



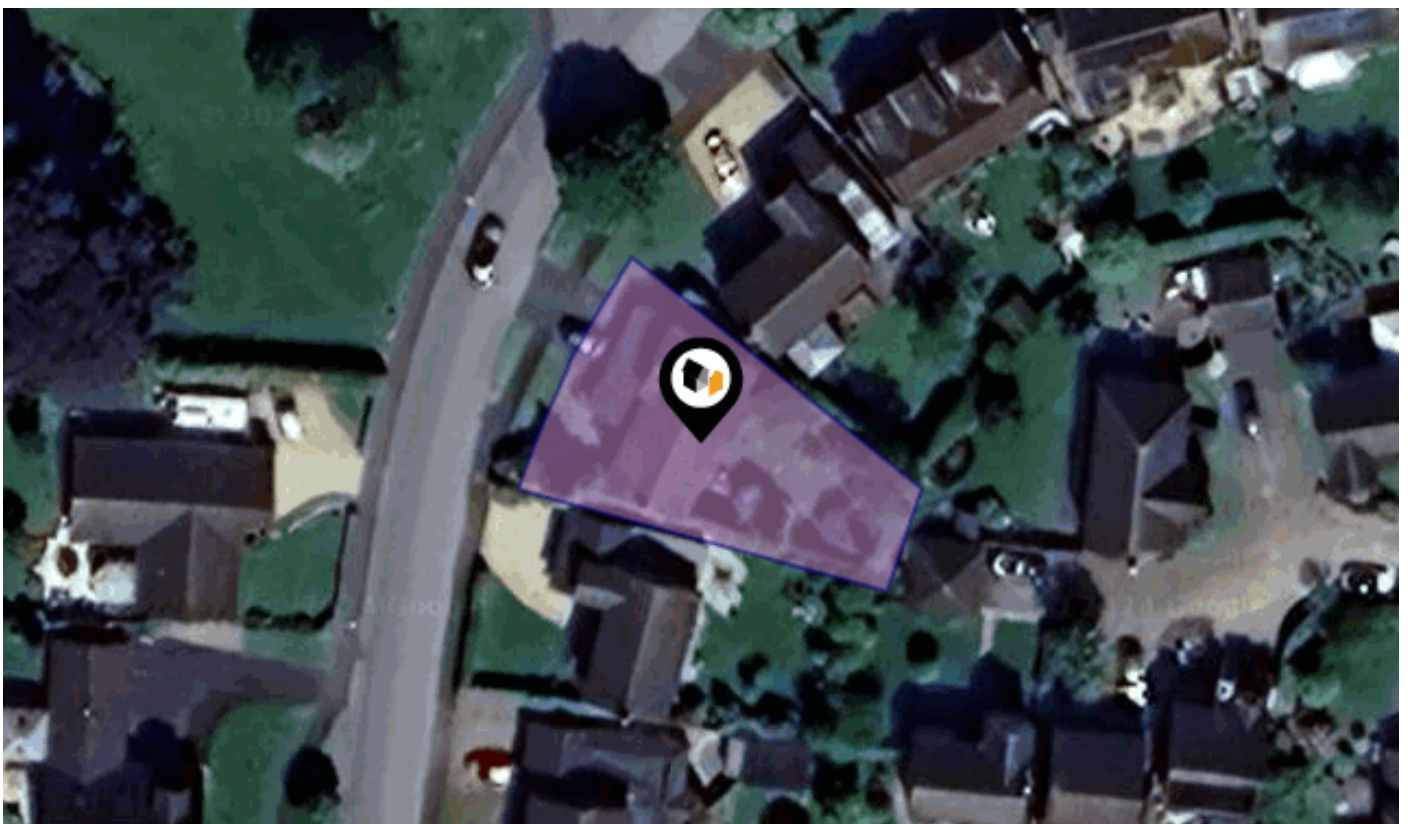
See More Online

Homemover

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 30th September 2024



MANOR DRIVE, SUDBROOKE, LINCOLN, LN2

Price Estimate : £450,000

Darren Beckett and Partners

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Introduction

Our Comments



Dear Homemover

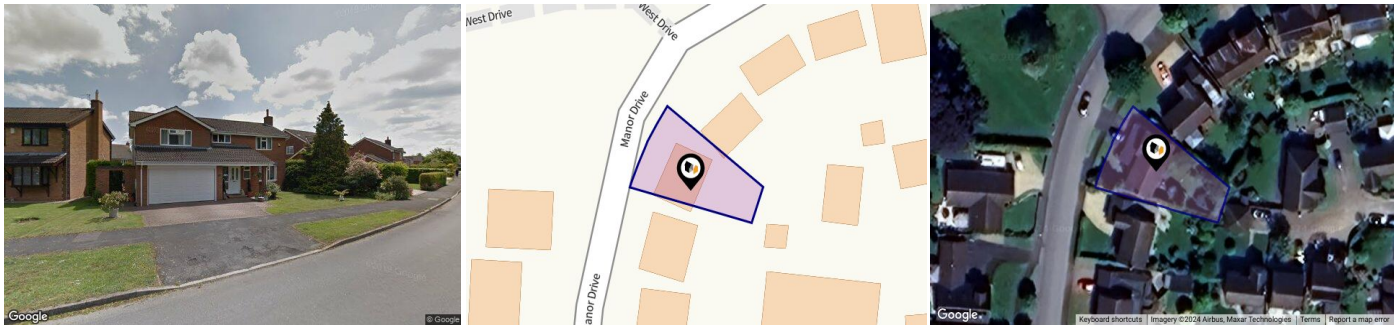
We hope you have enjoyed viewing this wonderful home listing and have found this report useful.

If you have any questions or would like to view then please call us on **01522 275102**

Best regards,

Darren Beckett and the team.

Property Overview



Property

Type:	Detached	Price Estimate:	£450,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,700 ft ² / 158 m ²		
