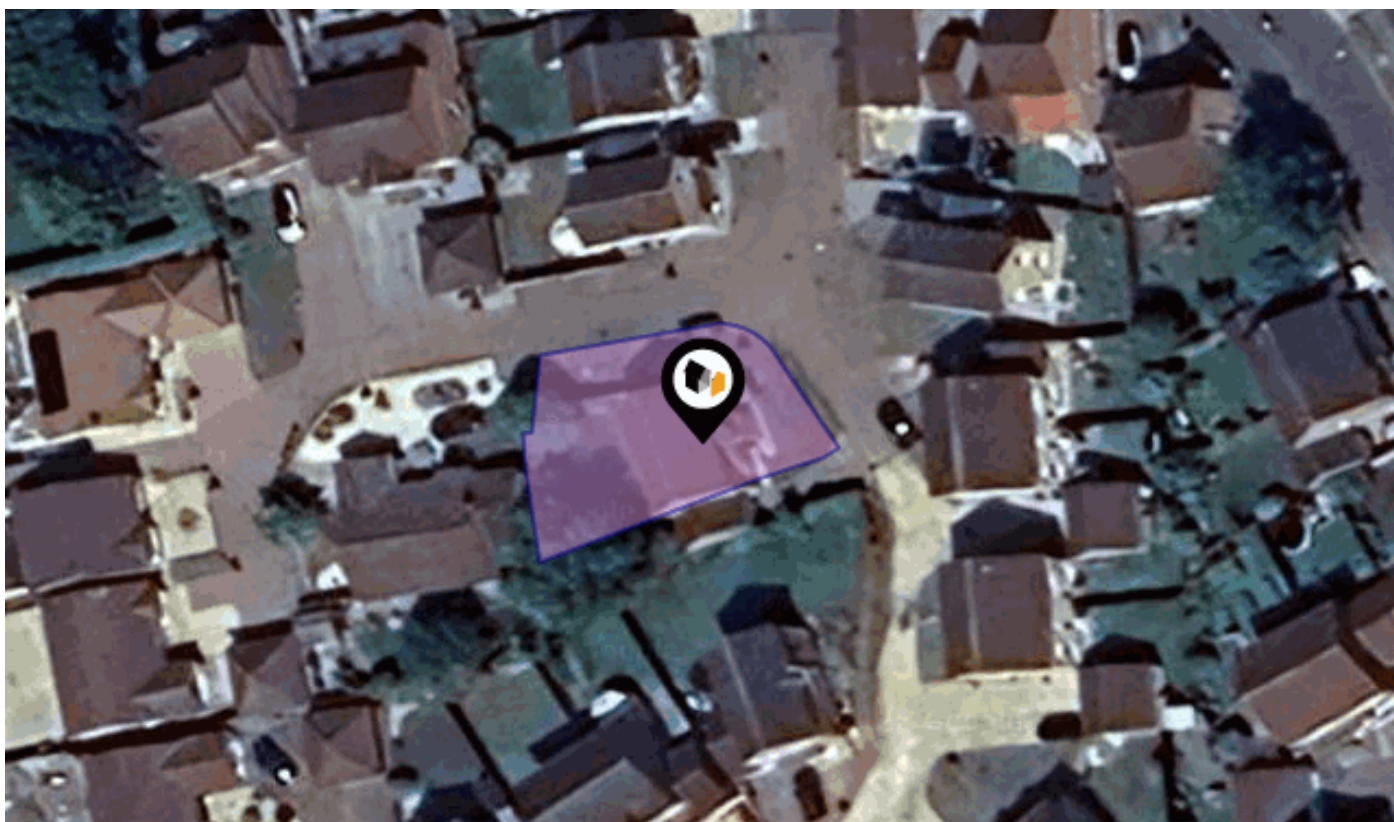# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10th December 2025

18, MILTON CLOSE, CHERRY WILLINGHAM, LINCOLN, LN3 4RA

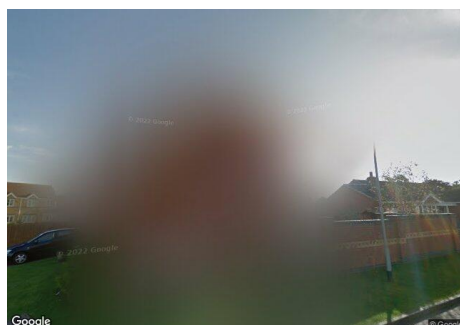**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

www.mundys.net

Property

Type:	Detached	**Last Sold Date:**	29/11/2013
Bedrooms:	3	**Last Sold Price:**	£181,500
Plot Area:	0.08 acres	**Tenure:**	Freehold
Year Built :	2003		
Council Tax :	Band D		
Annual Estimate:	£2,280		
Title Number:	LL236451		
UPRN:	10034683943		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s   **65** mb/s   **1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3 ×   Vodafone ×

Satellite/Fibre TV Availability:

BT ✔   sky ✔   Virgin media ✘

Gallery
Photos

Mundys

est 1898

KFB - Key Facts For Buyers

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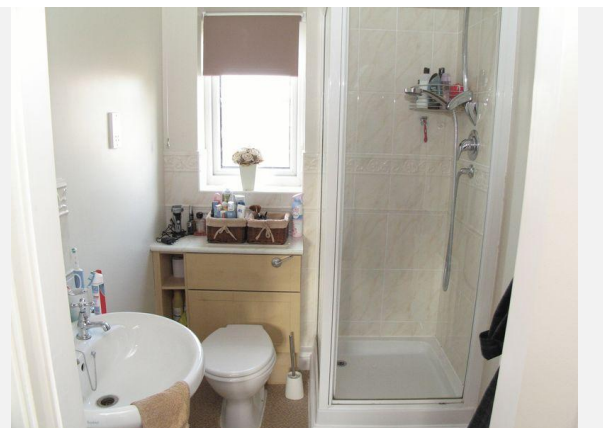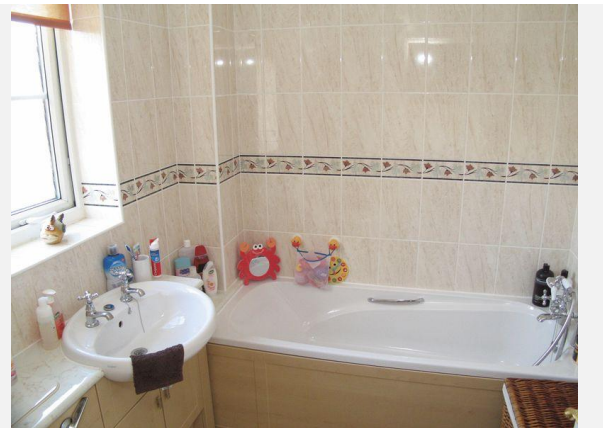
18, Milton Close, Cherry Willingham, LINCOLN, LN3 4RA

Energy rating

C

Valid until 23.04.2018	Certificate number 0146-1864-6748-0928-8641

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 | C
55-68	D	72 | C	
39-54	E		
21-38	F		
1-20	G		

Property
EPC - Additional Data

Additional EPC Data

Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 8% of fixed outlets
Lighting Energy:	Very poor
Floors:	Solid, insulated (assumed)
Secondary Heating:	Room heaters, mains gas

