



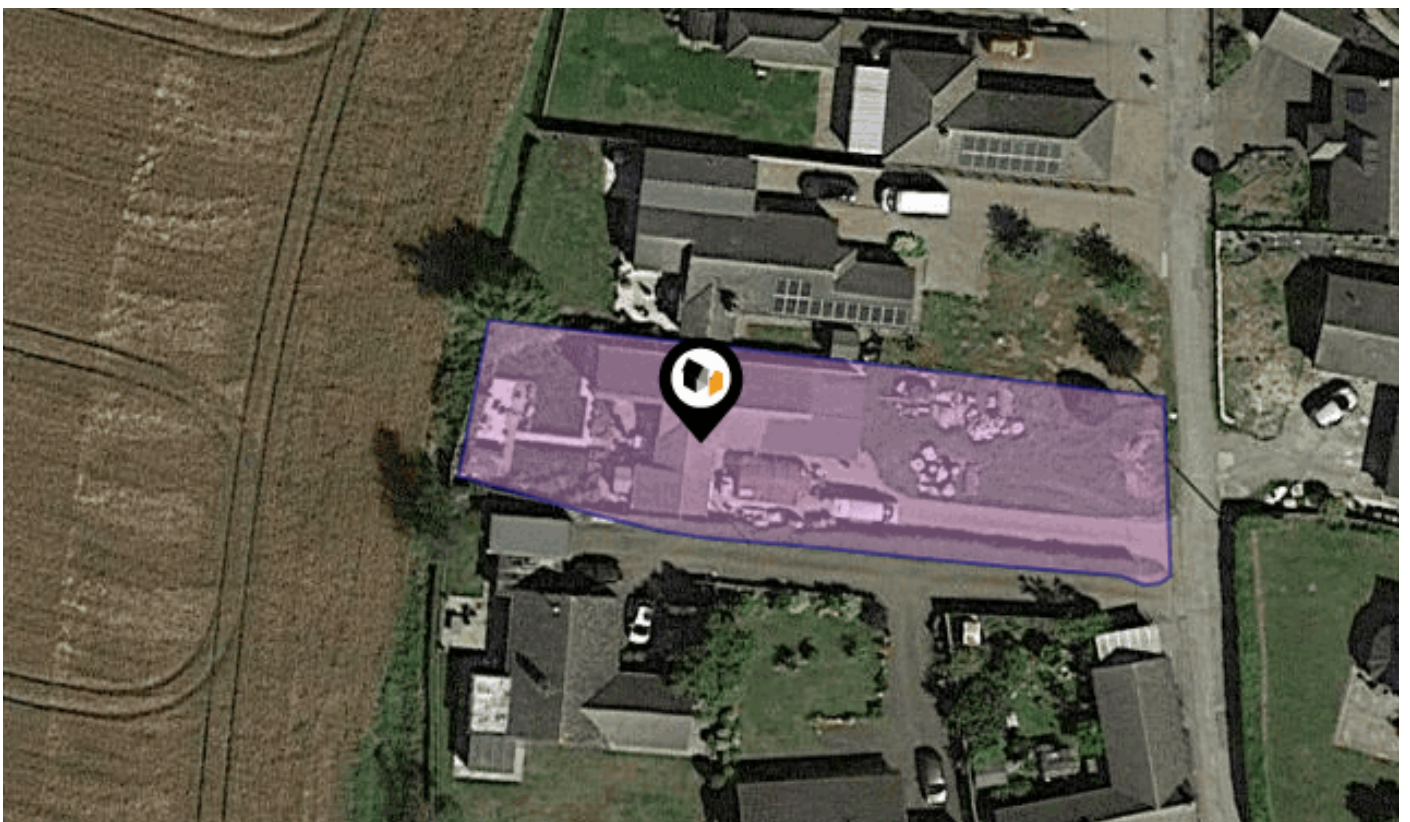
See More Online

Dear Homebuyer

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th March 2024



CHURCH LANE, EAGLE, LINCOLN, LN6

Price Estimate : £425,000

Darren Beckett and Partners

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Introduction

Our Comments



Dear Dear Homebuyer

Please find the Key Facts for Buyers report for 15 Church Lane, Eagle, Lincoln, LN6 9DJ.

We hope this is helpful and useful information for you.

If you have any questions or would like to arrange a viewing then please call us on **01522 275102**.

