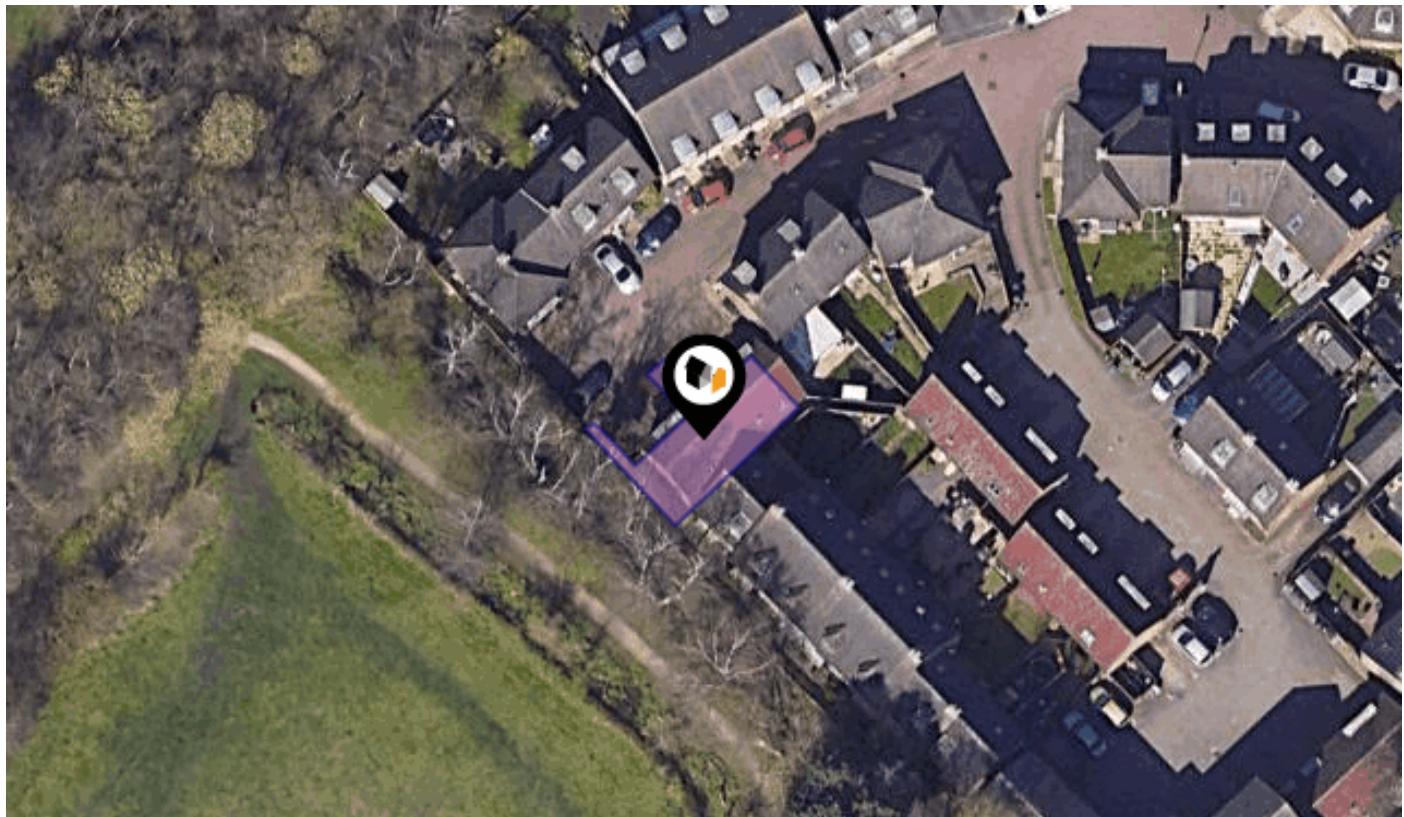


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 15<sup>th</sup> January 2026**



**29, CARNOUSTIE DRIVE, LINCOLN, LN6 0FQ**

**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

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



Powered by



# Property Overview



## Property

Type:	Detached
Bedrooms:	4
Floor Area:	699 ft <sup>2</sup> / 65 m <sup>2</sup>
Plot Area:	0.03 acres
Year Built :	2006
Council Tax :	Band A
Annual Estimate:	£1,507
Title Number:	LL274591
UPRN:	235047798

Last Sold Date:	29/09/2006
Last Sold Price:	£128,000
Last Sold £/ft <sup>2</sup> :	£182
Tenure:	Freehold

## 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      **80**  
mb/s      **2000**  
mb/s



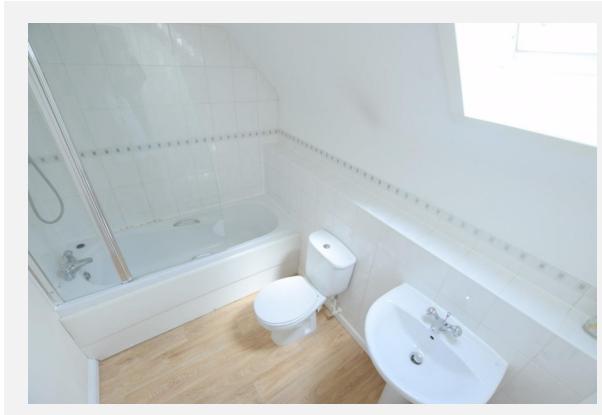
**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos



# Property EPC - Certificate



29, Carnoustie Drive, LN6 0FQ

Energy rating

C

Valid until 13.09.2029

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

# Property EPC - Additional Data



## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<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>Floor Level:</b>	2nd
<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>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 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>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	To unheated space, limited insulation (assumed)
<b>Total Floor Area:</b>	65 m <sup>2</sup>

# Market Sold in Street



## 16, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	21/08/2025	30/09/2021	30/10/2018	15/05/2015	26/10/2006
Last Sold Price:	£250,000	£218,750	£183,000	£154,950	£162,500

## 17, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	27/03/2025	24/11/2005
Last Sold Price:	£225,000	£164,995

## 3, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	22/08/2024	15/06/2021	13/10/2006
Last Sold Price:	£220,000	£198,000	£184,995

## 35, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	20/06/2023	11/01/2007
Last Sold Price:	£195,000	£159,995

## 33, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	20/03/2023	15/01/2007
Last Sold Price:	£185,000	£162,500

## 2, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	07/04/2022	15/10/2021	21/12/2018	26/09/2014	20/12/2006
Last Sold Price:	£145,000	£135,000	£130,000	£124,995	£129,995

## 14, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	25/11/2021	24/10/2017	25/10/2006
Last Sold Price:	£216,000	£186,000	£174,995

## 9, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	14/05/2021	08/05/2015	30/09/2005
Last Sold Price:	£200,000	£165,000	£180,000

## 8, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	21/10/2020	26/05/2017	30/11/2006
Last Sold Price:	£181,500	£172,500	£164,995

## 37, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	01/10/2020	19/01/2007
Last Sold Price:	£174,000	£107,500

## 31, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	20/07/2020	10/02/2017	30/08/2006
Last Sold Price:	£149,450	£133,500	£133,000

## 21, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	20/12/2019	13/09/2019	10/01/2007
Last Sold Price:	£182,500	£220,000	£194,995

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

# Market Sold in Street



## 5, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	03/10/2019	20/01/2006
Last Sold Price:	£186,000	£174,325

## 19, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	17/09/2019	30/11/2005
Last Sold Price:	£181,000	£162,500

## 11, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	03/06/2019	14/09/2016	27/01/2006
Last Sold Price:	£195,000	£170,000	£162,500

## 1, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	20/03/2019	09/07/2010	22/01/2010	03/03/2006
Last Sold Price:	£208,000	£153,000	£155,000	£199,995

