



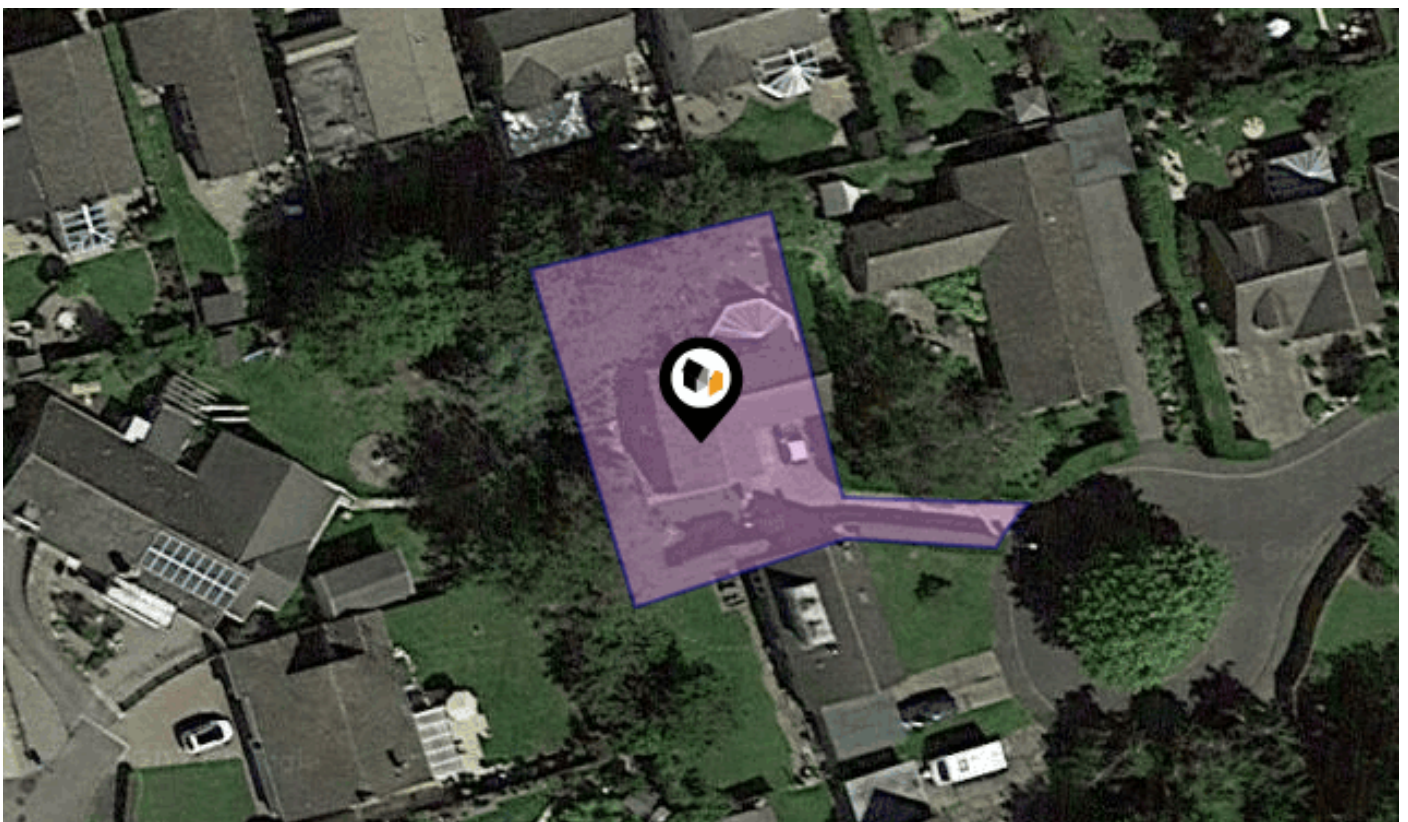
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Homemover

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th January 2024



CHESTNUT CLOSE, SUDBROOKE, LINCOLN, LN2

Darren Beckett and Partners

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Introduction

Our Comments



Dear Homemover

Please find the Key Facts for Buyers report for 8 Chestnut Close, Sudbrooke, Lincoln, LN2 2RD.

We hope this is helpful and useful information for you.