Plot Area:	0.11 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,699		
Title Number:	LL44987		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Sudbrooke, LN2

Energy rating

C

Valid until 03.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

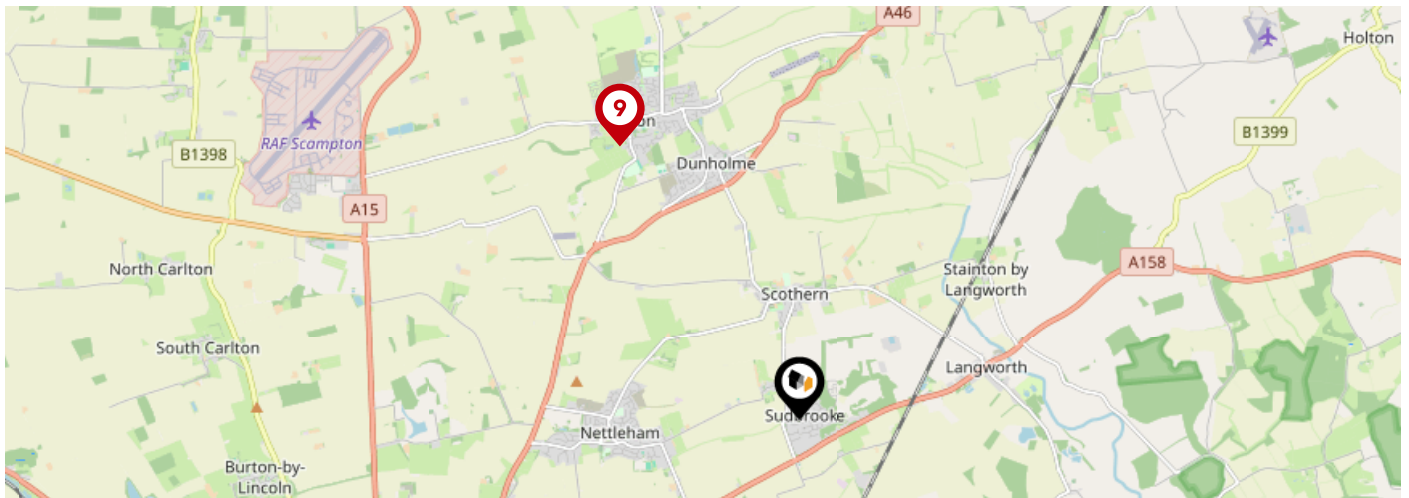
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	158 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:0.71	<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: Good Pupils: 204 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:1.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:2.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