## 15, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	19/07/2018	17/01/2014	25/11/2005
Last Sold Price:	£195,000	£159,950	£169,995

## 4, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	12/02/2018	30/11/2006
Last Sold Price:	£199,500	£182,500

## 7, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	07/10/2016	20/09/2005
Last Sold Price:	£198,000	£199,995

## 12, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	11/12/2015	05/01/2007
Last Sold Price:	£169,000	£169,995

## 10, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	15/12/2006
Last Sold Price:	£164,995

## 6, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	30/11/2006
Last Sold Price:	£152,000

## 29, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	29/09/2006
Last Sold Price:	£128,000

## 25, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date:	28/09/2006
Last Sold Price:	£142,500

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

# Market Sold in Street



## 39, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date: 23/08/2006  
Last Sold Price: £162,500

## 41, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date: 28/07/2006  
Last Sold Price: £137,500

## 43, Carnoustie Drive, Lincoln, LN6 0FQ

Last Sold Date: 30/06/2006  
Last Sold Price: £140,000

## 23, Carnoustie Drive, Lincoln, LN6 0FQ

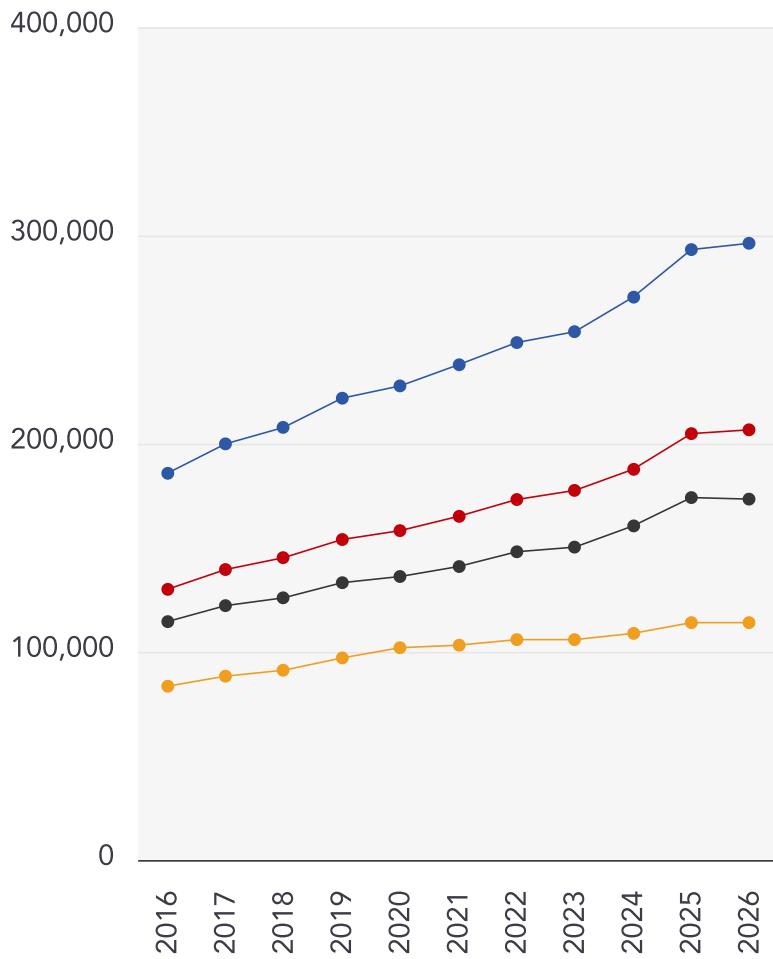
Last Sold Date: 26/05/2005  
Last Sold Price: £194,995

