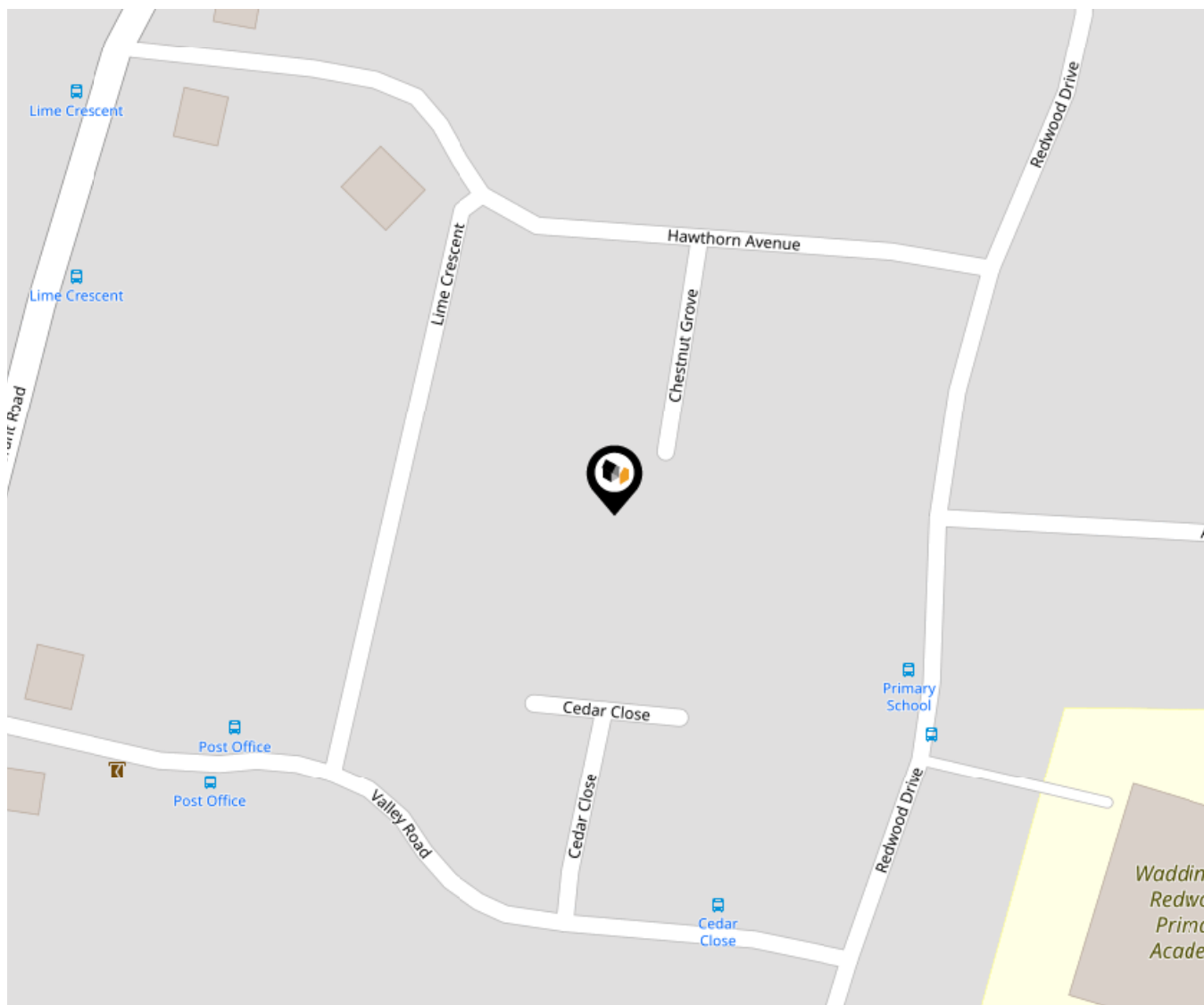
Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise



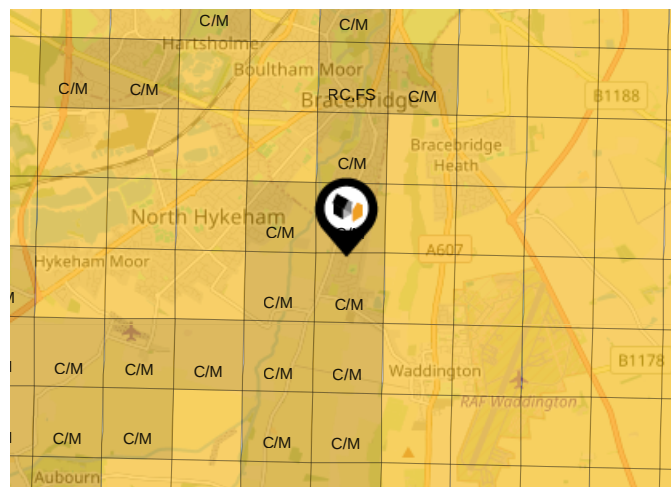
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP

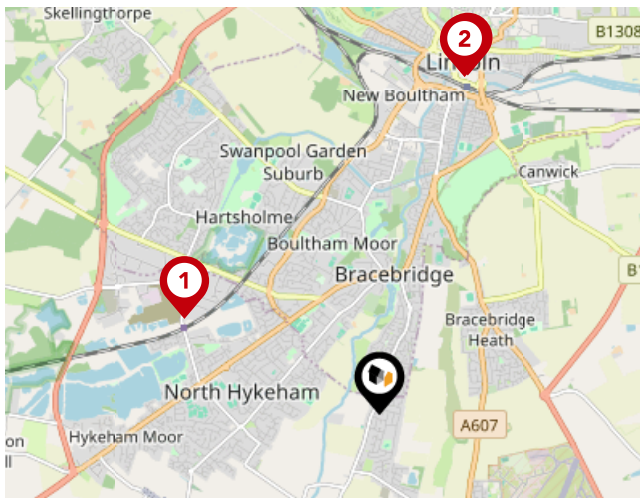


Primary Classifications (Most Common Clay Types)

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

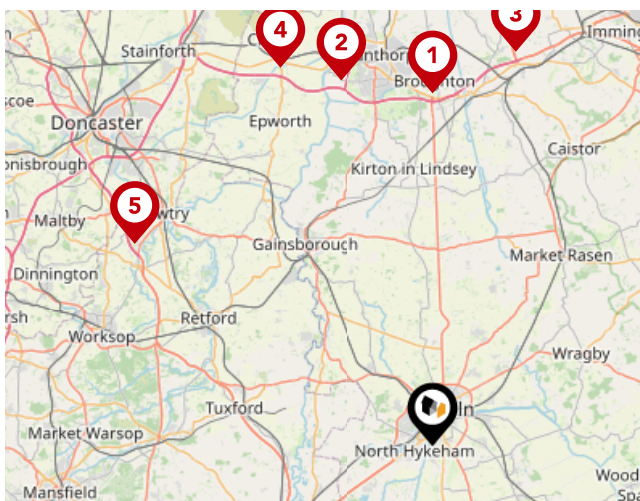
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	1.93 miles
2	Lincoln Central Rail Station	3.09 miles
3	Lincoln Central Rail Station	3.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	25.01 miles
2	M180 J3	26.69 miles
3	M180 J5	28.48 miles
4	M180 J2	28.82 miles
5	A1(M) J34	25.5 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	29.03 miles
2	Finningley	27.82 miles
3	East Mids Airport	40.47 miles
4	Leeds Bradford Airport	65.6 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Primary School	0.05 miles
2	Valley Road	0.1 miles
3	Lime Crescent	0.09 miles
4	Social Club	0.1 miles
5	Acacia Avenue	0.17 miles



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

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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