



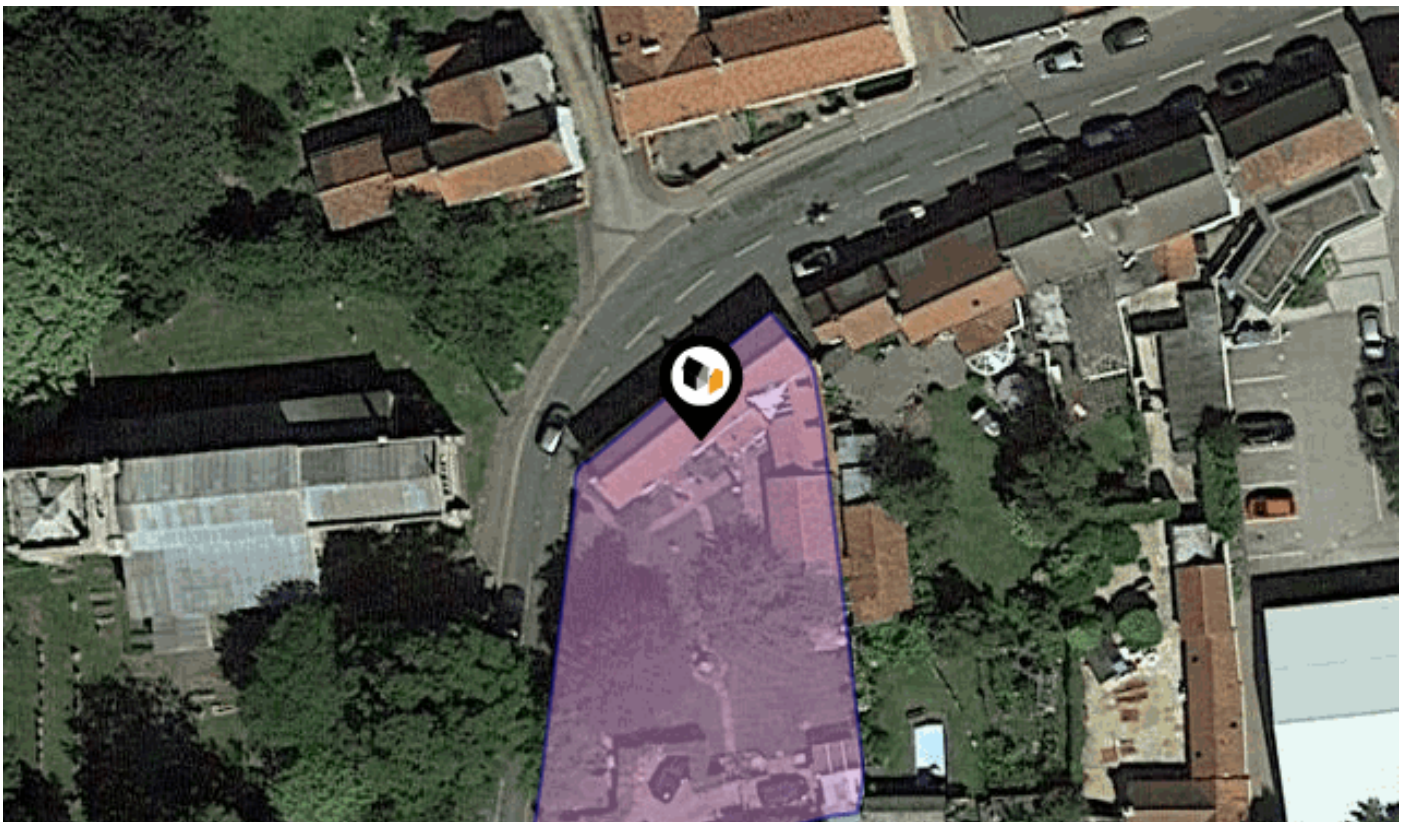
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Homemover

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd May 2024



CHURCH STREET, NETTLEHAM, LINCOLN, LN2

Price Estimate : £500,000

Darren Beckett and Partners

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Introduction

Our Comments



Dear Homemover

Please find the Key Facts for Buyers report for 11 Church Street, Nettleham, Lincoln, LN2 2PD.

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:	£56
Bedrooms:	4	Price Estimate:	£500,000
Floor Area:	2,303 ft ² / 214 m ²	Tenure:	Freehold
Plot Area:	0.22 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,699		
Title Number:	LL153168		
UPRN:	100030961909		

Local Area

Local Authority:	West lindsey
Conservation Area:	Nettleham
Flood Risk:	
● Rivers & Seas	Medium
● Surface Water	Low

Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *11, Church Street, Nettleham, Lincoln, LN2 2PD*

Reference - 122751
Decision: Decided
Date: 26th July 2008
Description: Listed building consent for the restoration of boundary wall.

