

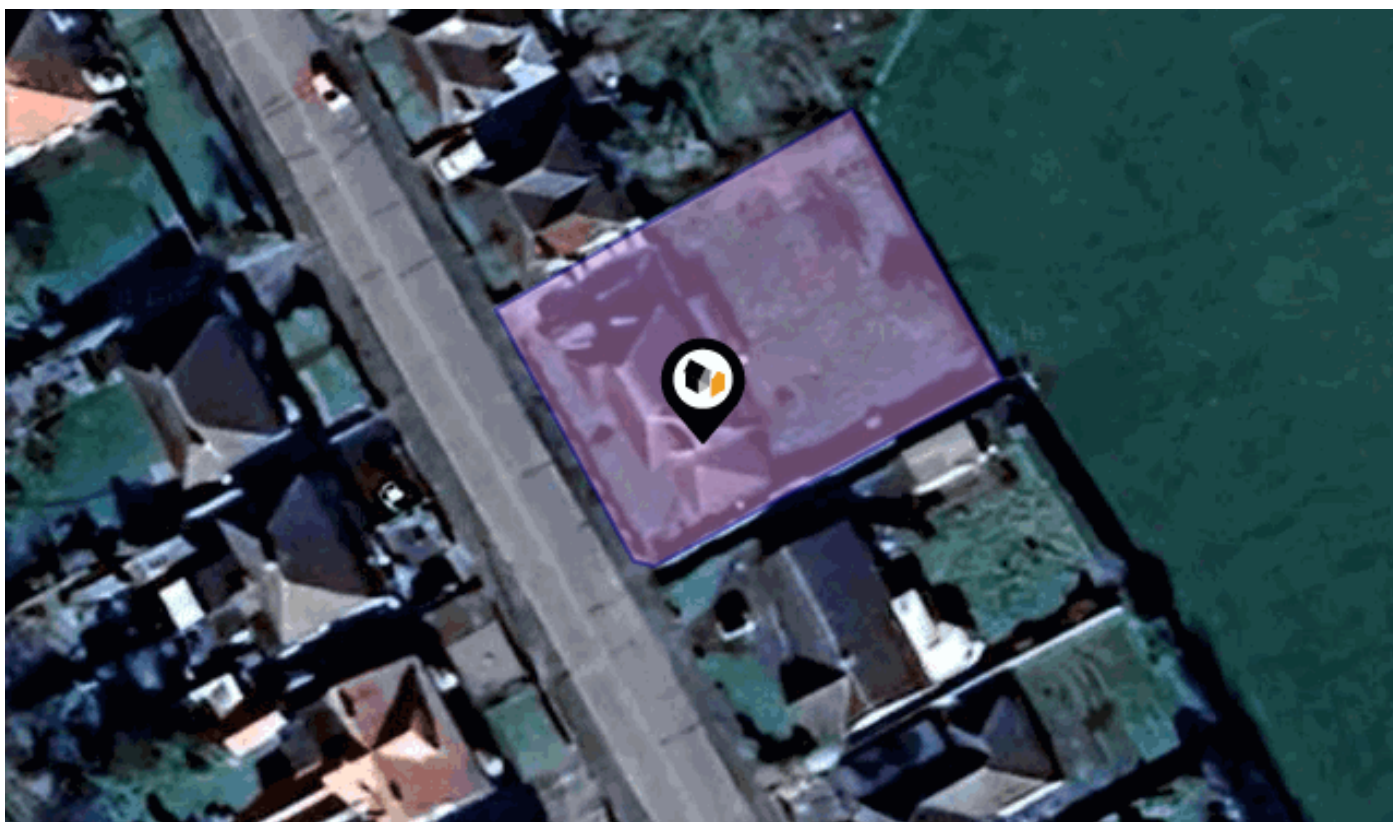


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 28<sup>th</sup> November 2024**