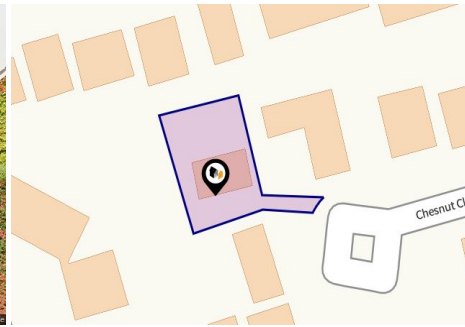
If you have any questions or would like to arrange a viewing then please call us on **01522 275102**.

Kind regards

Darren Beckett

Darren Beckett & Partners

Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£119
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,002 ft ² / 186 m ²		
Plot Area:	0.15 acres		
Council Tax :	Band E		
Annual Estimate:	£2,458		
Title Number:	LL60953		
UPRN:	200001150723		

Local Area

Local Authority:	West Lindsey
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Sudbrooke, LN2

Energy rating

D

Valid until 31.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

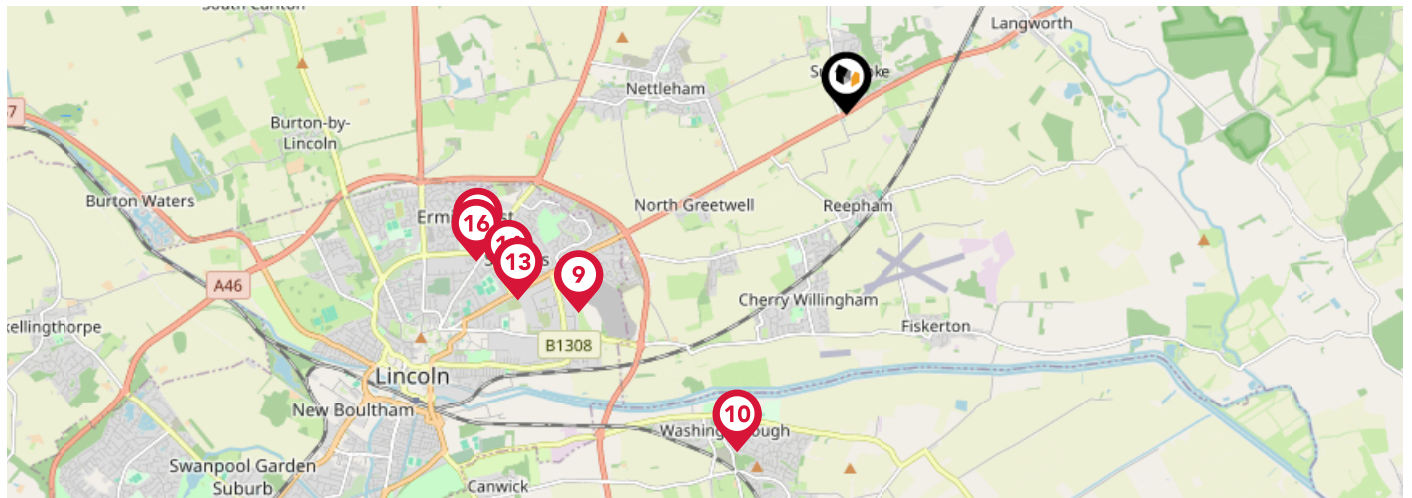
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	To unheated space, no insulation (assumed)
Total Floor Area:	186 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Elison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 279 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Reepham Church of England Primary School Ofsted Rating: Outstanding Pupils: 195 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 260 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 242 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Nettleham Infant and Nursery School Ofsted Rating: Outstanding Pupils: 187 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cherry Willingham Primary Academy Ofsted Rating: Requires Improvement Pupils: 214 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Dunholme St Chad's Church of England Primary School Ofsted Rating: Good Pupils: 218 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	William Farr CofE Comprehensive School Ofsted Rating: Outstanding Pupils: 1435 Distance:2.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