**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 LN6



Detached

**+59.47%**

Semi-Detached

**+58.92%**

Terraced

**+51.39%**

Flat

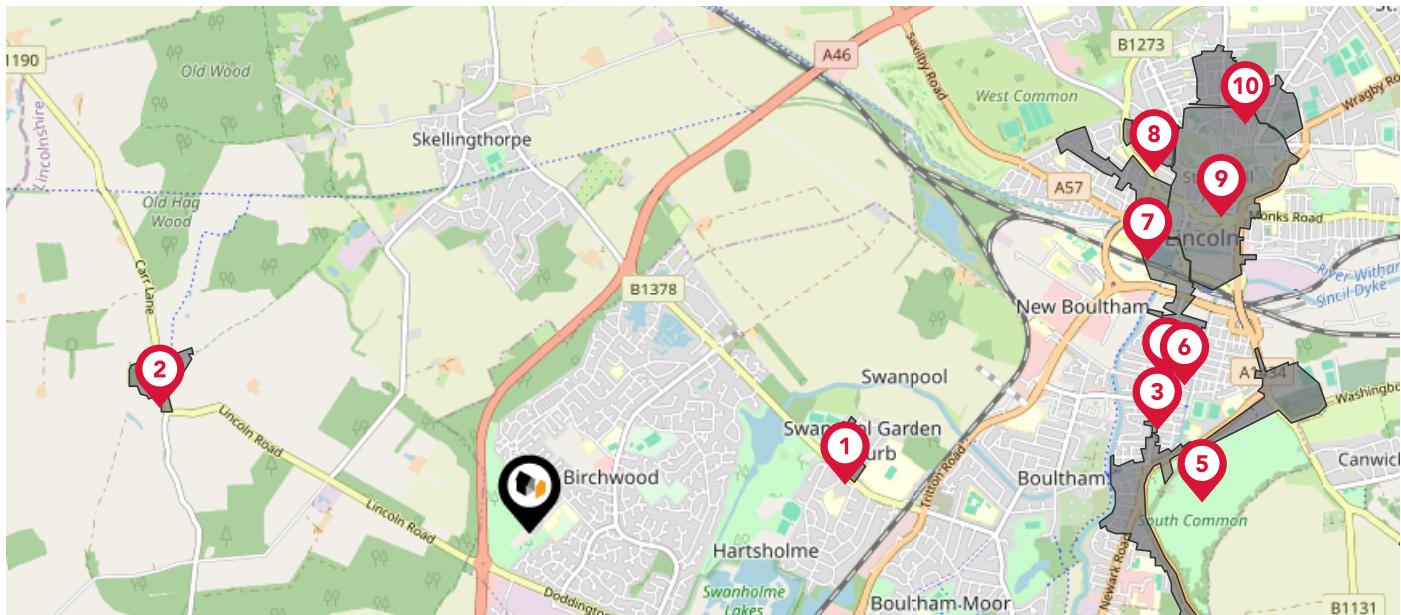
**+36.6%**

# 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

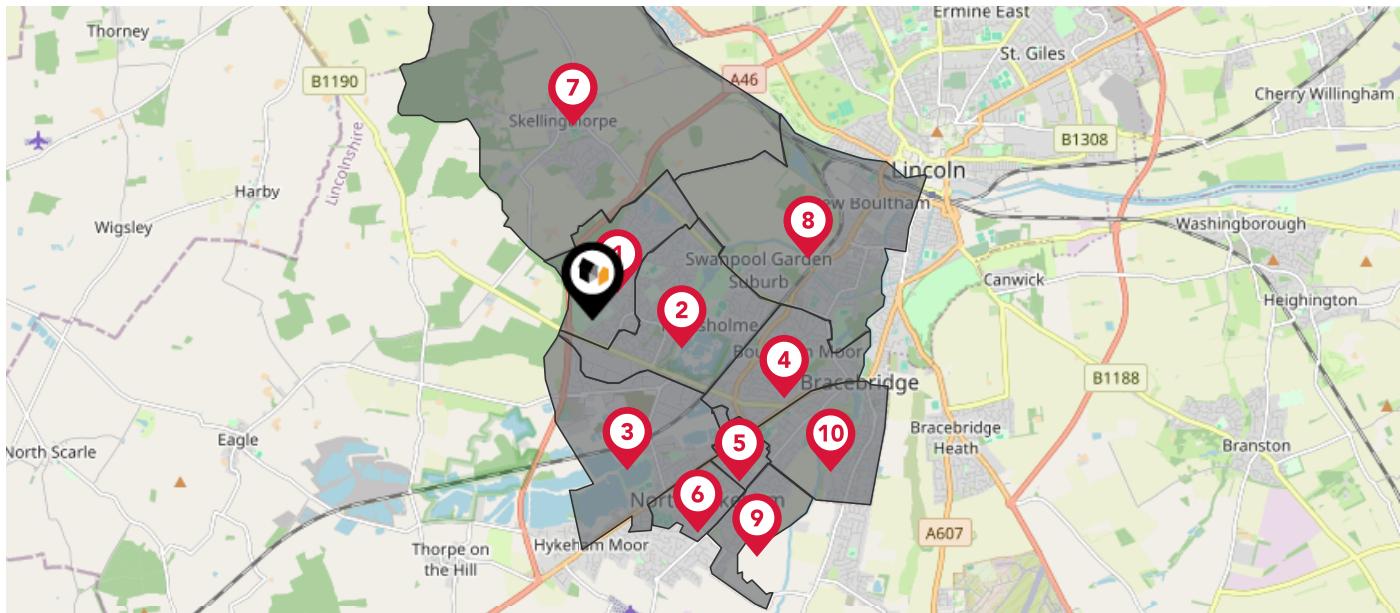
- 1 Swanpool
- 2 Doddington
- 3 Gowt's Bridge
- 4 St Peter-at-Gowts
- 5 St Catherines
- 6 Sibthorp
- 7 West Parade and Brayford
- 8 Carline
- 9 Cathedral and City Centre
- 10 Newport and Nettleham Road

# 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

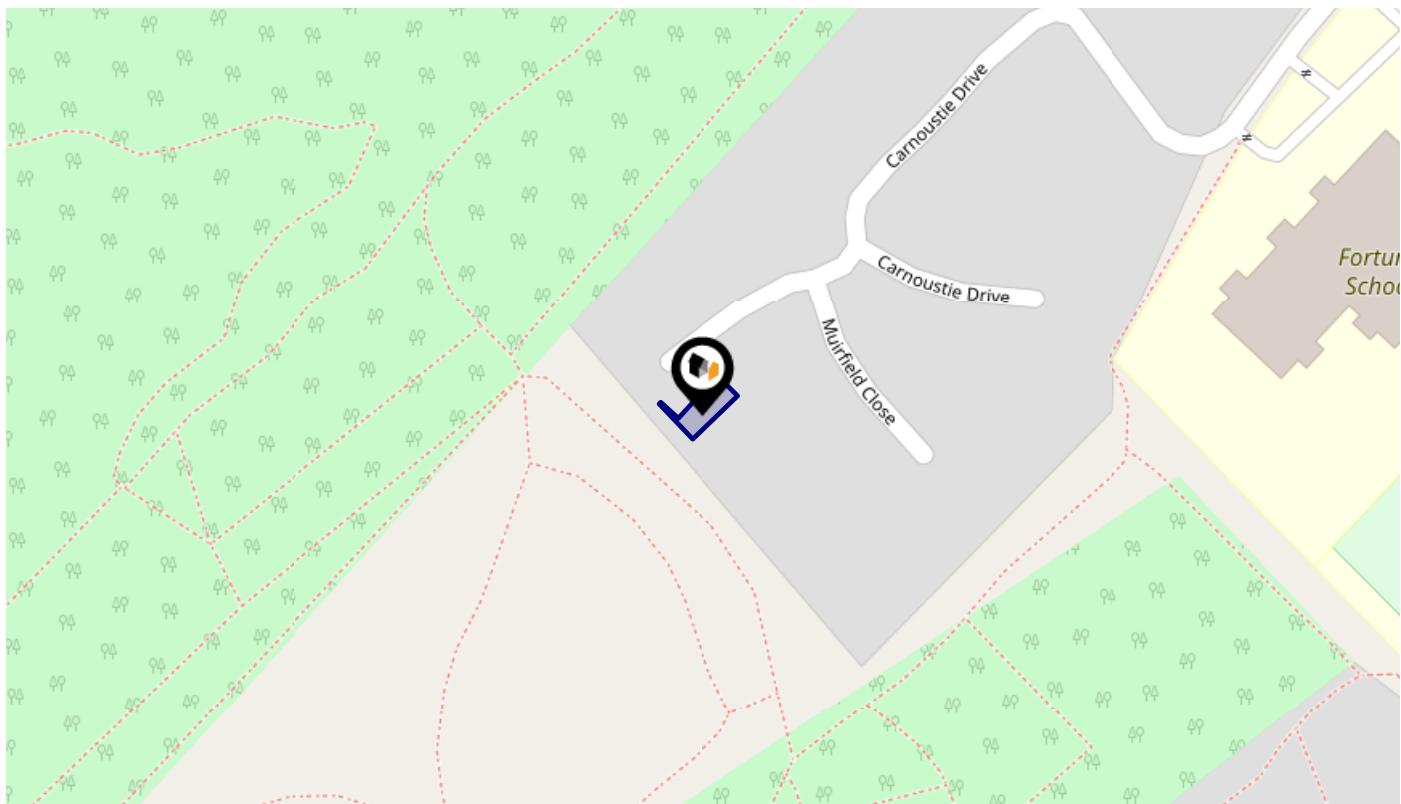
- 1 Birchwood Ward
- 2 Hartsholme Ward
- 3 North Hykeham Memorial Ward
- 4 Moorland Ward
- 5 North Hykeham Forum Ward
- 6 North Hykeham Moor Ward
- 7 Skellingthorpe Ward
- 8 Boultham Ward
- 9 North Hykeham Witham Ward
- 10 Witham Ward

# Maps

## Rail Noise



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

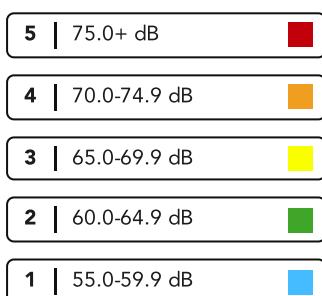


### Rail Noise Data

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:

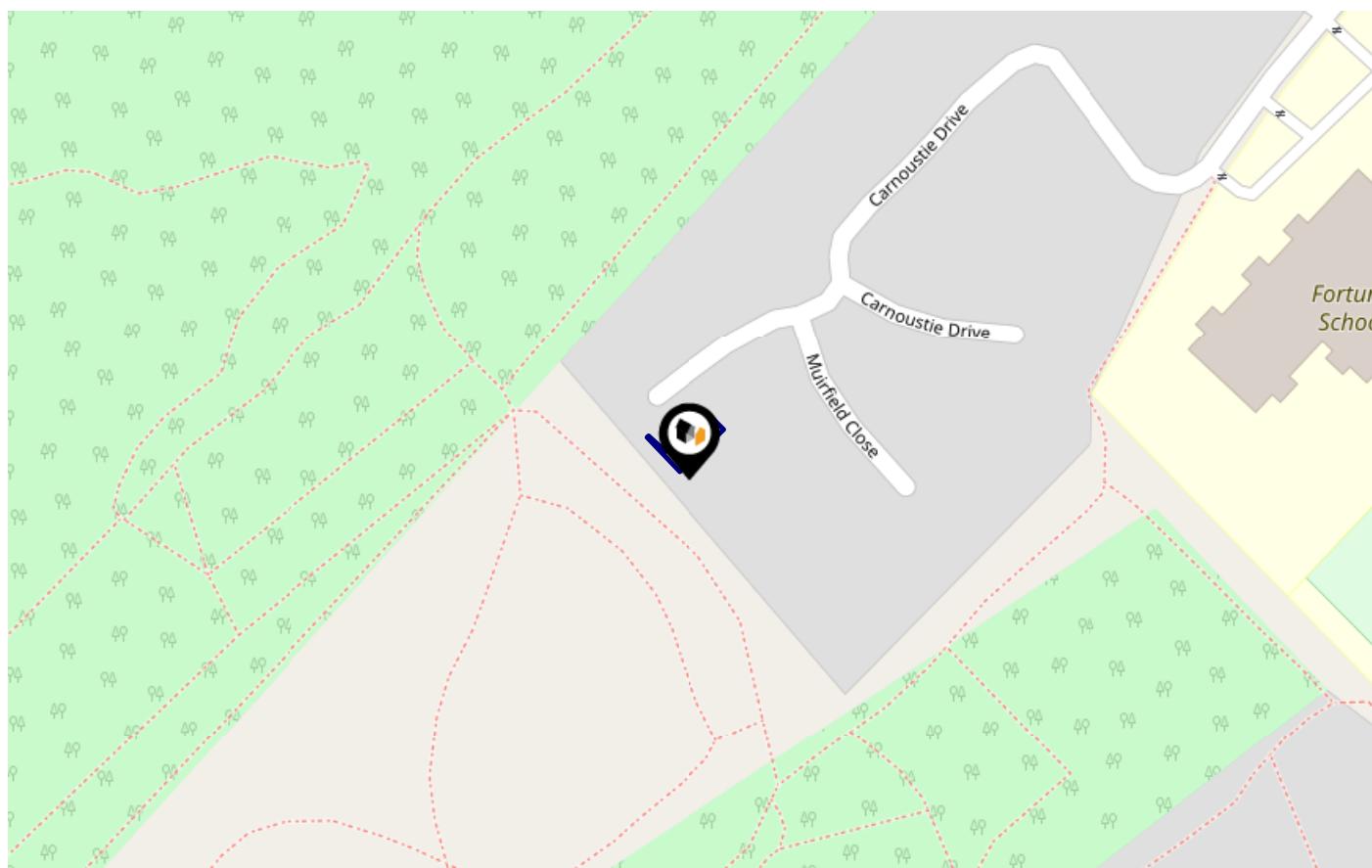


# Flood Risk

## 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.

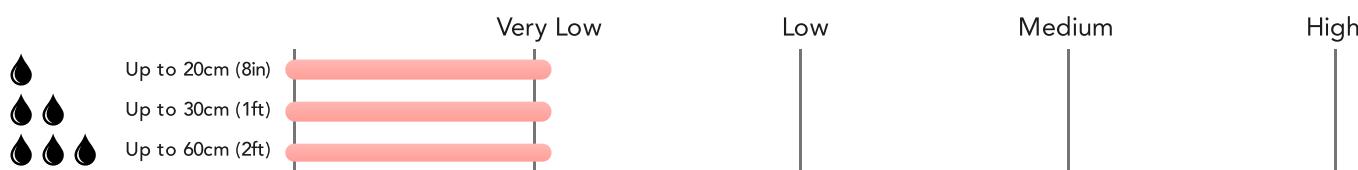


**Risk Rating: Very low**

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.

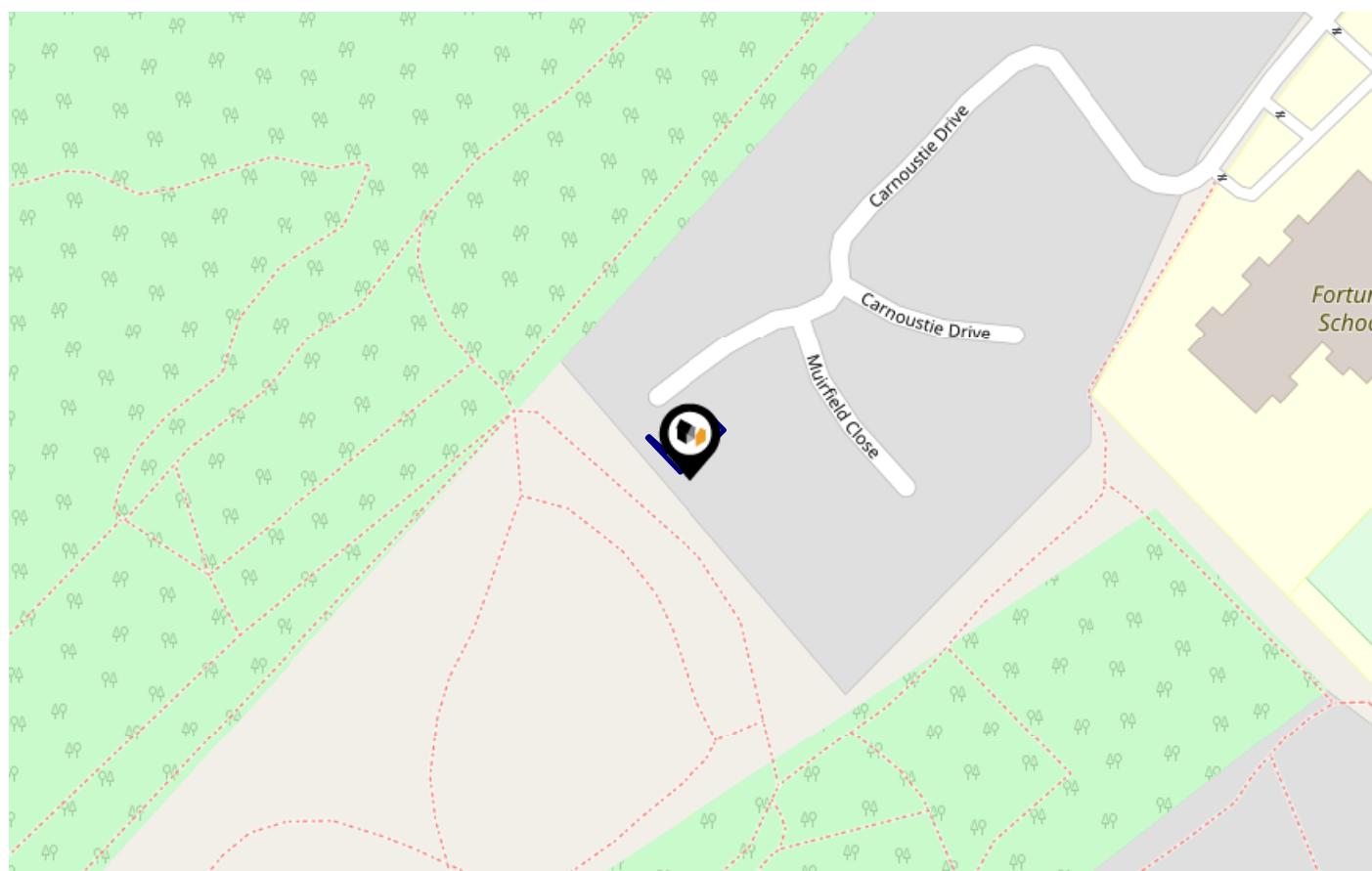
Chance of flooding to the following depths at this property:



# 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.

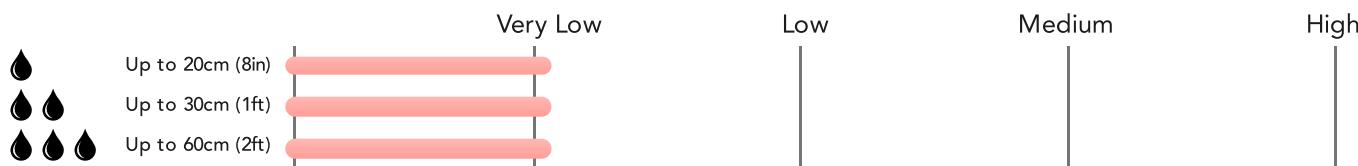


## Risk Rating: Very low

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.
- 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:

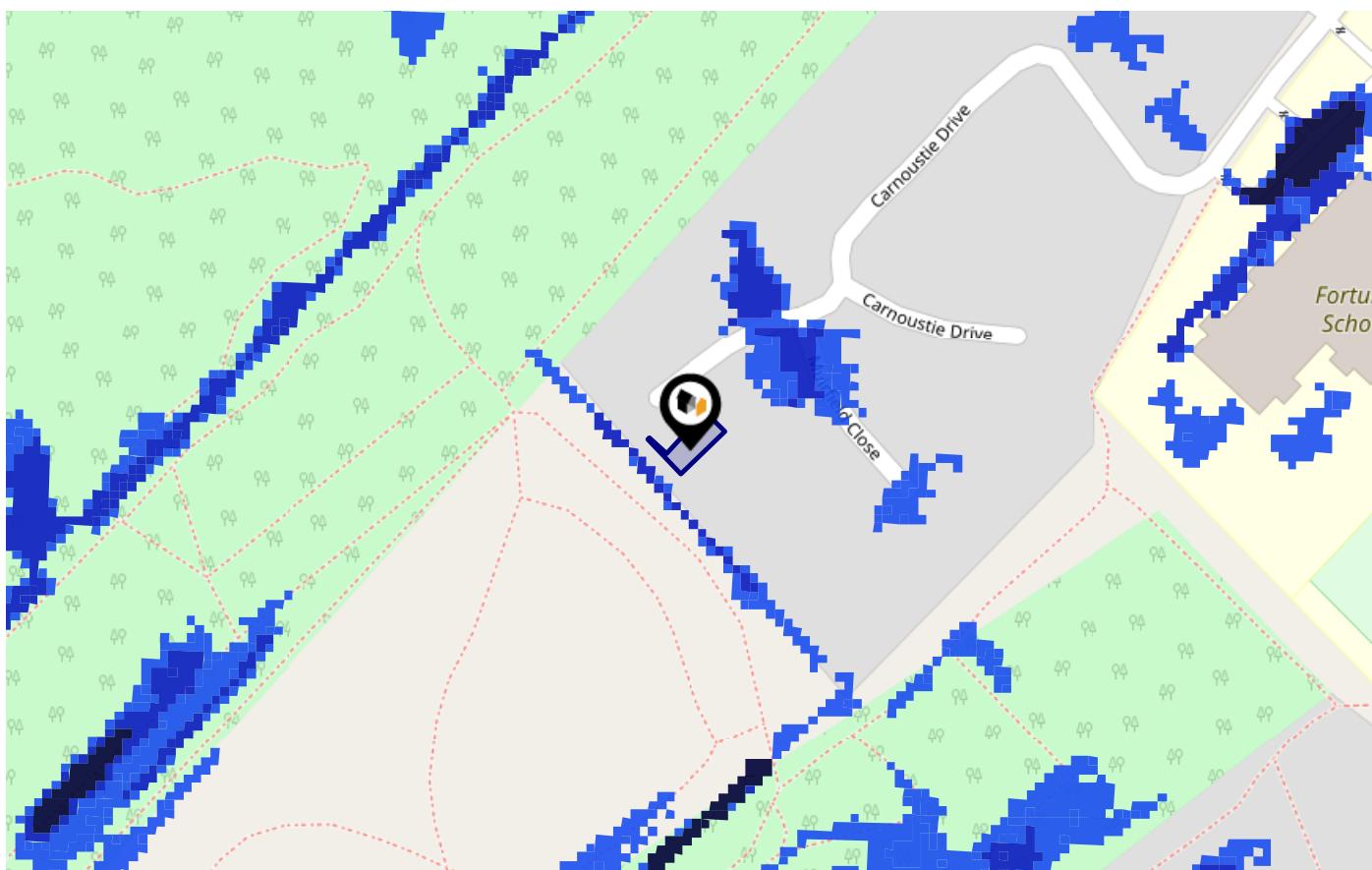


# Flood Risk

## 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.

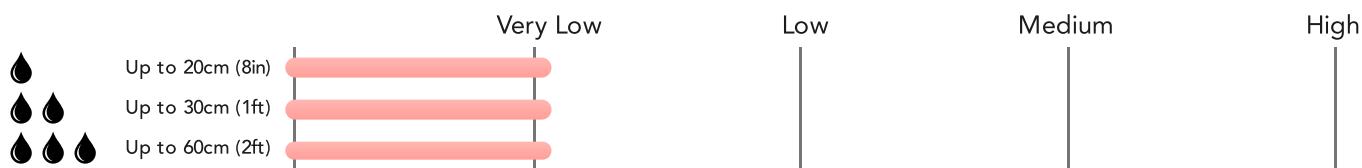


**Risk Rating: Very low**

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

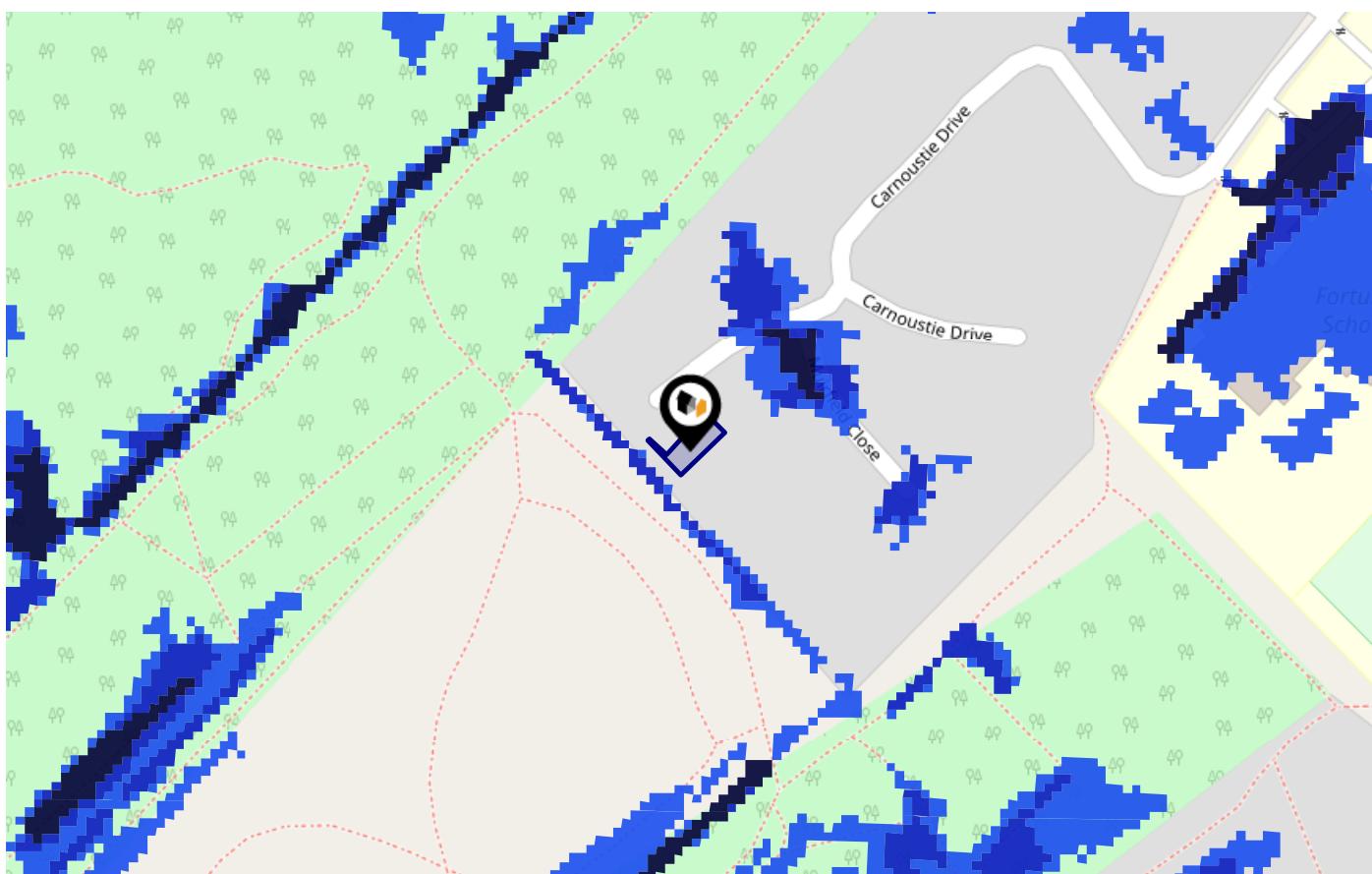
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - 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:

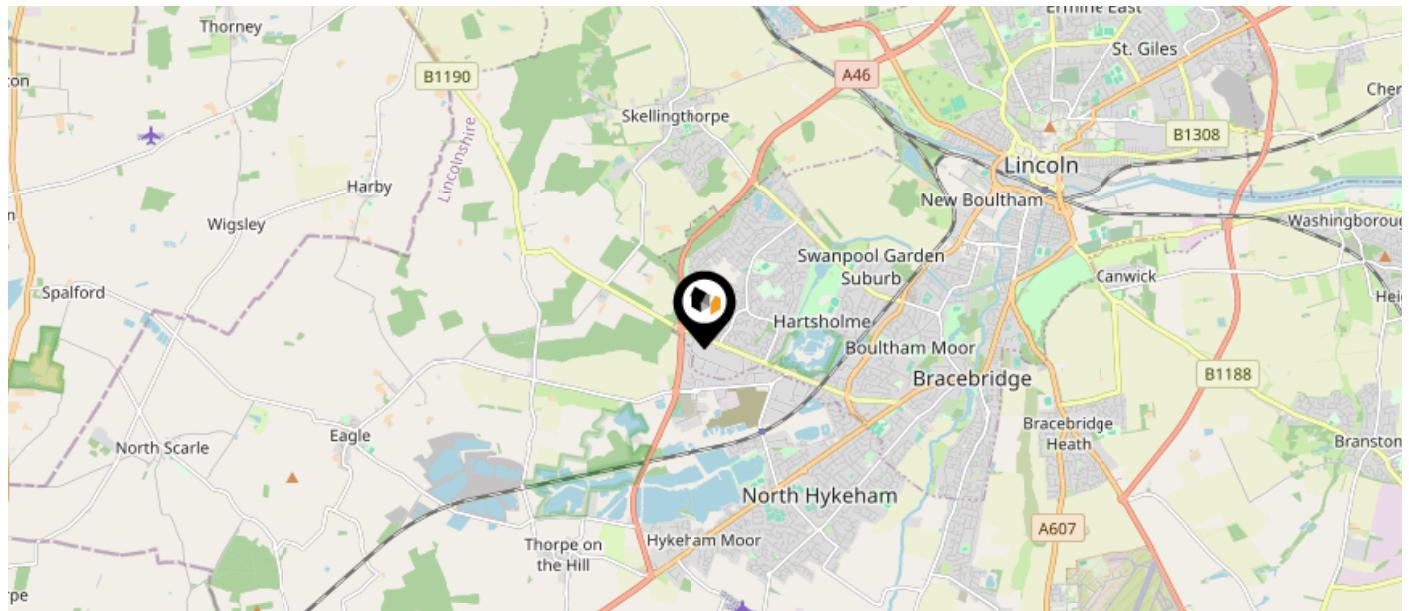


# Maps

## Green Belt



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



### Nearby Green Belt Land

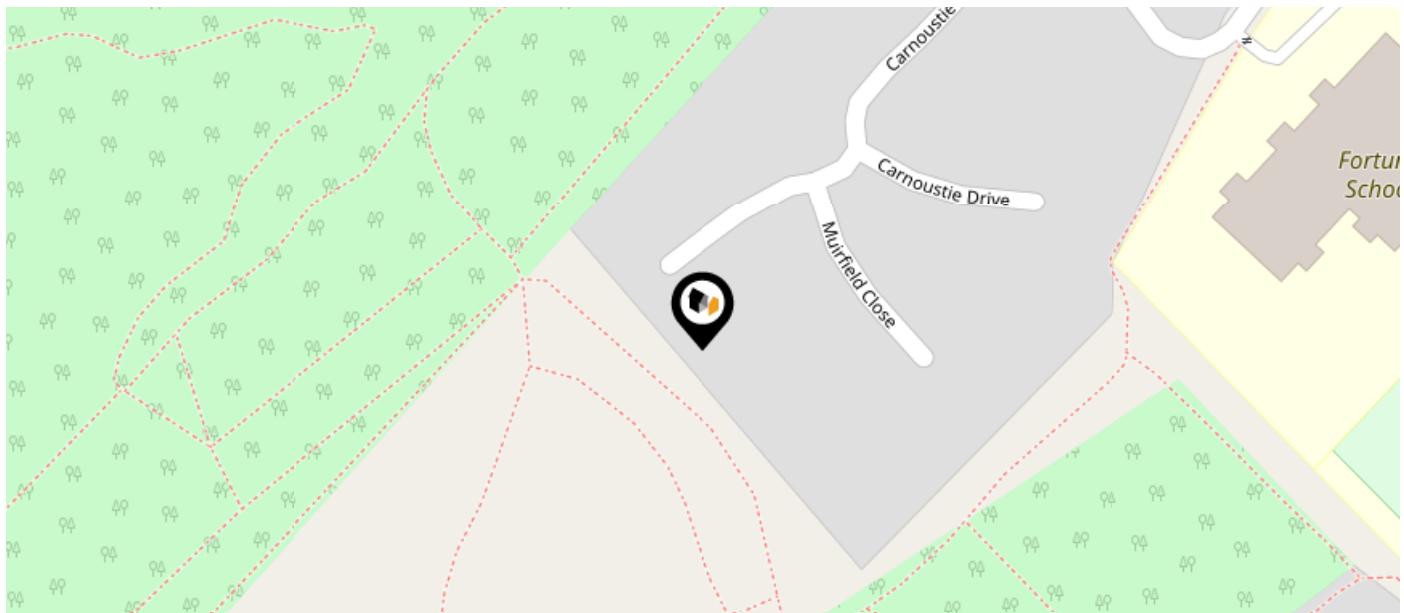
No data available.