Kind regards

Darren Beckett & Stacey Bradley

Darren Beckett & Partners



Property

Type:	Detached	Last Sold £/ft²:	£286
Bedrooms:	4	Price Estimate:	£425,000
Floor Area:	1,377 ft ² / 128 m ²	Tenure:	Freehold
Plot Area:	0.21 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,769		
Title Number:	LL390940		
UPRN:	100032089584		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		4	66	-
● Rivers & Seas	Very Low	mb/s	mb/s	mb/s
● Surface Water	Very Low			



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *15, Church Lane, Eagle, Lincoln, LN6 9DJ*

Reference - 19/0443/HOUS	
Decision:	Decided
Date:	05th July 2019
Description:	Demolition of existing garage and erection of single storey extensions to front, side and rear (with new integral garage) and erection of extension to side with 1st floor living accommodation including rear dormer.

Reference - 19/0443/HOUS	
Decision:	Decided
Date:	04th April 2019
Description:	Demolition of existing garage and erection of single storey extensions to front, side and rear (with new integral garage) and erection of extension to side with 1st floor living accommodation including rear dormer.

Property EPC - Certificate



Eagle, LINCOLN, LN6

Energy rating

D

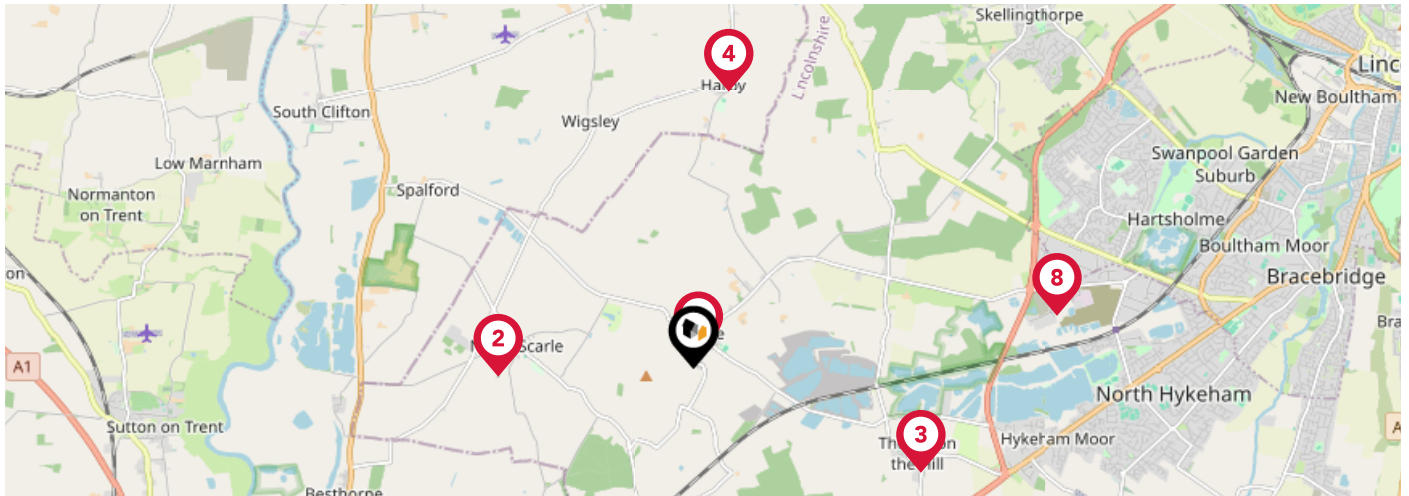
Valid until 09.11.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