10 Year History of Average House Prices by Property Type in LN3
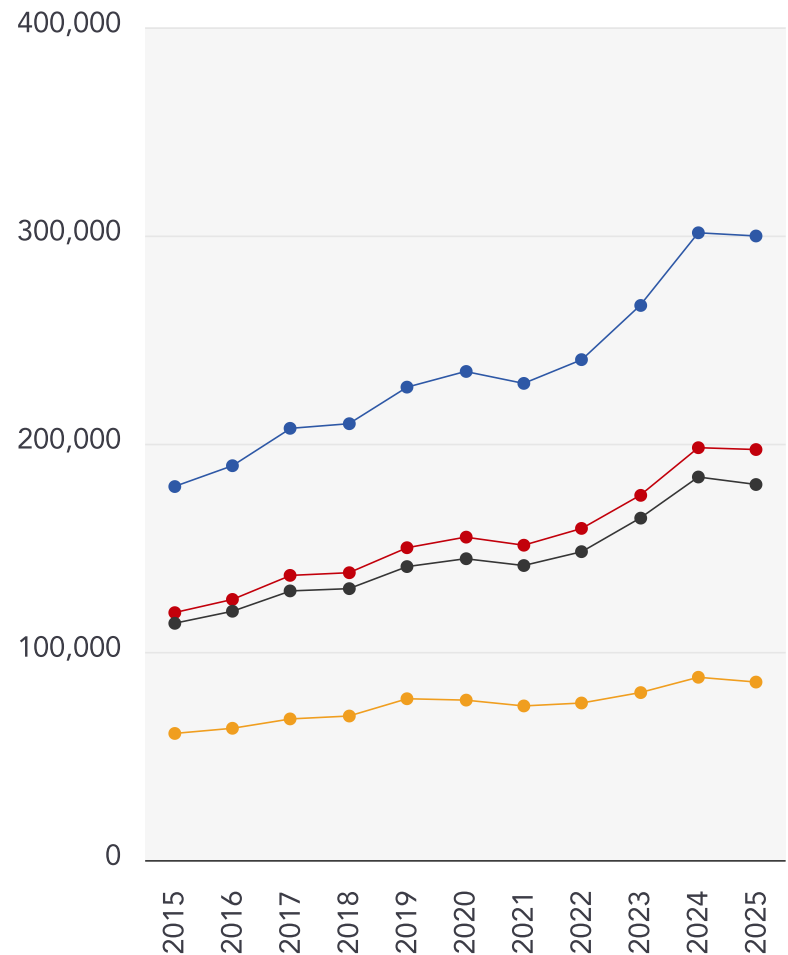
Detached

+67.09%

Semi-Detached

+65.93%

Terraced

+58.63%

Flat

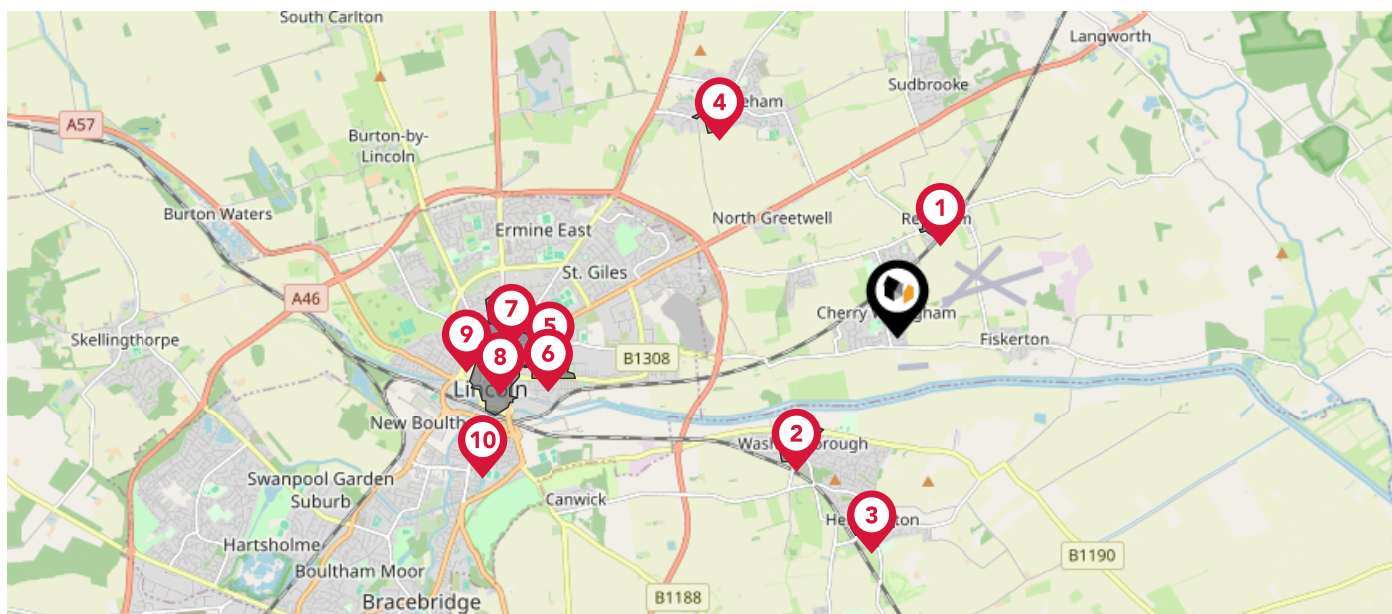**+40.58%**

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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	Reepham
2	Washingborough
3	Heighington
4	Nettleham
5	The Dell
6	Lindum and Arboretum
7	Newport and Nettleham Road
8	Cathedral and City Centre
9	Carline
10	Sibthorp

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
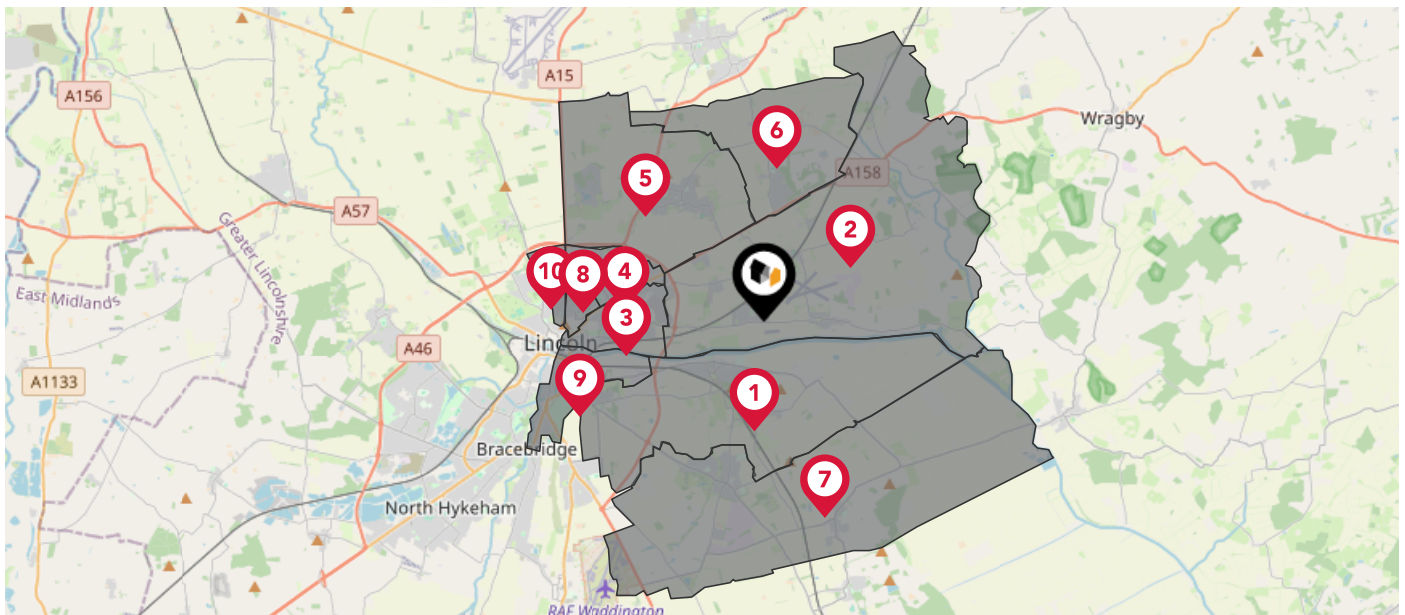
Nearby Council Wards