Reference - M02/P/0109
Decision: Decided
Date: 06th February 2002
Description: PLANNING APPLICATION TO ERECT GARDEN ROOM

Reference - M02/P/0110
Decision: Decided
Date: 06th February 2002
Description: LISTED BUILDING CONSENT TO DEMOLISH PART OF BUILDING AND ERECT GARDEN ROOM

Property EPC - Certificate



Church Street, Nettleham, LN2

Energy rating

D

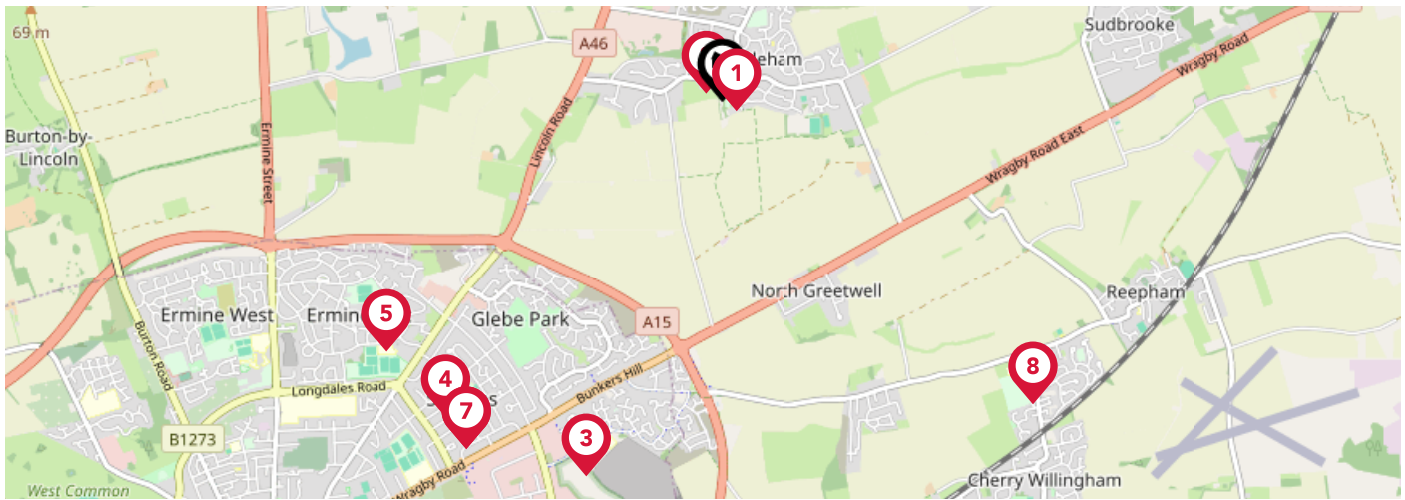
Valid until 02.12.2028

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

Additional EPC Data

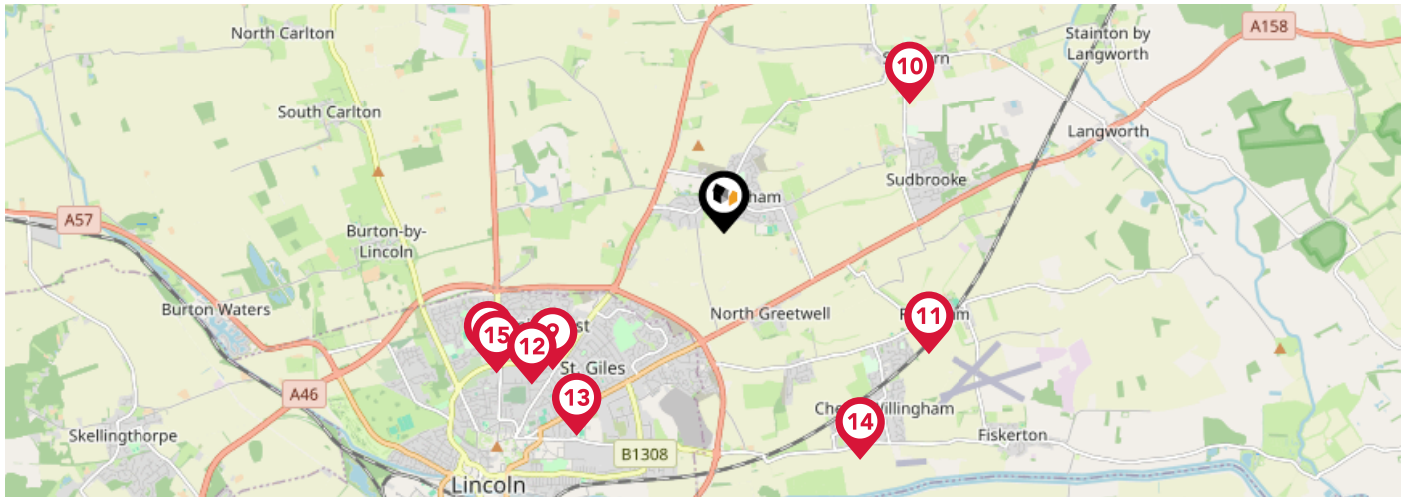
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Secondary glazing
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
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 49% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	214 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 242 Distance:0.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 The Nettleham Infant and Nursery School Ofsted Rating: Outstanding Pupils: 187 Distance:0.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 417 Distance:1.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 37 Distance:1.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Ermine Primary Academy Ofsted Rating: Inadequate Pupils: 439 Distance:1.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 121 Distance:1.92</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Giles Academy Ofsted Rating: Inadequate Pupils: 412 Distance:1.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 The Priory Pembroke Academy Ofsted Rating: Good Pupils: 260 Distance:1.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