**WELLINGTON ROAD, MABLETHORPE, LN12**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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# Property Overview



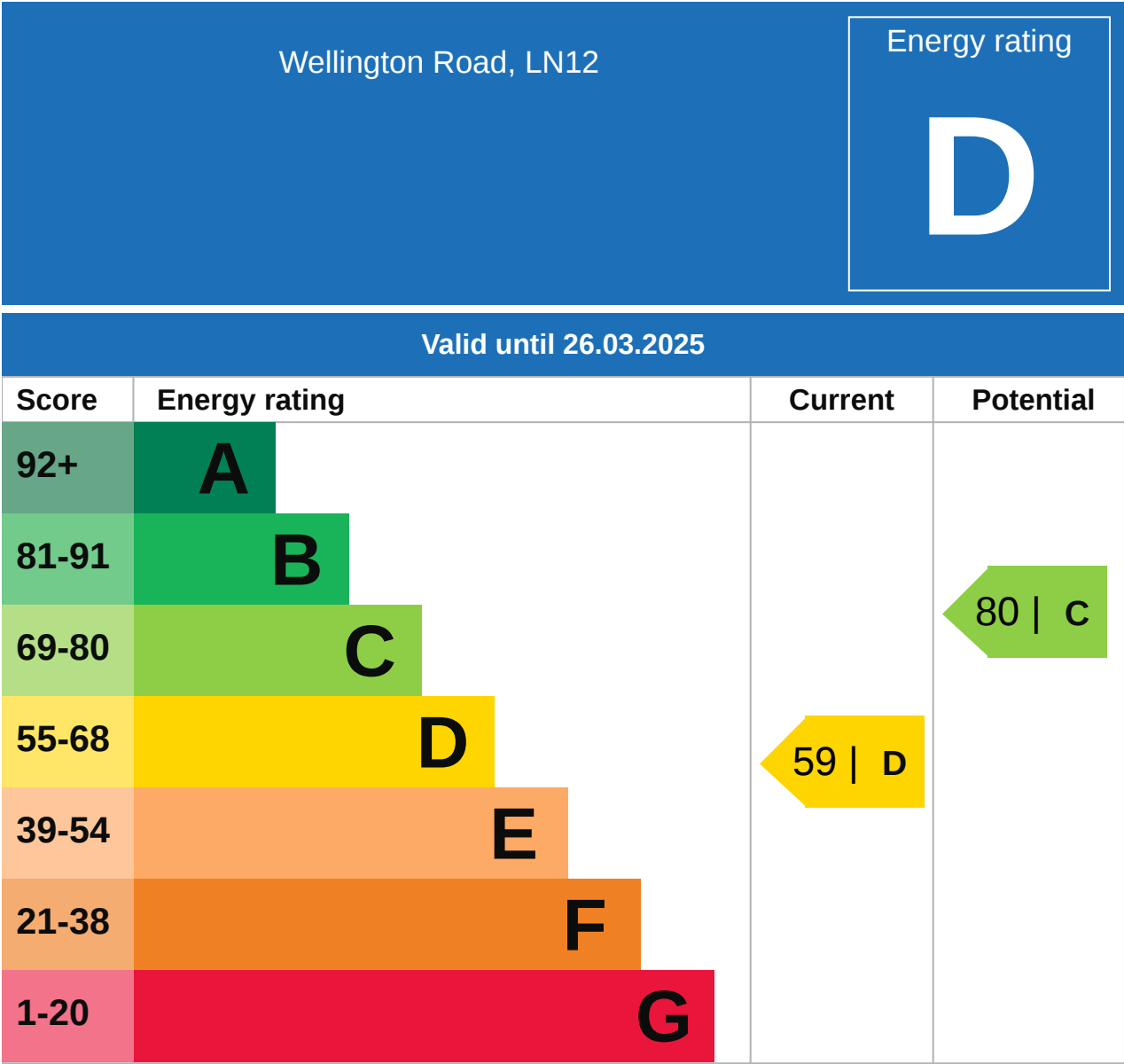
## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,829 ft <sup>2</sup> / 170 m <sup>2</sup>		
Plot Area:	0.21 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,129		
Title Number:	LL291676		

## Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Low	17 mb/s	80 mb/s	10000 mb/s
● Surface Water	Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

# Property EPC - Certificate

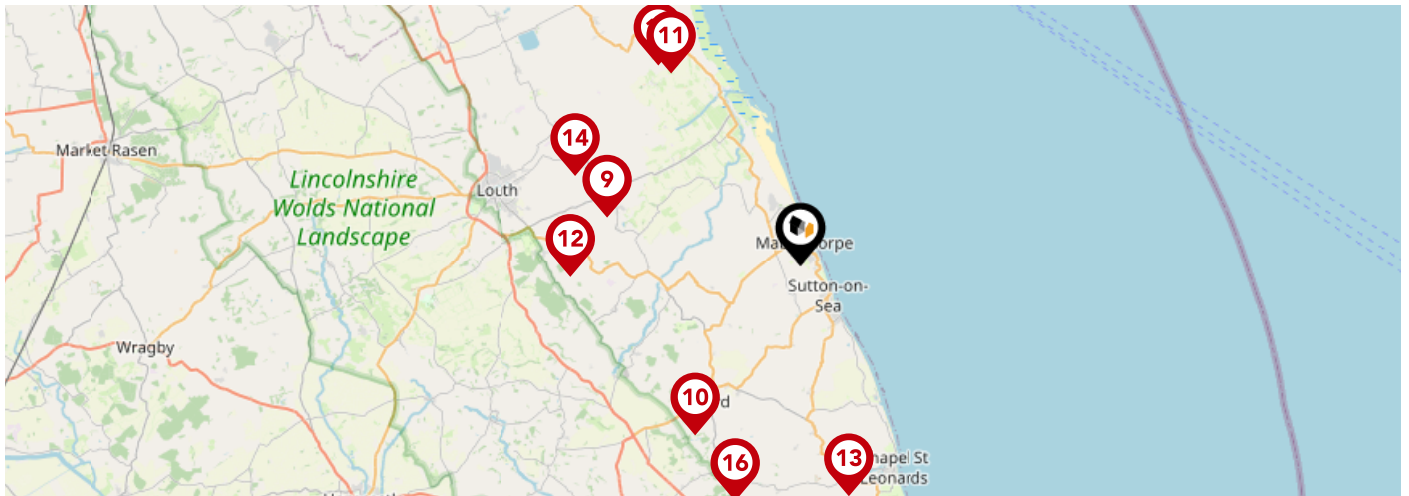










## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 270 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 25% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	170 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Mablethorpe Primary Academy</b> Ofsted Rating: Good   Pupils: 328   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Springwell Alternative Academy Mablethorpe</b> Ofsted Rating: Outstanding   Pupils: 32   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Theddlethorpe Academy</b> Ofsted Rating: Good   Pupils: 103   Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sutton-on-Sea Community Primary School</b> Ofsted Rating: Good   Pupils: 147   Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The St Margaret's Church of England School, Withern</b> Ofsted Rating: Good   Pupils: 68   Distance:4.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Huttoft Primary &amp; Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 178   Distance:5.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>John Spendluffe Foundation Technology College</b> Ofsted Rating: Good   Pupils: 626   Distance:6.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Alford Primary School</b> Ofsted Rating: Good   Pupils: 321   Distance:6.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