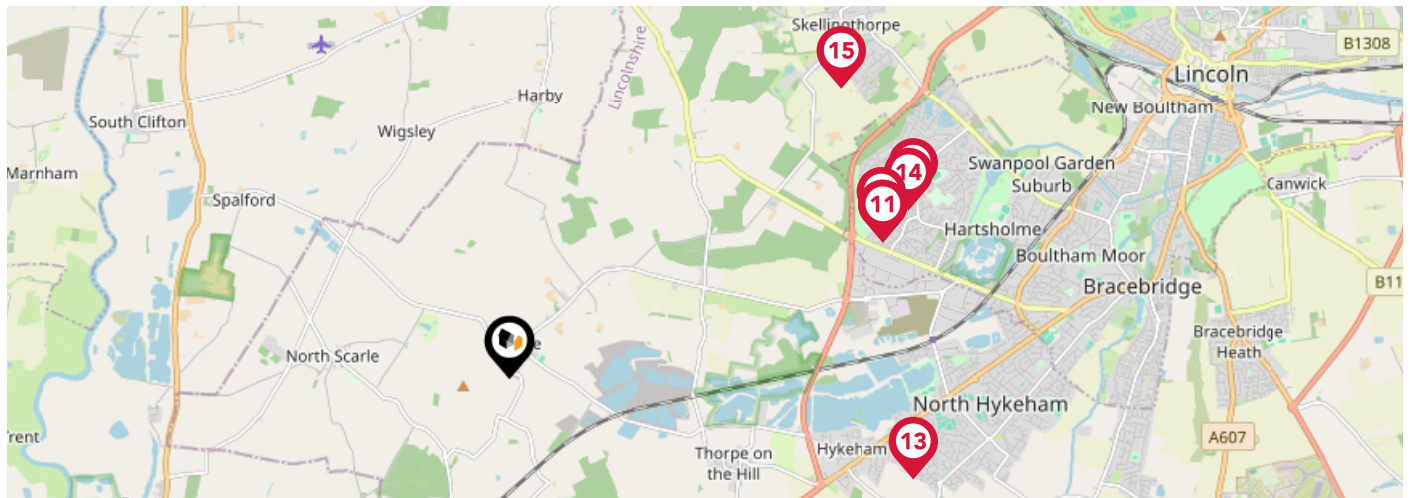
Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 85% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	128 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Eagle Community Primary School Ofsted Rating: Good Pupils: 71 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	North Scarle Primary School Ofsted Rating: Requires Improvement Pupils: 46 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The St Michael's Church of England Primary School, Thorpe on the Hill Ofsted Rating: Good Pupils: 186 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Queen Eleanor Primary School Ofsted Rating: Good Pupils: 48 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Swinderby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 79 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kisimul School Ofsted Rating: Good Pupils: 54 Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Witham St Hughs Academy Ofsted Rating: Outstanding Pupils: 394 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	George Johnson Education Centre Ofsted Rating: Not Rated Pupils: 4 Distance:3.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

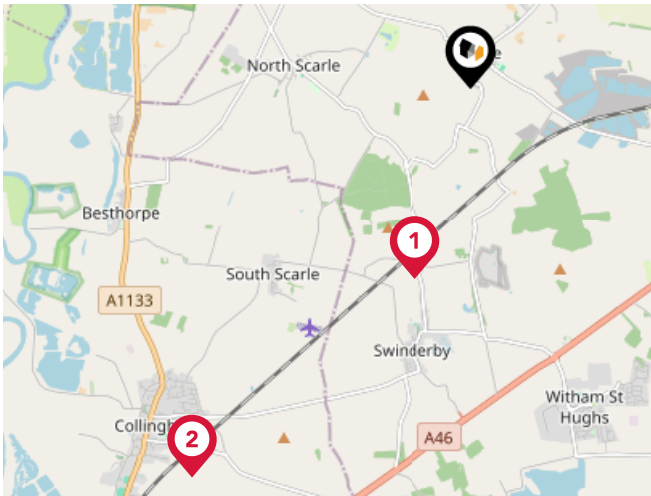
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 87 Distance:3.53</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Leslie Manser Primary School Ofsted Rating: Good Pupils: 254 Distance:3.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:3.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Saint Hugh's Catholic Primary Voluntary Academy, Lincoln Ofsted Rating: Outstanding Pupils: 273 Distance:3.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Manor Farm Academy Ofsted Rating: Good Pupils: 121 Distance:3.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Lancaster School Ofsted Rating: Good Pupils: 138 Distance:3.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 190 Distance:3.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Lincoln Birchwood Junior School Ofsted Rating: Good Pupils: 307 Distance:3.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

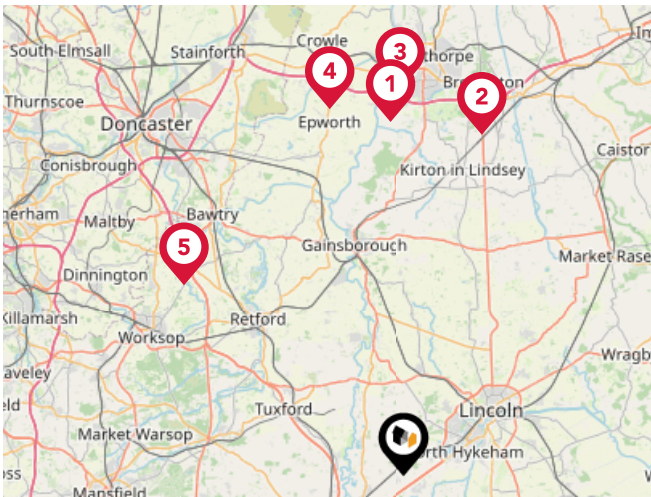
Area

Transport (National)