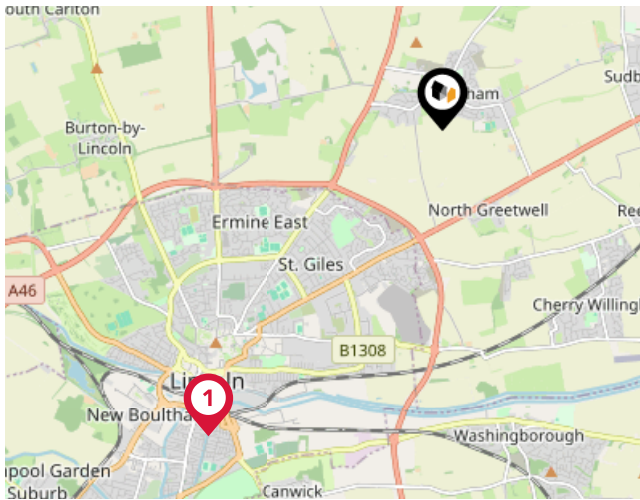
Area Schools



		Nursery	Primary	Secondary	College	Private
	Our Lady of Lincoln Catholic Primary School Ofsted Rating: Good Pupils: 200 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 279 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reepham Church of England Primary School Ofsted Rating: Outstanding Pupils: 195 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle Futures Ofsted Rating: Good Pupils: 7 Distance:2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1208 Distance:2.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Willingham Primary Academy Ofsted Rating: Requires Improvement Pupils: 214 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Castle Academy Ofsted Rating: Inadequate Pupils: 889 Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 156 Distance:2.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

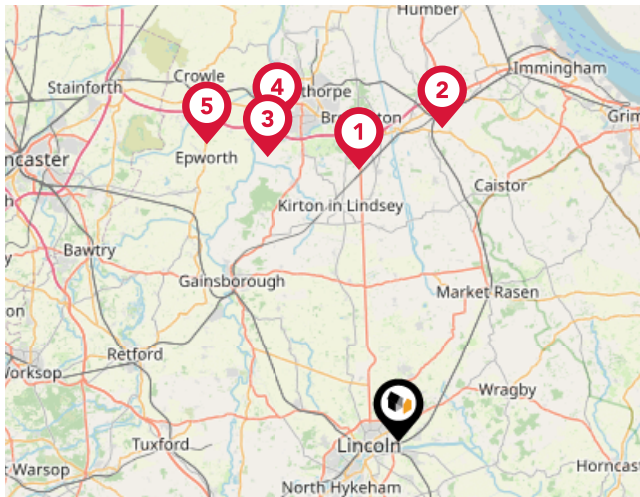
Area

Transport (National)



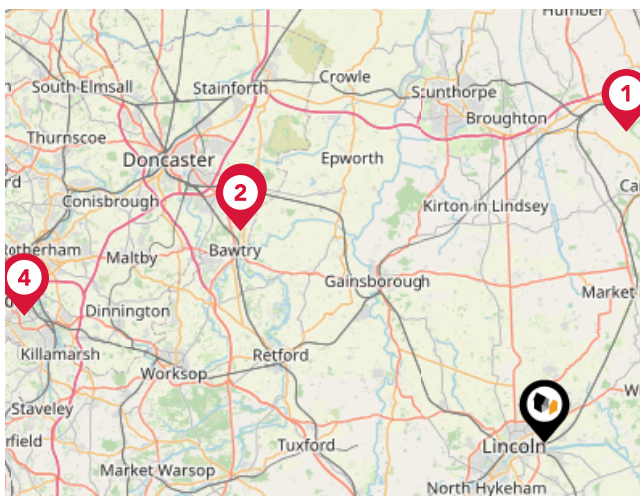
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.42 miles
2	Hykeham Rail Station	6.67 miles
3	Saxilby Rail Station	7.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	19.49 miles
2	M180 J5	22.35 miles
3	M180 J3	22.21 miles
4	M181 J0	23.94 miles
5	M180 J2	25.01 miles