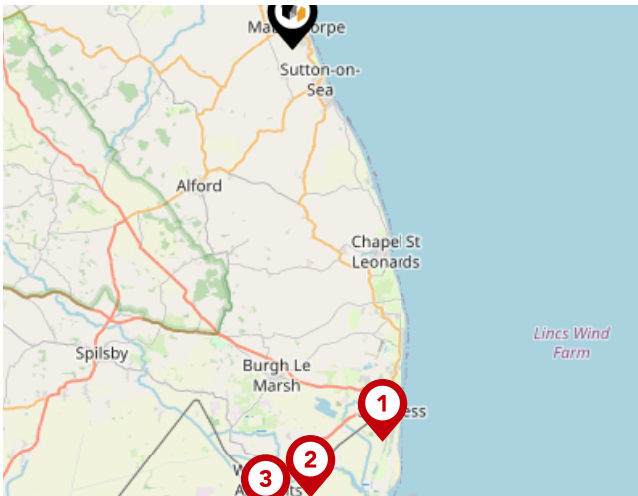


		Nursery	Primary	Secondary	College	Private
	<b>Grimoldby Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:7.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Elizabeth's Grammar Alford - A Selective Academy</b> Ofsted Rating: Good   Pupils: 529   Distance:7.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Somercotes CofE Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:8.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>East Wold Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 97   Distance:8.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hogthorpe Primary Academy</b> Ofsted Rating: Good   Pupils: 52   Distance:8.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Cockerington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 82   Distance:8.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Somercotes Academy</b> Ofsted Rating: Good   Pupils: 456   Distance:8.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Helena's Church of England Primary School, Willoughby</b> Ofsted Rating: Requires improvement   Pupils: 135   Distance:8.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



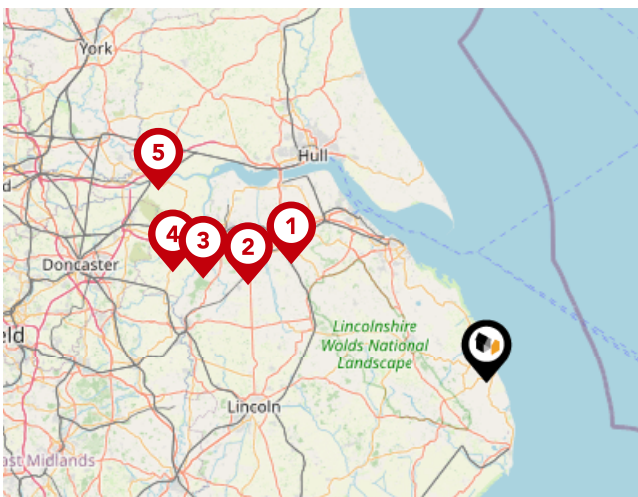
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Skegness Rail Station	14.3 miles
	Havenhouse Rail Station	15.93 miles
	Wainfleet Rail Station	16.62 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M180 J5	32.3 miles
	M180 J4	36.31 miles
	M180 J3	42.66 miles
	M180 J2	46.97 miles
	M62 J37	53.47 miles

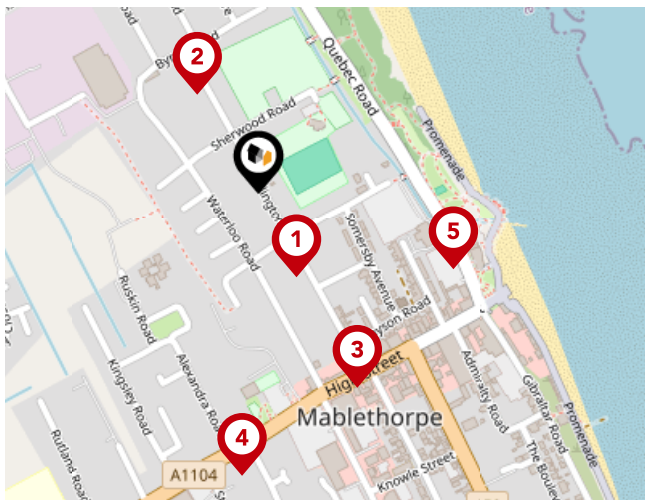


### Airports/Helipads

Pin	Name	Distance
	Humberside Airport	29.92 miles
	Finningley	53.14 miles
	East Mids Airport	75.06 miles
	Leeds Bradford Airport	86.64 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Queensway	0.1 miles
2	128 Wellington Road	0.13 miles
3	Tennyson Road	0.24 miles
4	Alexandra Road	0.31 miles
5	The Beck PH	0.23 miles