1	Heighington and Washingborough Ward
2	Cherry Willingham Ward
3	Abbey Ward
4	Glebe Ward
5	Nettleham Ward
6	Sudbrooke Ward
7	Branston Ward
8	Minster Ward
9	Park Ward
10	Castle Ward

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Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
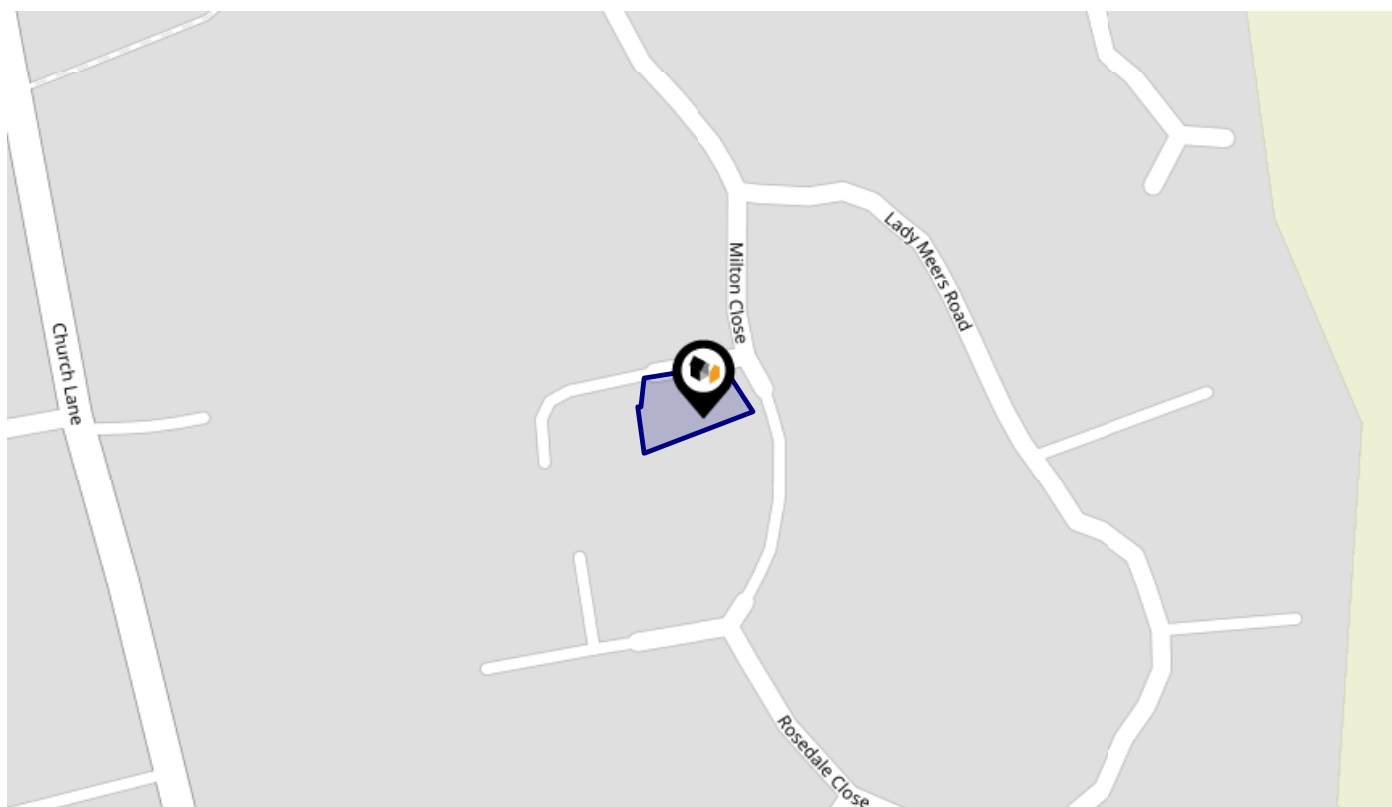
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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:
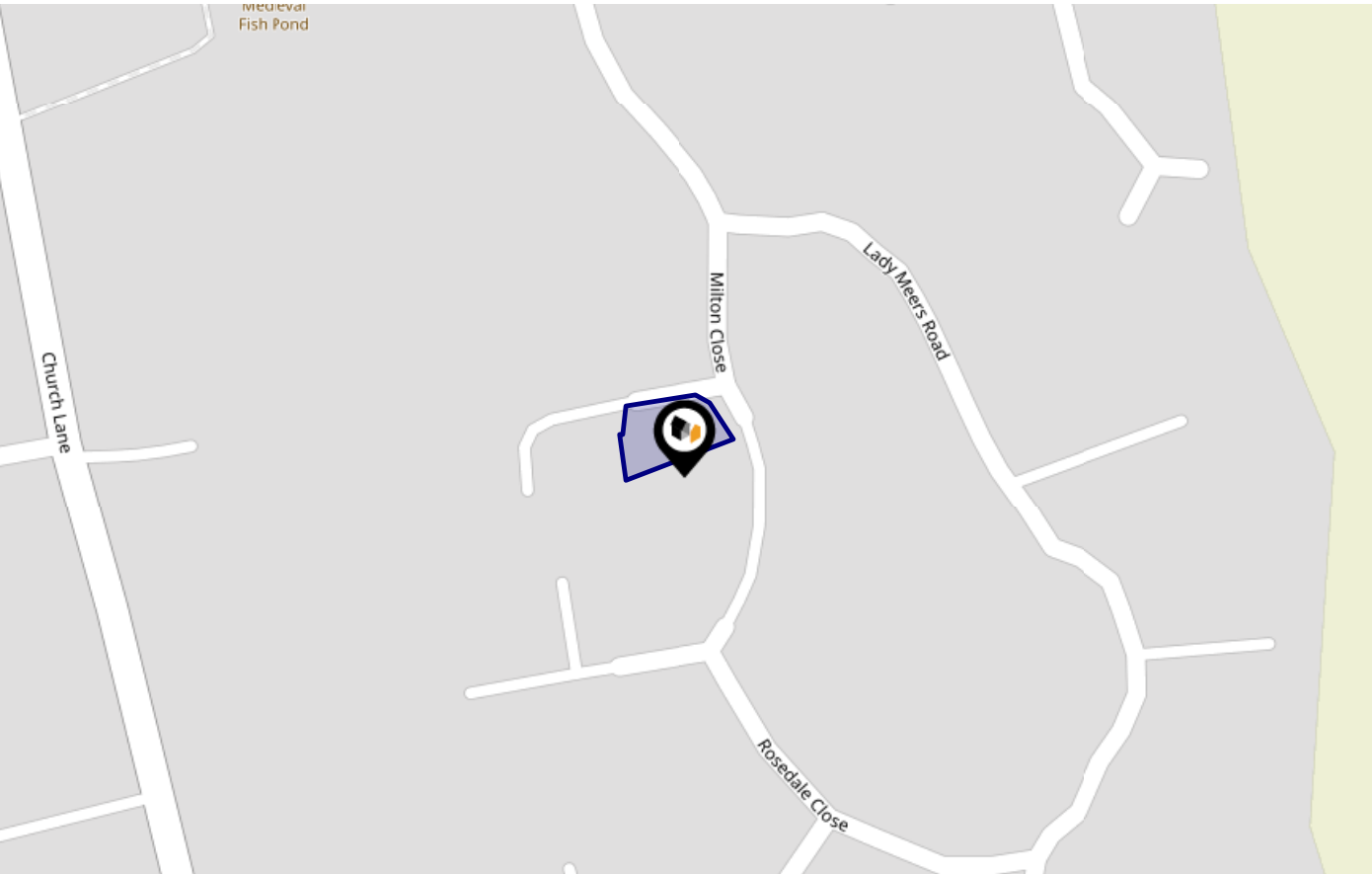
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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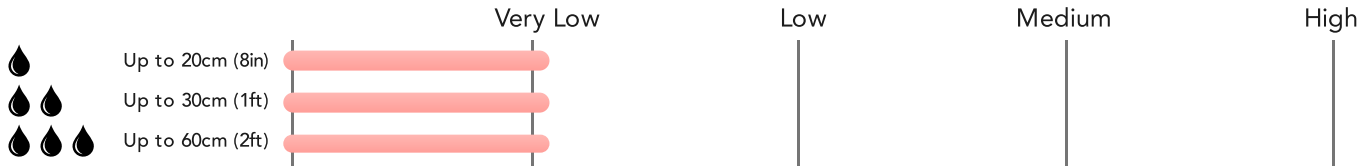