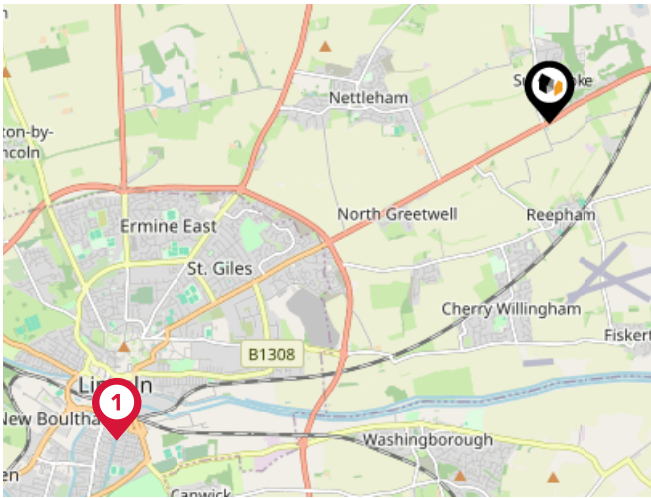
Area Schools






		Nursery	Primary	Secondary	College	Private
	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 417 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Washingborough Academy Ofsted Rating: Good Pupils: 275 Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 352 Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles Academy Ofsted Rating: Inadequate Pupils: 412 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 121 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 37 Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ermine Primary Academy Ofsted Rating: Inadequate Pupils: 439 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of Lincoln Catholic Primary School Ofsted Rating: Good Pupils: 200 Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

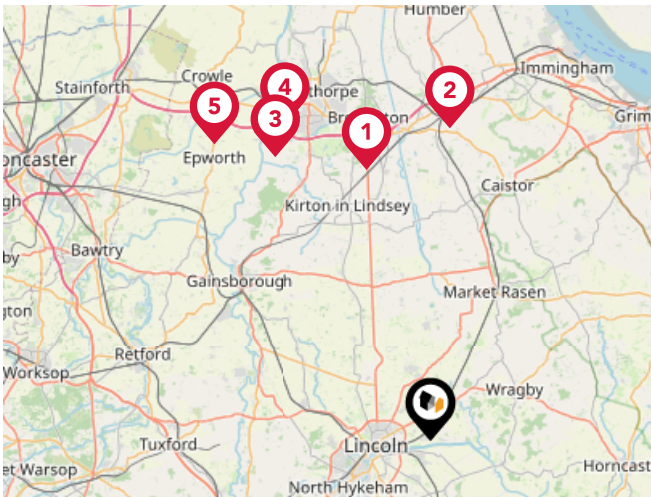
Area

Transport (National)








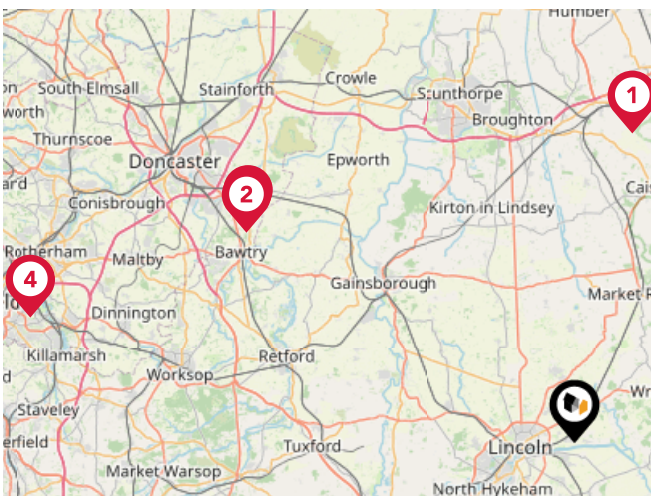
National Rail Stations

Pin	Name	Distance
	Lincoln Central Rail Station	4.75 miles
	Hykeham Rail Station	8.04 miles
	Saxilby Rail Station	8.96 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	19.72 miles
	M180 J5	22.08 miles
	M180 J3	22.91 miles
	M181 J0	24.54 miles
	M180 J2	25.93 miles

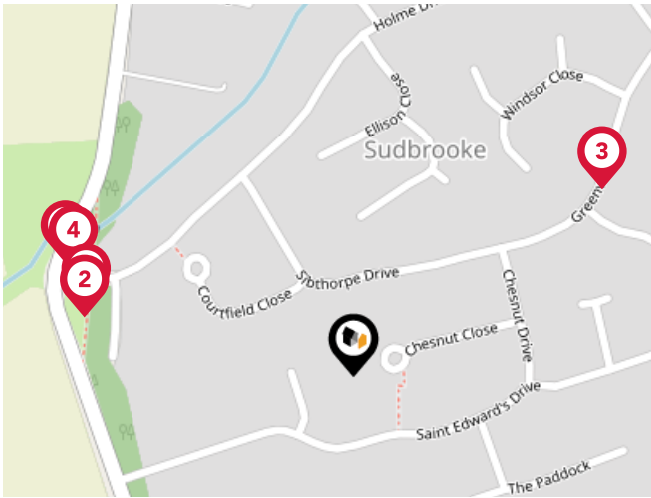


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	22.25 miles
	Robin Hood Doncaster Sheffield Airport	27.56 miles
	Robin Hood Doncaster Sheffield Airport	27.69 miles
	Sheffield City Airport	39.64 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beech Close	0.15 miles
2	Beech Close	0.15 miles
3	Windsor Close	0.17 miles
4	Holme Drive	0.17 miles
5	Holme Drive	0.17 miles