# Maps

## Listed Buildings



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



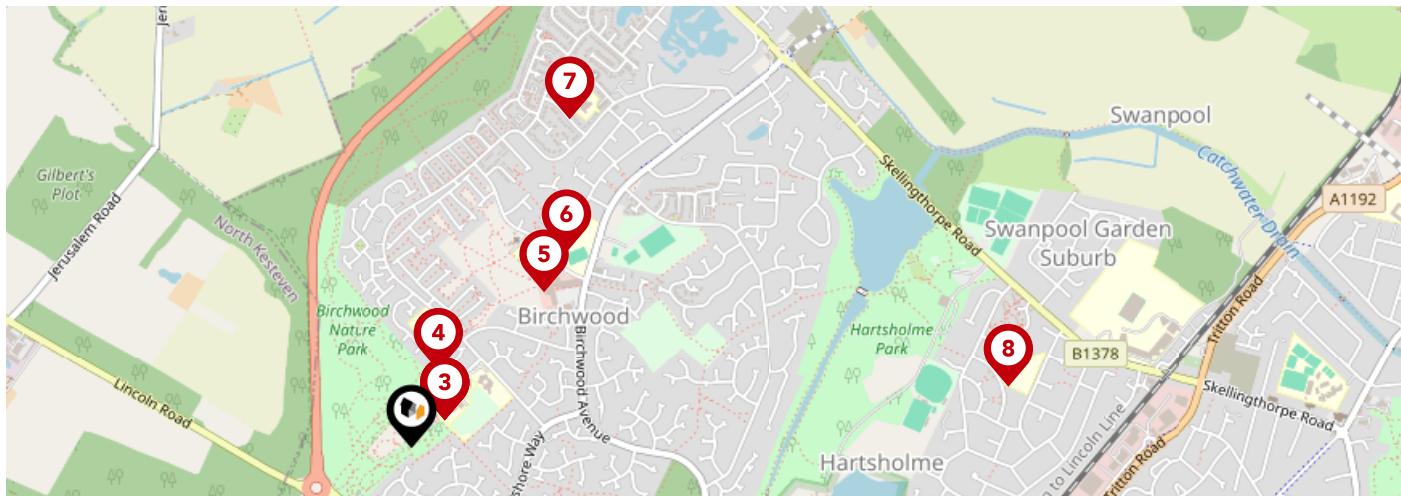
Listed Buildings in the local district

Grade

Distance

No data available.

# Area Schools



Nursery Primary Secondary College Private

<b>1</b>	<b>The Kingsdown Nursery School, Lincoln</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 80   Distance:0.1						
<b>2</b>	<b>Leslie Manser Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 240   Distance:0.1						
<b>3</b>	<b>Fortuna School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 80   Distance:0.1						
<b>4</b>	<b>St Hugh's Catholic Primary, A Voluntary Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 274   Distance:0.18						
<b>5</b>	<b>The Lancaster School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 115   Distance:0.45						
<b>6</b>	<b>Lincoln Birchwood Junior School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 255   Distance:0.55						
<b>7</b>	<b>Woodlands Infant and Nursery School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 106   Distance:0.81						
<b>8</b>	<b>Hartsholme Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 377   Distance:1.33						