Risk Rating: Very low

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:

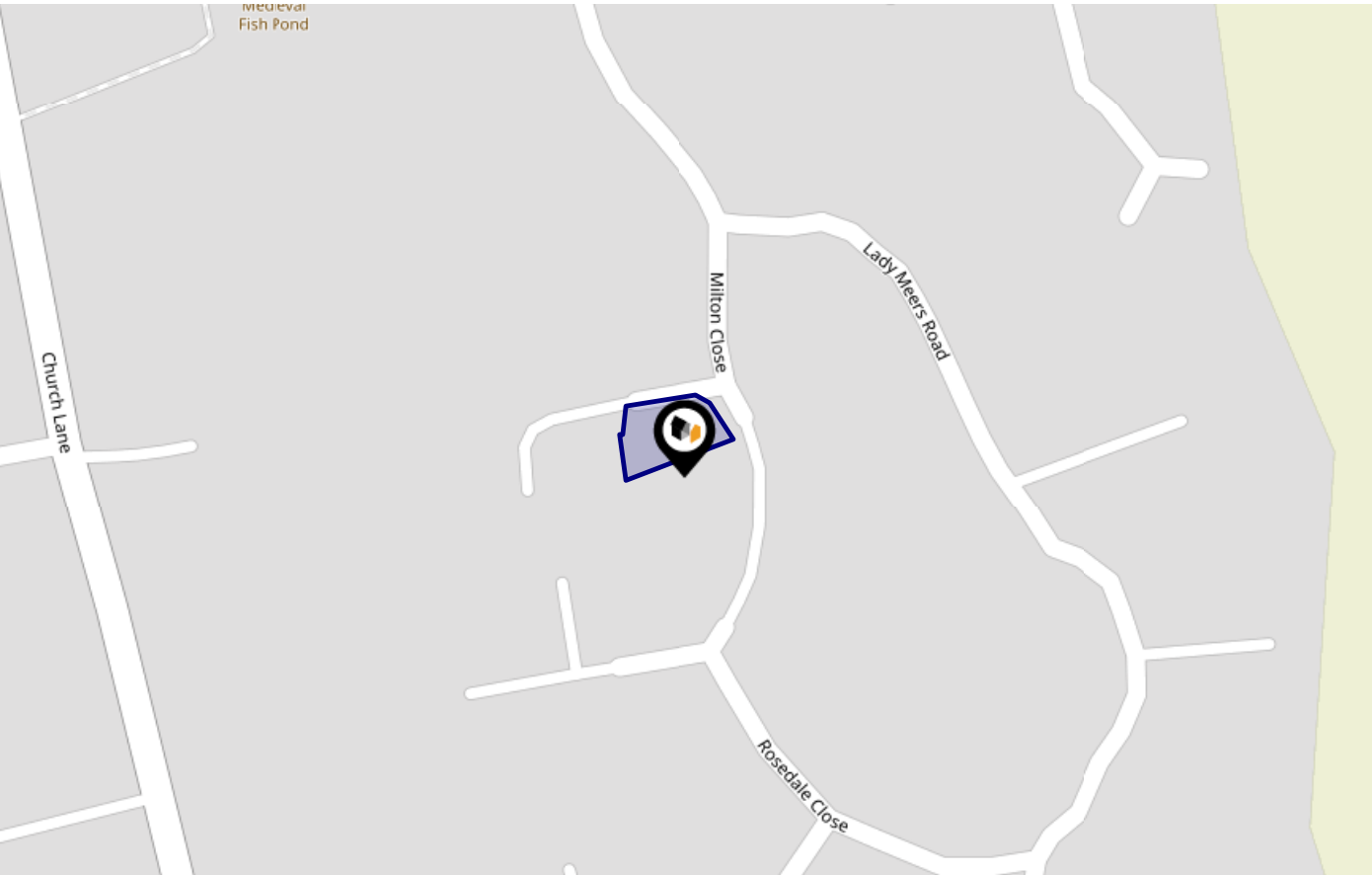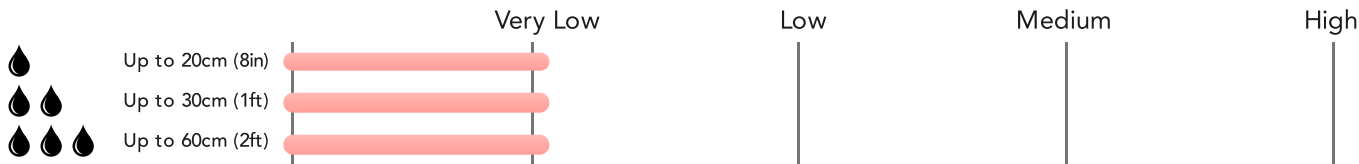|		Very Low	Low	Medium	High
●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