Market

Sold in Street



2, Chestnut Close, Lincoln, LN2 2RD					Detached House
Last Sold Date:	26/03/2021				
Last Sold Price:	£304,000				
7, Chestnut Close, Lincoln, LN2 2RD					Detached House
Last Sold Date:	14/10/2011	09/07/2007	08/12/2005	08/04/2002	
Last Sold Price:	£218,000	£235,000	£223,000	£116,000	
8, Chestnut Close, Lincoln, LN2 2RD					Detached House
Last Sold Date:	04/06/2008	26/02/2004	15/05/2002		
Last Sold Price:	£240,000	£205,000	£139,500		
12a, Chestnut Close, Lincoln, LN2 2RD					Detached House
Last Sold Date:	28/04/2005				
Last Sold Price:	£196,000				
10, Chestnut Close, Lincoln, LN2 2RD					Detached House
Last Sold Date:	17/09/2001				
Last Sold Price:	£97,500				
6, Chestnut Close, Lincoln, LN2 2RD					Detached House
Last Sold Date:	28/04/1995				
Last Sold Price:	£68,950				

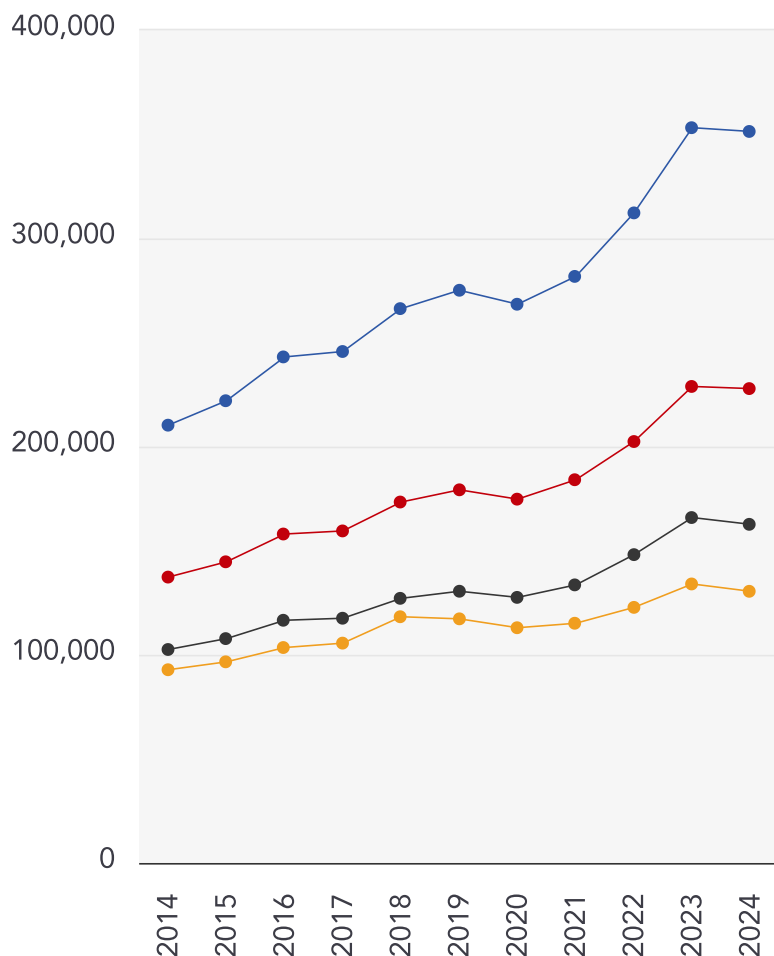
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN2



Detached

+67.09%

Semi-Detached

+65.93%

Terraced

+58.63%

Flat

+40.58%



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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Valuation Office
Agency