# Area Schools



Nursery Primary Secondary College Private



## The Pilgrim School

Ofsted Rating: Good | Pupils: 4 | Distance: 1.33



## Skellingthorpe the Holt Primary School

Ofsted Rating: Good | Pupils: 186 | Distance: 1.45



## Ling Moor Primary Academy

Ofsted Rating: Outstanding | Pupils: 413 | Distance: 1.58



## The Priory City of Lincoln Academy

Ofsted Rating: Requires improvement | Pupils: 980 | Distance: 1.61



## North Kesteven Academy

Ofsted Rating: Requires improvement | Pupils: 659 | Distance: 1.79



## Fosse Way Academy

Ofsted Rating: Good | Pupils: 540 | Distance: 1.86



## The Priory Witham Academy

Ofsted Rating: Good | Pupils: 1110 | Distance: 1.88

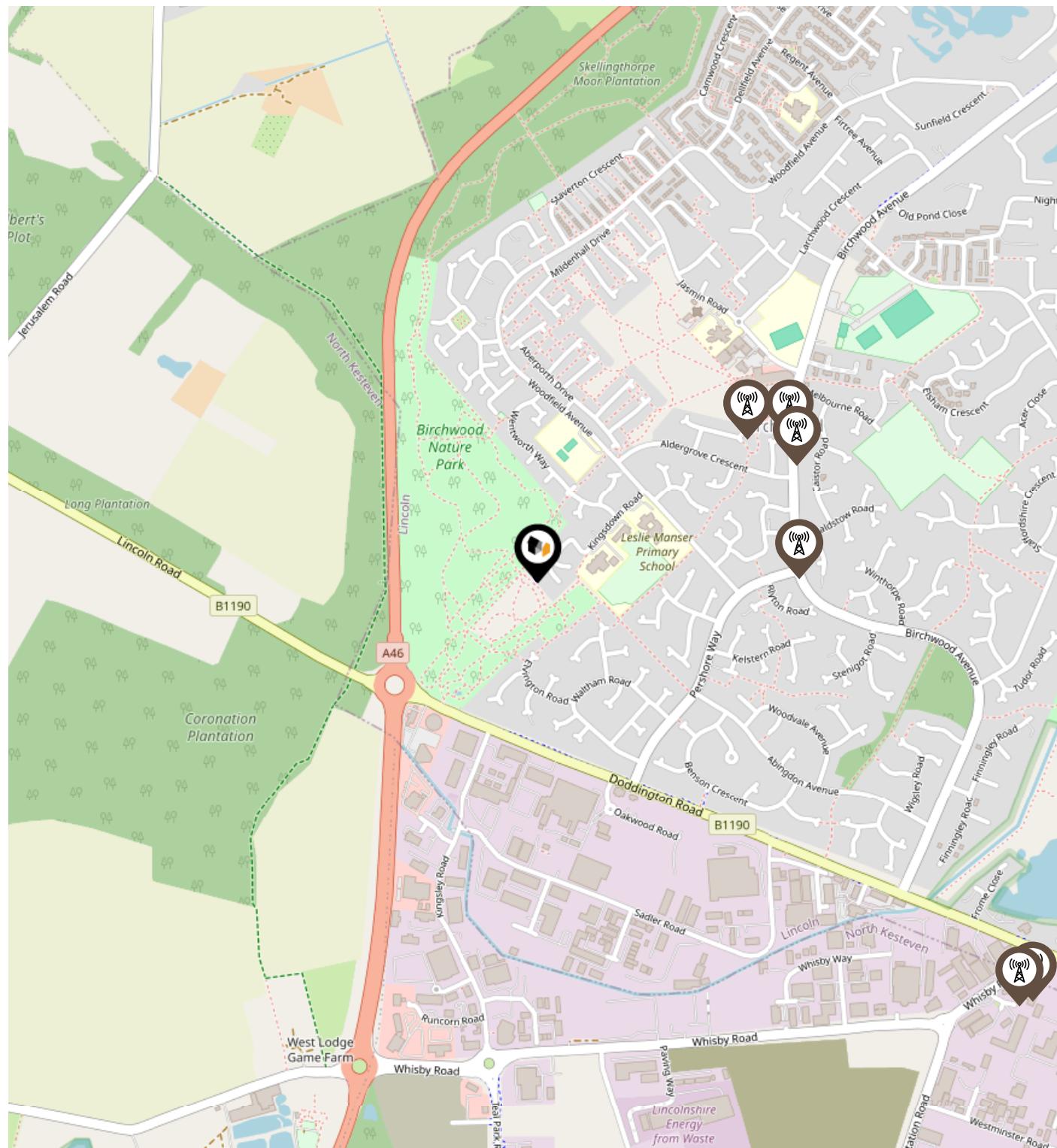


## St Lawrence Church of England Primary School

Ofsted Rating: Good | Pupils: 209 | Distance: 1.89



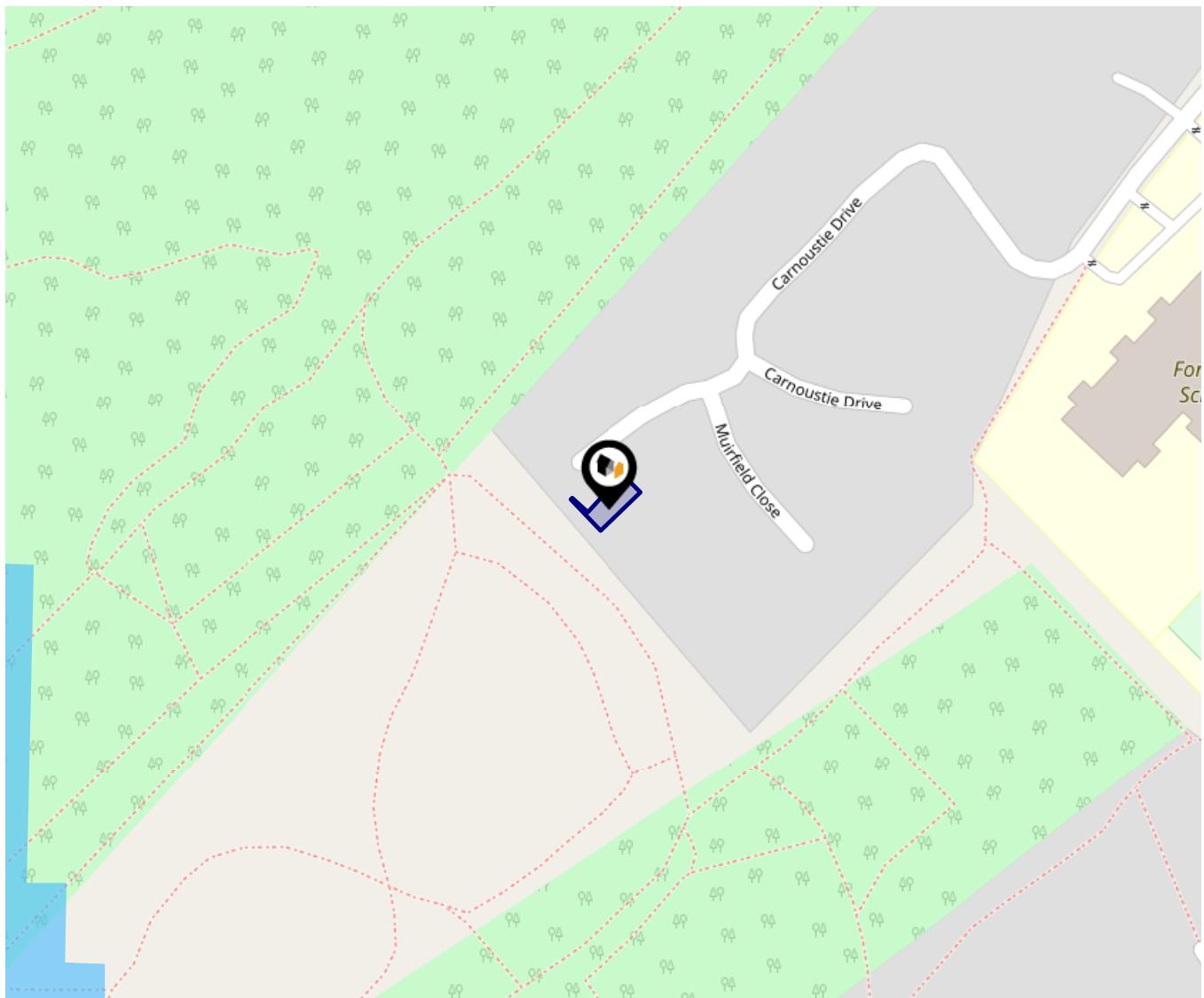
# Local Area Masts & Pylons



## 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:

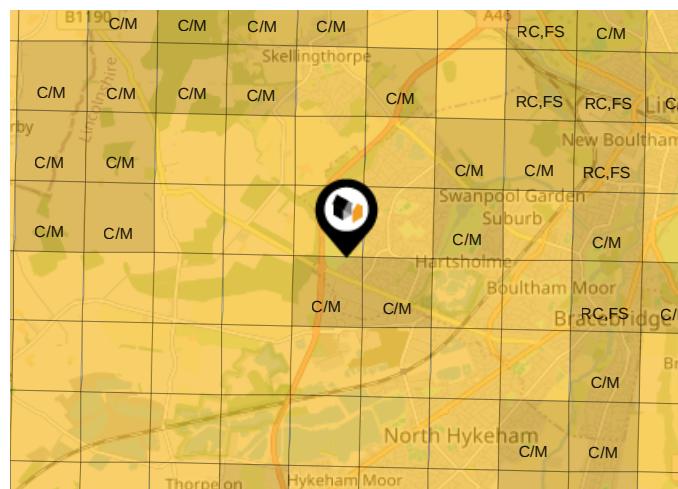
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment Soils & Clay



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

**Carbon Content:** NONE      **Soil Texture:** SAND TO SANDY LOAM  
**Parent Material Grain:** ARENACEOUS -      **Soil Depth:** DEEP  
**Soil Group:** RUDACEOUS  
LIGHT(SANDY) TO  
MEDIUM(SANDY)



## Primary Classifications (Most Common Clay Types)

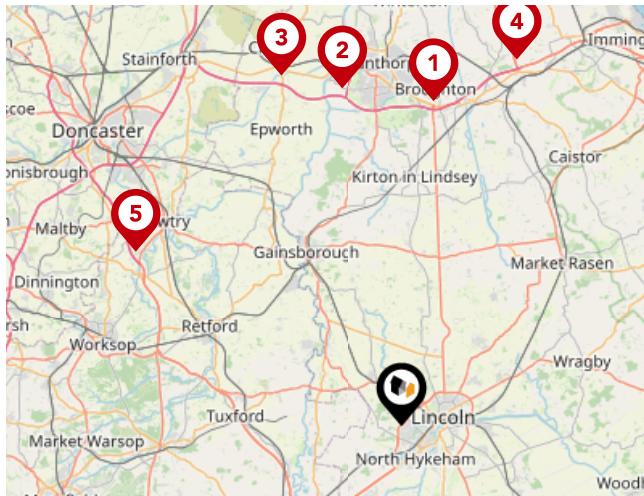
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	Hykeham Rail Station	1.2 miles
2	Lincoln Central Rail Station	3.19 miles
3	Lincoln Central Rail Station	3.21 miles



## Trunk Roads/Motorways

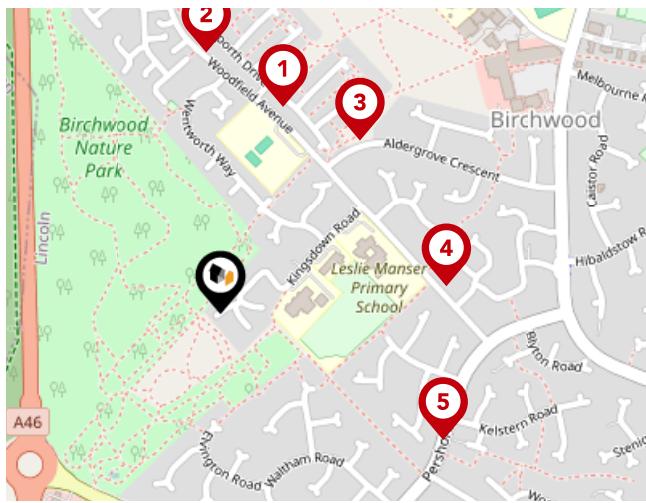
Pin	Name	Distance
1	M180 J4	23.18 miles
2	M180 J3	24.34 miles
3	M180 J2	26.23 miles
4	M180 J5	27.17 miles
5	A1(M) J34	22.56 miles



## Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	27.98 miles
2	Finningley	24.89 miles
3	East Mids Airport	39.96 miles
4	Leeds Bradford Airport	62.66 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Aberporth Drive	0.24 miles
2	Wentworth Way	0.29 miles
3	59 Aldergrove Crescent	0.25 miles
4	Silverstone Road	0.25 miles
5	Kelstern Road	0.28 miles

# Mundys

## About Us



### 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



# Agent **Disclaimer**



## 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.

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**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

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



Land Registry



Valuation Office  
Agency