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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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers
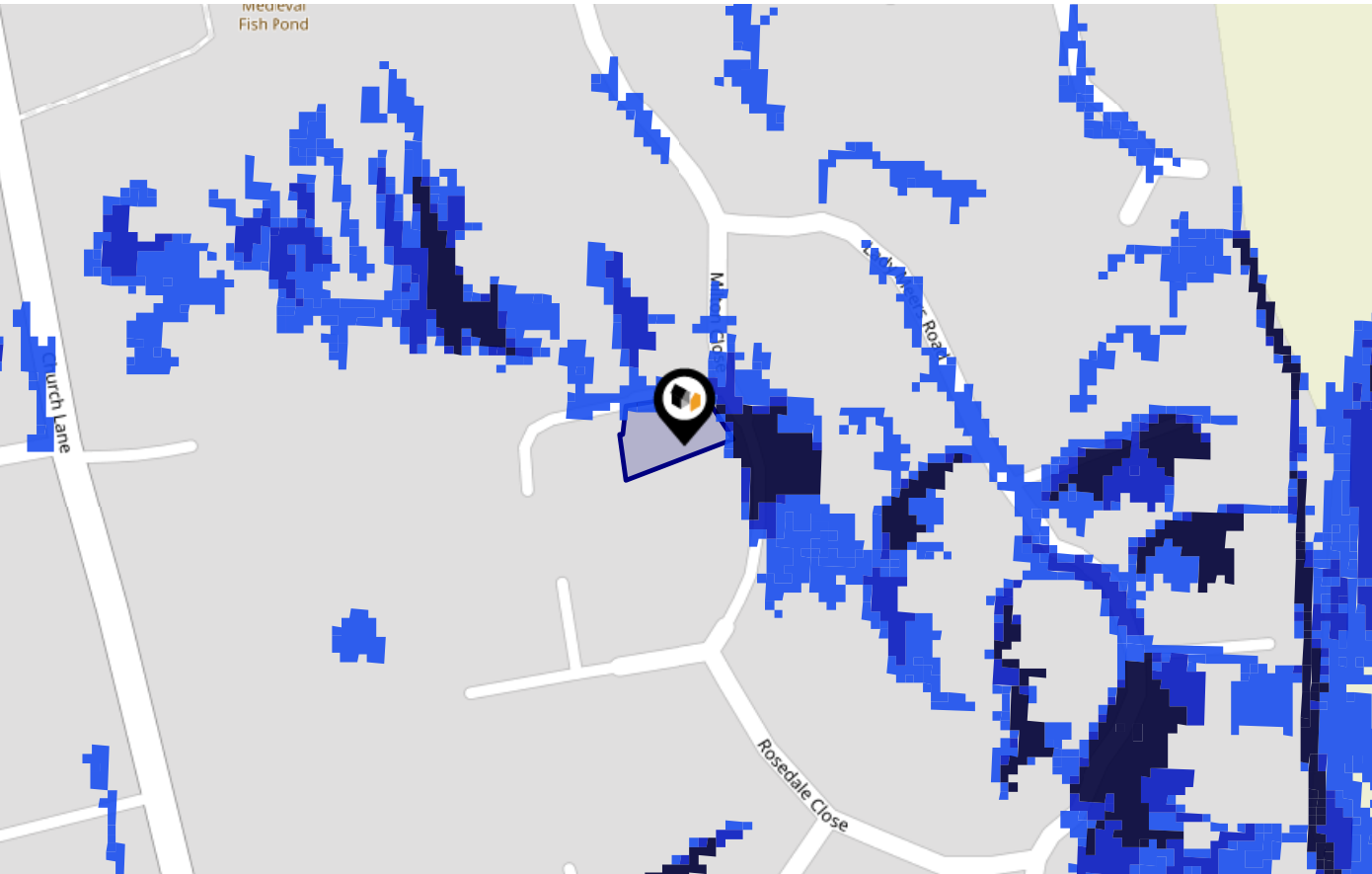
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Flood Risk
Surface Water - Flood Risk

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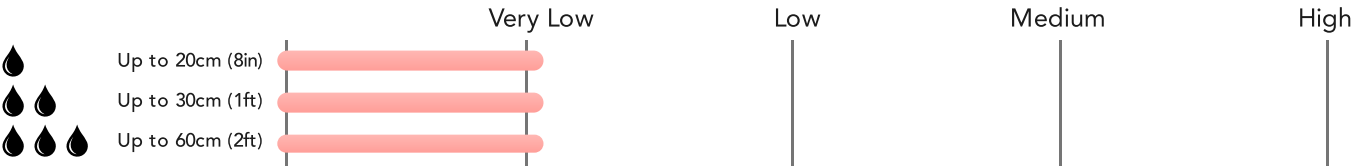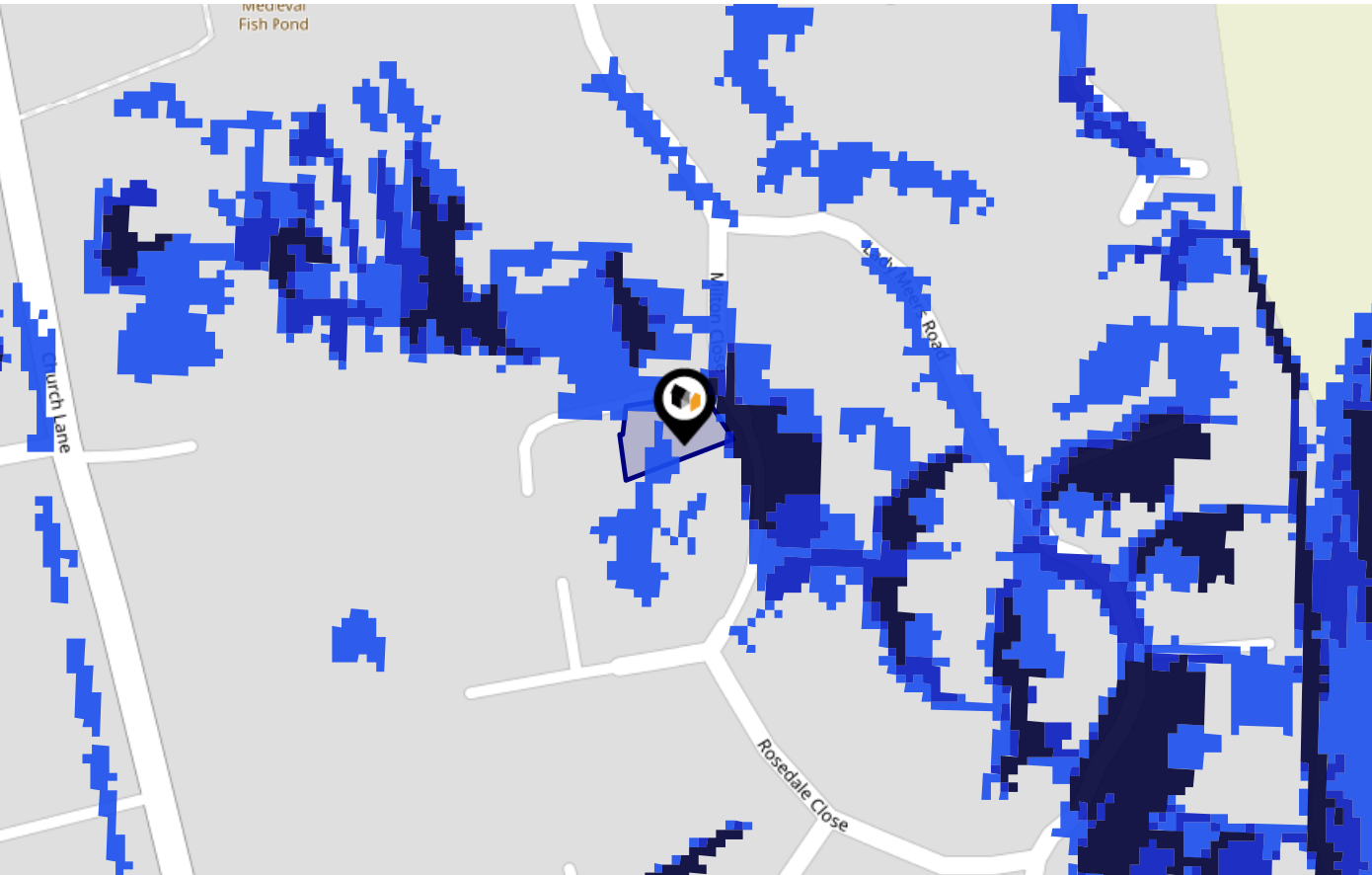

Risk Rating: Very low

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.