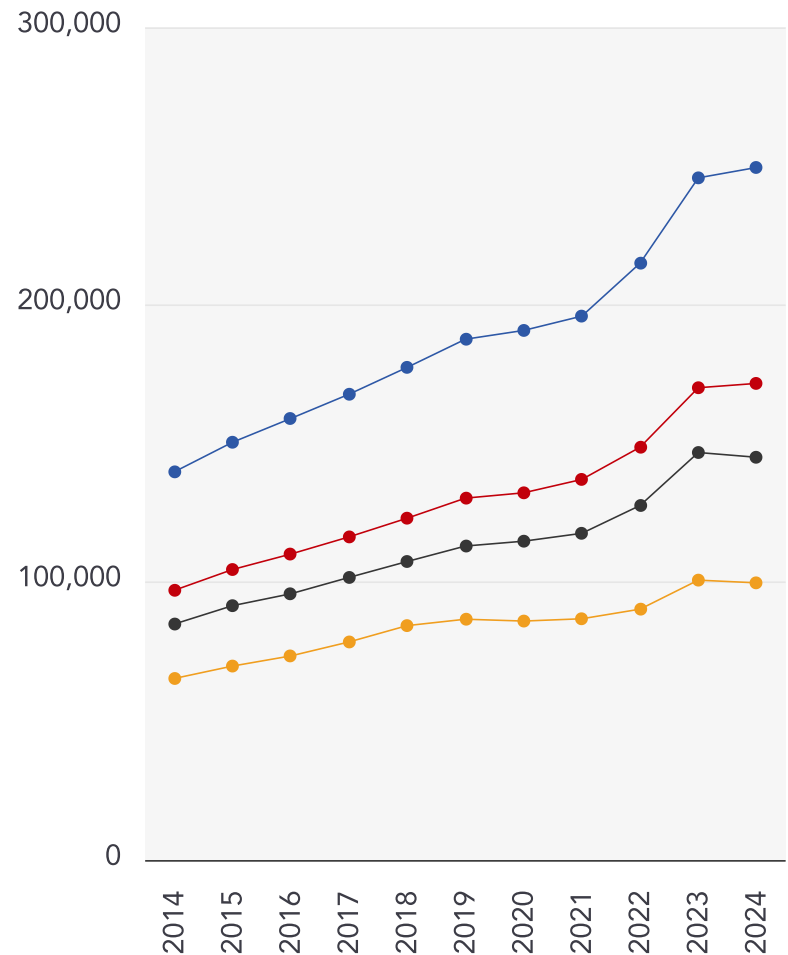


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in LN12



Detached

**+78.41%**

Semi-Detached

**+76.69%**

Terraced

**+70.66%**

Flat

**+52.67%**



## Mundys

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We offer an exceptional choice of properties within Lincoln and a 15 mile radius and have longer opening hours for convenient viewings.

We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

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

We have three offices within Lincolnshire, Lincoln City Centre on Silver Street and Museum Court, and on Queen Street, Market Rasen.

## Financial Services

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We are pleased to offer the services of our Specialist Mortgage Advisors at Mundys Financial Services. Mundys Financial Services have extensive experience in the mortgage industry and provide independent whole of market advice from our offices based in Lincoln and Market Rasen.



## Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving  
- MR AND MRS GHEST

## Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment.  
Please pass on my regards and thanks to all.  
Again another superb performance from Mundys  
MR FAHEY

## Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me to run through his report with me.  
MRS HARDWICKE



/Mundysuk



/mundysuk



/mundysuk



## 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

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