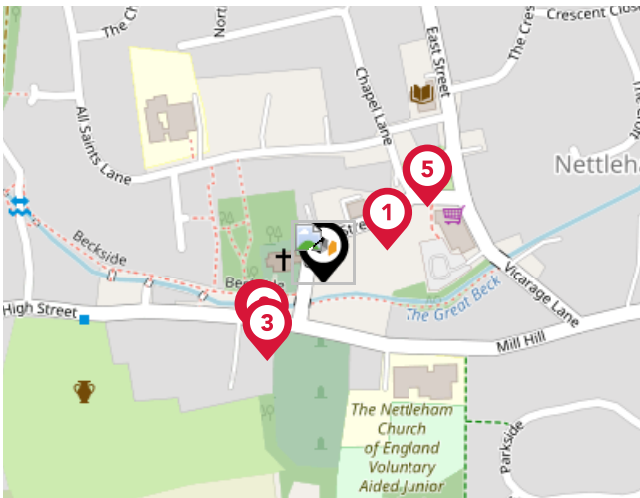


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	22.73 miles
2	Robin Hood Doncaster Sheffield Airport	26.15 miles
3	Robin Hood Doncaster Sheffield Airport	26.29 miles
4	Sheffield City Airport	37.96 miles

Area

Transport (Local)



Bus Stops/Stations

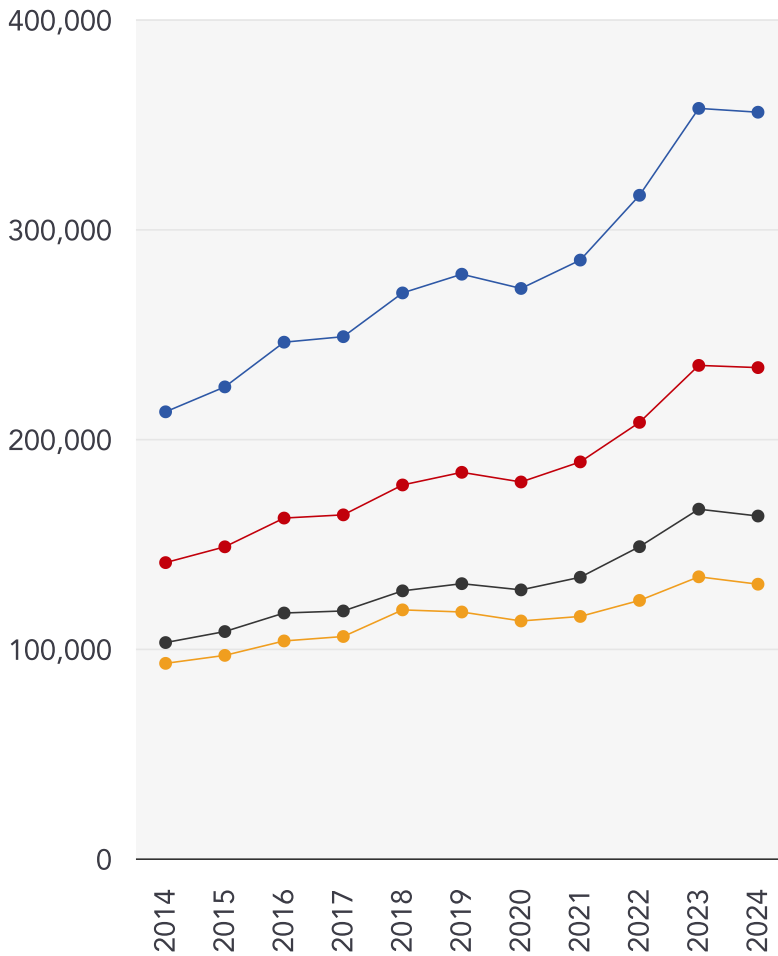
Pin	Name	Distance
1	The Green	0.04 miles
2	Beckside	0.05 miles
3	Beckside	0.05 miles
4	All Saints Church	0.05 miles
5	The Green	0.07 miles

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

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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Valuation Office
Agency