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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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.
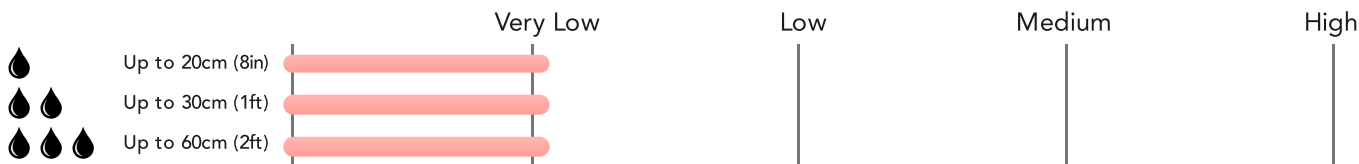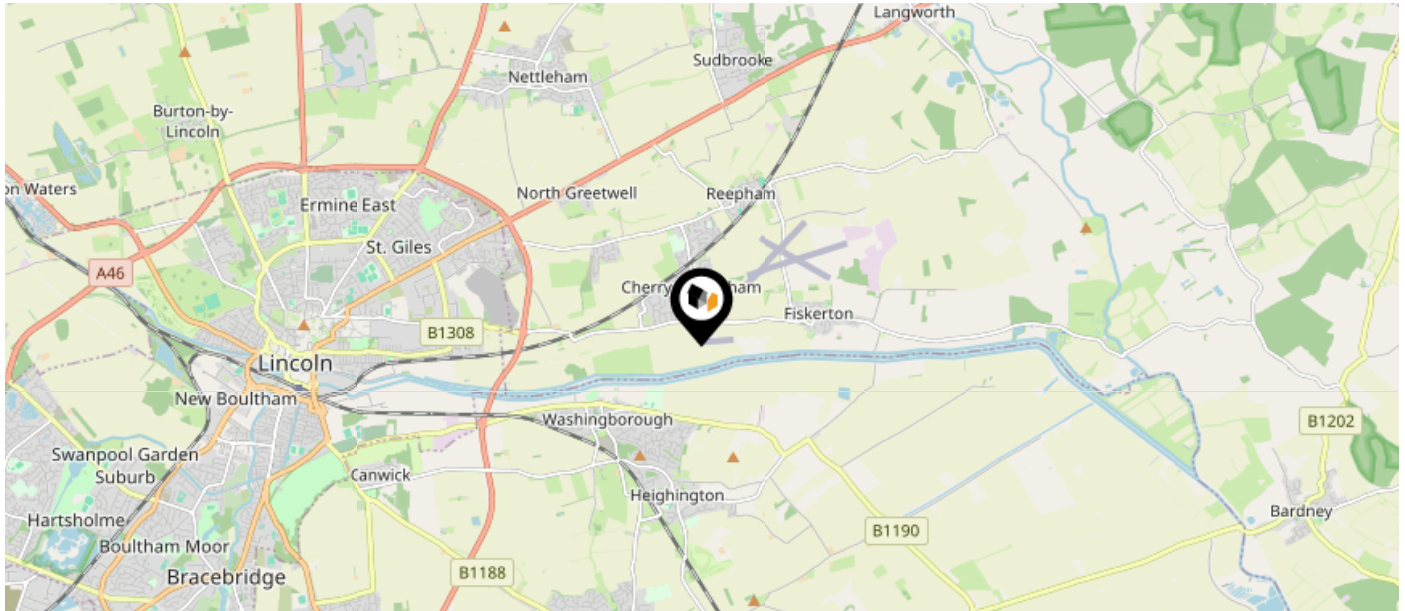

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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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...
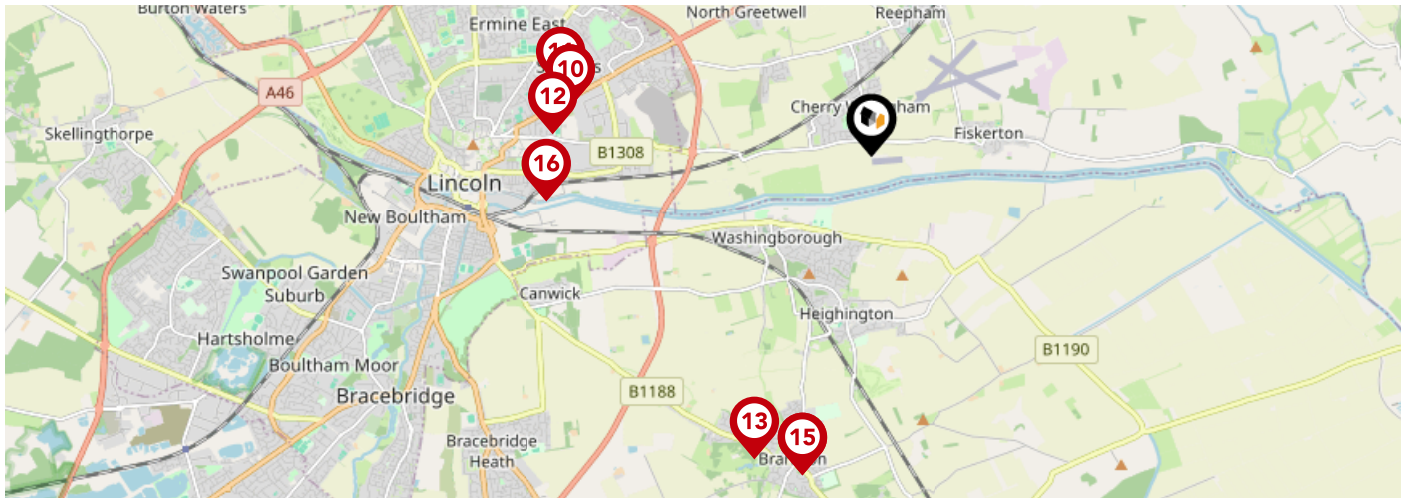

Listed Buildings in the local district	Grade	Distance
① 1064019 - The Manor House	Grade II	0.2 miles
② 1064018 - Church Of St Peter And St Paul	Grade I	0.2 miles
③ 1147736 - 21, 23, 25 And 27, High Street	Grade II	0.3 miles
④ 1064021 - Jessamine Cottage	Grade II	0.8 miles
⑤ 1064020 - Church Of St Clement	Grade I	0.9 miles
⑥ 1147740 - Manor House	Grade II	0.9 miles
⑦ 1064024 - Greetwell Lodge And Wall With Gate Piers	Grade II	1.2 miles
⑧ 1308373 - Greetwell Hall	Grade II	1.3 miles
⑨ 1147787 - Monument To Thomas Winn, 6 Yards South-east Of Apse Of Church Of All Saints	Grade II	1.3 miles
⑩ 1359504 - Stable Block At Greetwell Hall	Grade II	1.3 miles