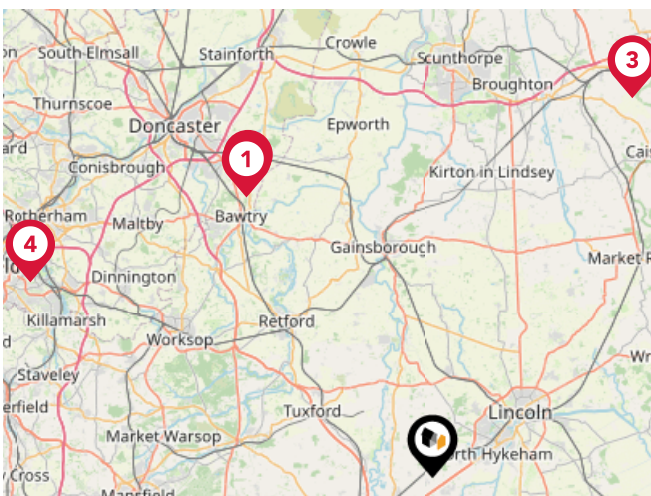
National Rail Stations

Pin	Name	Distance
	Swinderby Rail Station	1.77 miles
	Collingham Rail Station	4.25 miles
	Hykeham Rail Station	3.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J3	25.13 miles
	M180 J4	24.83 miles
	M181 J0	27.27 miles
	M180 J2	26.49 miles
	A1(M) J34	20.67 miles

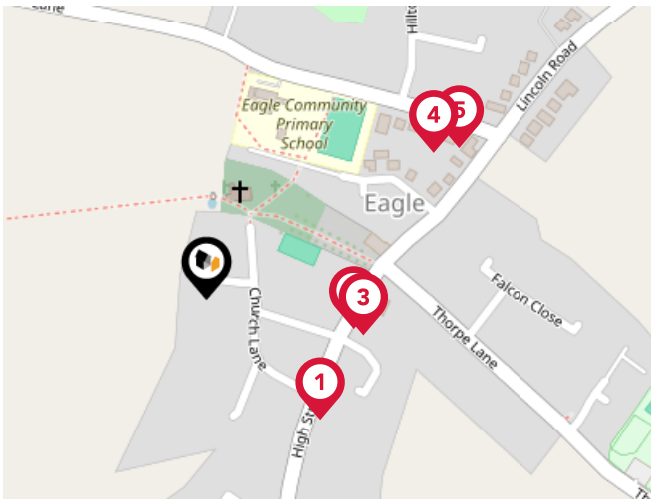


Airports/Helipads

Pin	Name	Distance
	Robin Hood Doncaster Sheffield Airport	23.82 miles
	Robin Hood Doncaster Sheffield Airport	24.08 miles
	Humberside Airport	30.38 miles
	Sheffield City Airport	31.81 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Demand Responsive Area	0.09 miles
2	Post Office	0.08 miles
3	Post Office	0.09 miles
4	Hilltop Close	0.15 miles
5	Hilltop Close	0.16 miles

Market

Sold in Street



5, Church Lane, Lincoln, LN6 9DJ					Detached House
Last Sold Date:	29/09/2021	17/04/2003			
Last Sold Price:	£295,000	£128,000			
21, Church Lane, Lincoln, LN6 9DJ					Detached House
Last Sold Date:	25/08/2020	17/07/2015	20/08/2007	26/06/2002	
Last Sold Price:	£310,000	£225,000	£194,950	£105,000	
17, Church Lane, Lincoln, LN6 9DJ					Detached House
Last Sold Date:	14/08/2019	08/07/2005			
Last Sold Price:	£325,000	£160,000			
15, Church Lane, Lincoln, LN6 9DJ					Detached House
Last Sold Date:	29/04/2019				
Last Sold Price:	£250,000				
12, Church Lane, Lincoln, LN6 9DJ					Detached House
Last Sold Date:	08/05/2018				
Last Sold Price:	£280,000				
19, Church Lane, Lincoln, LN6 9DJ					Detached House
Last Sold Date:	20/02/2017	31/05/2011	25/08/2005		
Last Sold Price:	£260,000	£215,000	£200,000		
2 Church Farm Cottages, Church Lane, Lincoln, LN6 9DJ					Semi-detached House
Last Sold Date:	18/12/2015				
Last Sold Price:	£265,000				
6, Church Lane, Lincoln, LN6 9DJ					Semi-detached House
Last Sold Date:	13/12/2012	18/02/2008			
Last Sold Price:	£60,000	£86,000			
1, Church Lane, Lincoln, LN6 9DJ					Detached House
Last Sold Date:	07/12/2011	28/04/2006	02/02/1998		
Last Sold Price:	£243,500	£239,000	£108,000		
1, Church Farm Cottages, Church Lane, Lincoln, LN6 9DJ					Flat-maisonette House
Last Sold Date:	10/08/2007				
Last Sold Price:	£165,000				
11, Church Lane, Lincoln, LN6 9DJ					Detached House
Last Sold Date:	22/10/1999				
Last Sold Price:	£50,000				
7, Church Lane, Lincoln, LN6 9DJ					Detached House
Last Sold Date:	11/05/1999				
Last Sold Price:	£76,000				