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Area
Schools

|		Nursery	Primary	Secondary	College	Private
1	**Cherry Willingham Primary Academy** Ofsted Rating: Good | Pupils: 205 | Distance:0.32	☐	☑	☐	☐	☐
2	**The Priory Pembroke Academy** Ofsted Rating: Good | Pupils: 567 | Distance:0.67	☐	☐	☑	☐	☐
3	**Reepham Church of England Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:0.98	☐	☑	☐	☐	☐
4	**Washingborough Academy** Ofsted Rating: Good | Pupils: 271 | Distance:1.17	☐	☑	☐	☐	☐
5	**Heighington Millfield Primary Academy** Ofsted Rating: Good | Pupils: 233 | Distance:1.67	☐	☑	☐	☐	☐
6	**Lincoln Carlton Academy** Ofsted Rating: Outstanding | Pupils: 421 | Distance:2.16	☐	☑	☐	☐	☐
7	**The Nettleham Church of England Voluntary Aided Junior School** Ofsted Rating: Good | Pupils: 227 | Distance:2.44	☐	☑	☐	☐	☐
8	**The Nettleham Infant and Nursery School** Ofsted Rating: Good | Pupils: 210 | Distance:2.59	☐	☑	☐	☐	☐

Area
Schools

			Nursery	Primary	Secondary	College	Private
9	**The Lincoln St Giles Nursery School** Ofsted Rating: Outstanding | Pupils: 112 | Distance:2.7		☑	☐	☐	☐	☐
10	**St Giles Academy** Ofsted Rating: Requires improvement | Pupils: 405 | Distance:2.7		☐	☑	☐	☐	☐
11	**Springwell Alternative Academy Lincoln** Ofsted Rating: Good | Pupils: 48 | Distance:2.82		☐	☐	☑	☐	☐
12	**Lincoln Christ's Hospital School** Ofsted Rating: Good | Pupils: 1286 | Distance:2.84		☐	☐	☑	☐	☐
13	**Branston Church of England Infant Academy** Ofsted Rating: Outstanding | Pupils: 134 | Distance:2.87		☐	☑	☐	☐	☐
14	**Branston Junior Academy** Ofsted Rating: Good | Pupils: 170 | Distance:2.89		☐	☑	☐	☐	☐
15	**Branston Community Academy** Ofsted Rating: Requires improvement | Pupils: 1243 | Distance:2.89		☐	☐	☑	☐	☐
16	**Lincoln Monks Abbey Primary School** Ofsted Rating: Good | Pupils: 594 | Distance:2.91		☐	☑	☐	☐	☐

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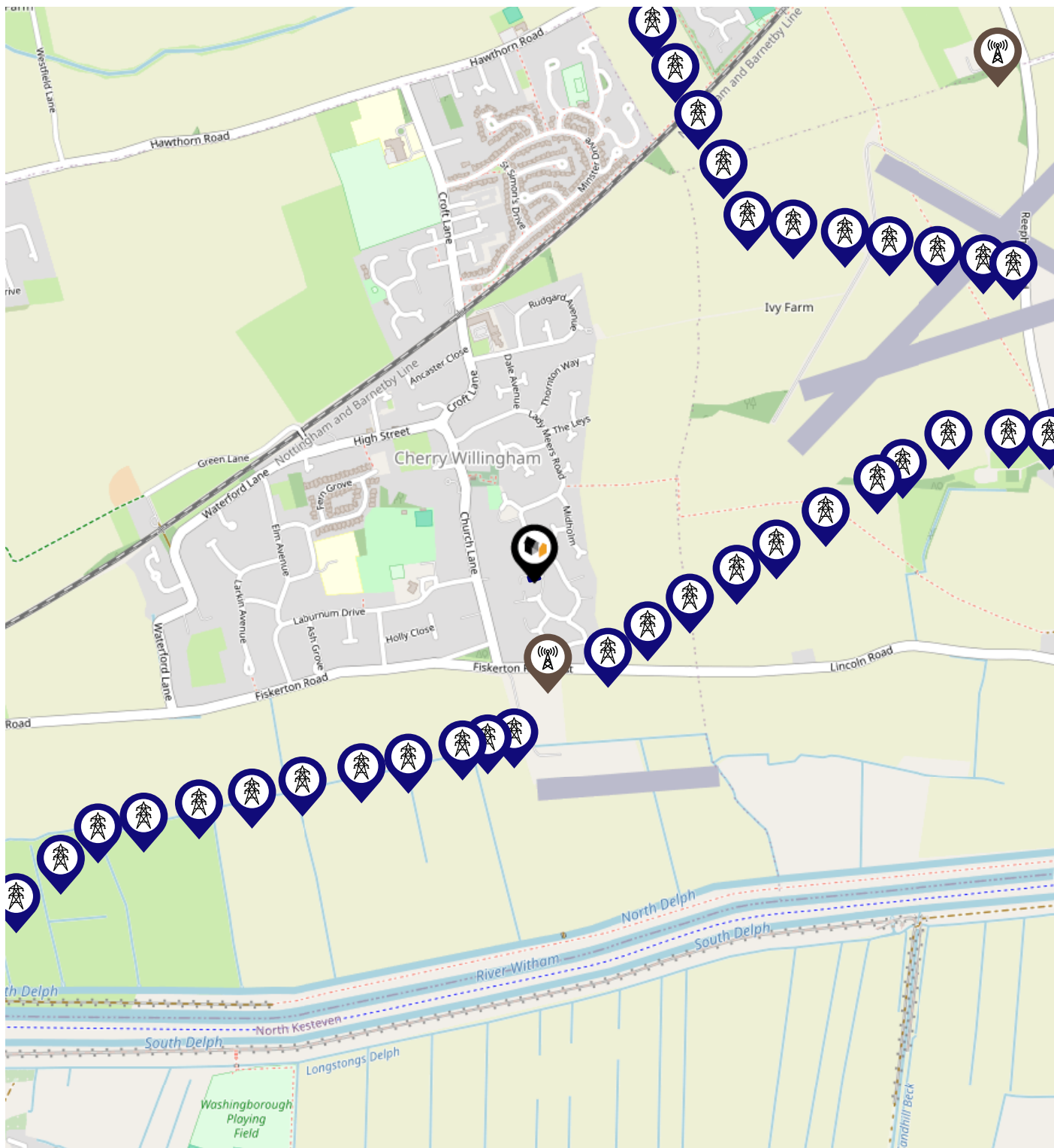
Key:

 Power Pylons

 Communication Masts

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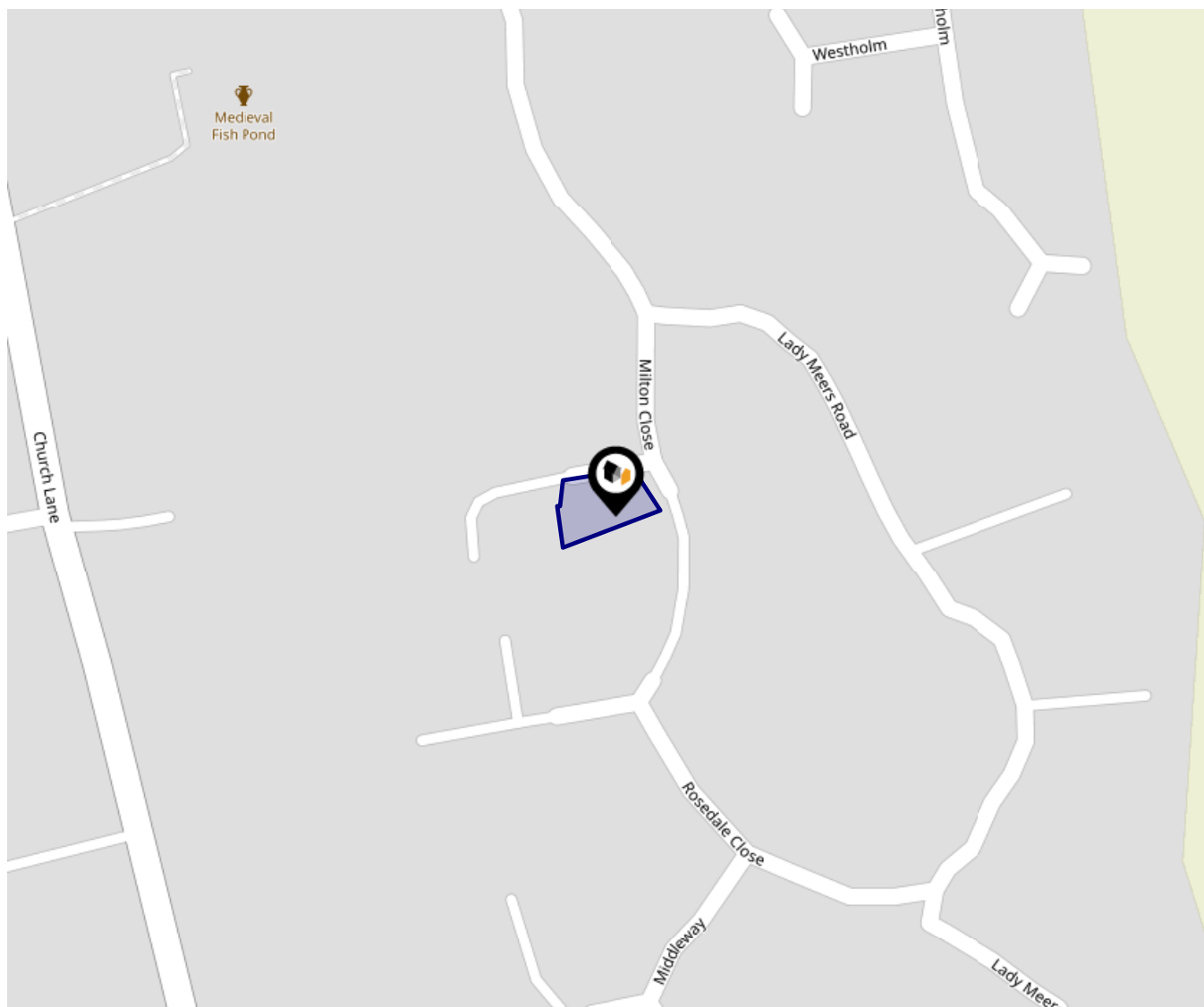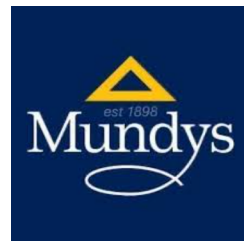
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		
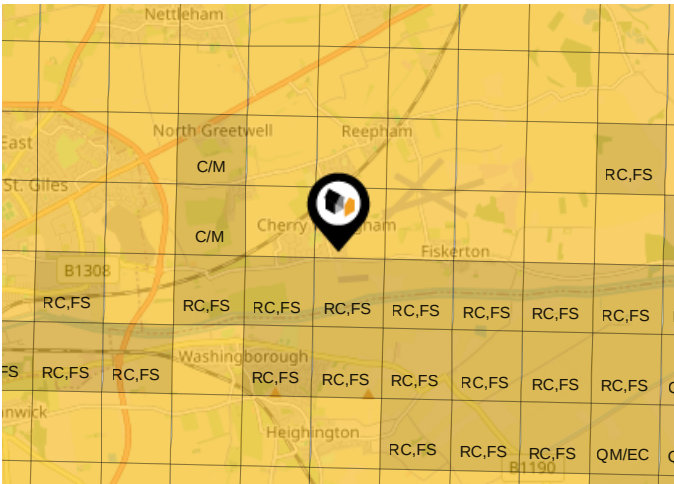
Primary Classifications (Most Common Clay Types)

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

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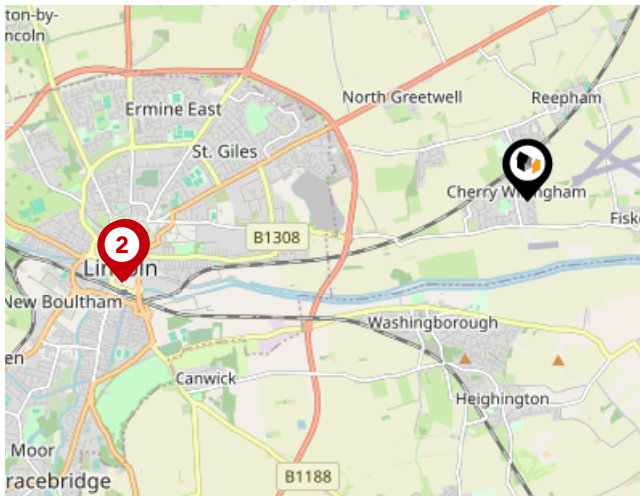
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.65 miles
2	Lincoln Central Rail Station	3.66 miles
3	Hykeham Rail Station	6.73 miles
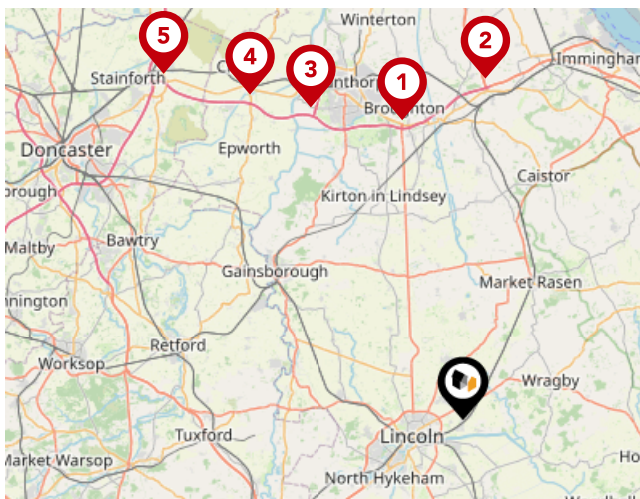
Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.72 miles
2	M180 J5	24.18 miles
3	M180 J3	24.66 miles
4	M180 J2	27.52 miles
5	M180 J1	32.36 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	24.37 miles
2	Finningley	28.55 miles
3	East Mids Airport	46.19 miles
4	Leeds Bradford Airport	66.12 miles

Area
Transuport (Local)

Bus Stops/Stations

Pin	Name	Distance
1	Church Lane (South End)	0.15 miles
2	Lady Meers Road	0.17 miles
3	Cherry Tree PH	0.19 miles
4	Church Lane (North End)	0.28 miles
5	The Parade	0.34 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.

Mundys
Testimonials

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

f /Mundysuk   𝕏 /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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Mundys

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Alex.Porter@mundys.net

www.mundys.net

KFB - Key Facts For Buyers