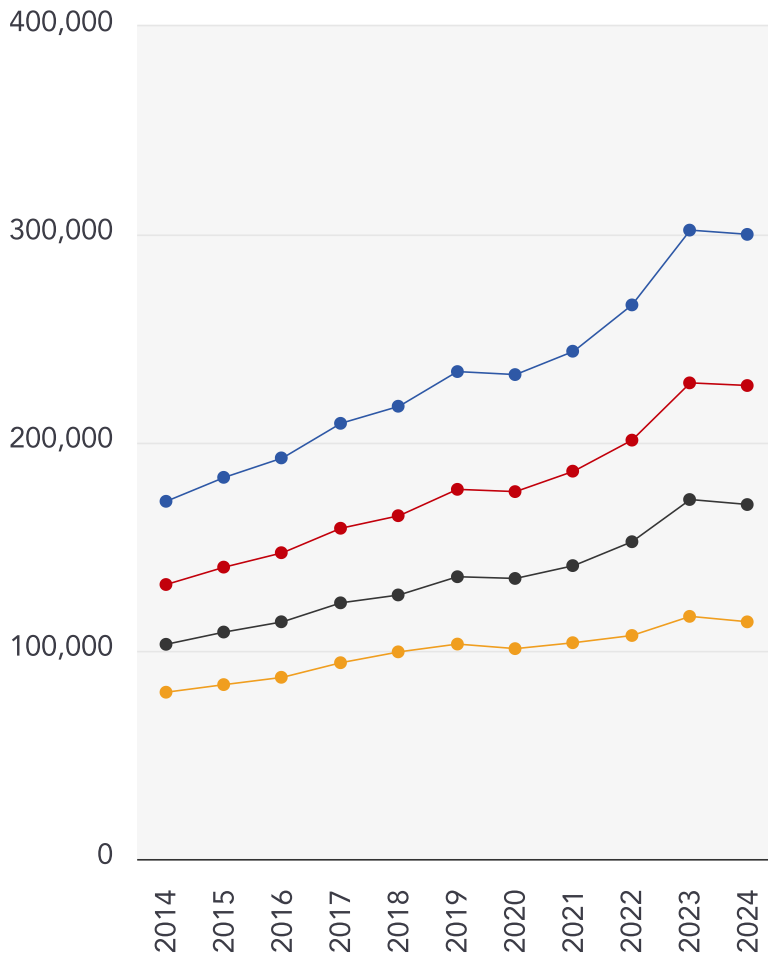
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN6



Detached

+74.63%

Semi-Detached

+72.49%

Terraced

+65.1%

Flat

+42.2%



Darren Beckett and Partners

Every agent has access to all the tools to help you sell or let your property. How they use those tools may give you a very different outcome.

Our team is here to give you the same honest and transparent advice they would give to their friends and family.

We take the stress out of moving by offering a real personal service that focuses on the needs & wants of all our clients. We believe that selling your home should be an enjoyable experience. Whether we're offering initial move advice or just having a friendly chat, we want to be there for you round the clock.

Running our own business puts us in a position to take full responsibility for every decision made, thus enabling us to deliver a truly bespoke service to you.

From the moment we chat, to the moment you appoint us, every detail is carefully handled. From showcasing and exposing your ho

Testimonial 1



Would like to thank Darren for his help in our house sale, both very professional and very easy to contact with any queries. Would thoroughly recommend him to friends and family and we would definitely use him for any future property sales, thanks again!

Testimonial 2



Darren sold my house for me and was professional, helpful and went the extra mile. Highly recommend to anyone. Keep up the good work.

Testimonial 3



We have used Darren twice now, and we have had fantastic service each time. Very professional, knowledgeable, and got the price we wanted. Highly recommend.



/DarrenBeckettEstateAgent



/darrenbeckett_estateagent



/in/darren-beckett-estate-agent-covering-lincoln-and-the-villages-57b2a150/

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Darren Beckett and Partners

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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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