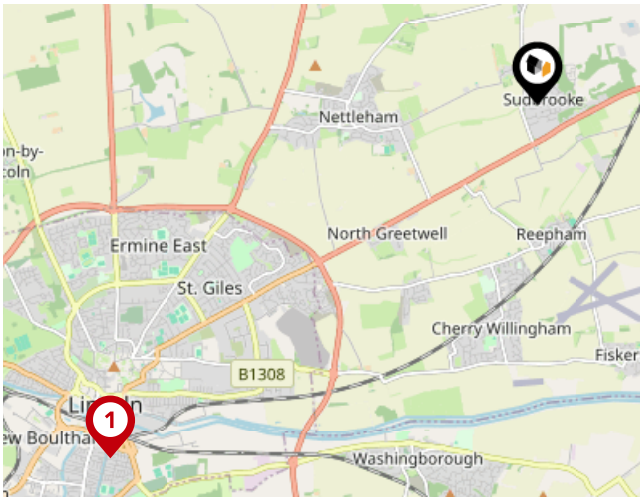
Area Schools



		Nursery	Primary	Secondary	College	Private
	Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 381 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:3.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:3.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

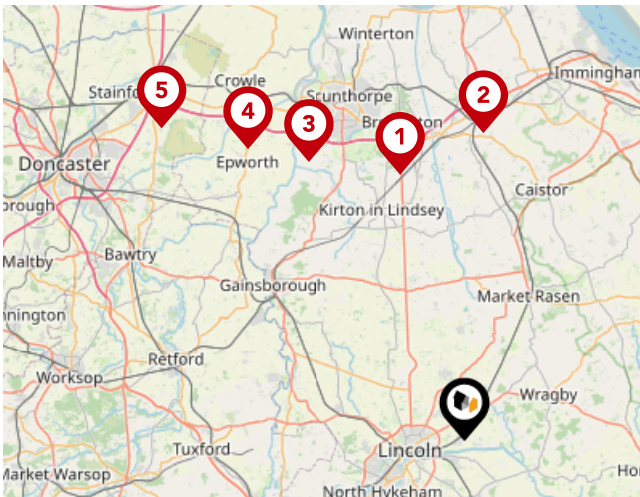
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	4.93 miles
2	Hykeham Rail Station	8.25 miles
3	Saxilby Rail Station	8.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	19.38 miles
2	M180 J5	21.73 miles
3	M180 J3	22.6 miles
4	M180 J2	25.64 miles
5	M180 J1	30.7 miles

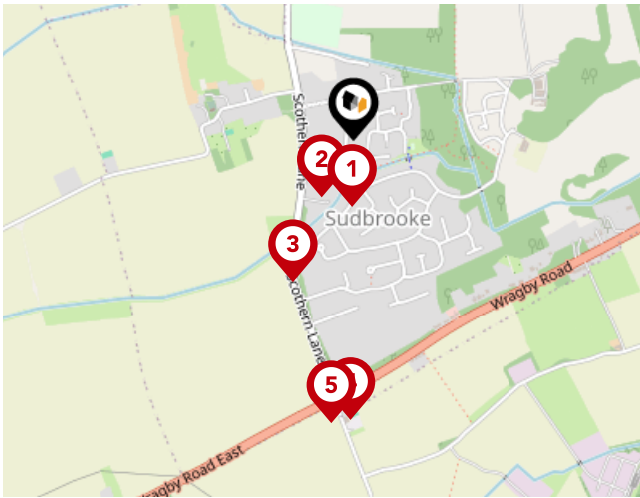


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	21.93 miles
2	Finningley	27.36 miles
3	East Mids Airport	47.89 miles
4	Leeds Bradford Airport	64.69 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Maple Drive	0.15 miles
2	Junction with Scothern Road	0.14 miles
3	Beech Close	0.34 miles
4	Cherry Tree Cafe	0.62 miles
5	Wragby Road East	0.63 miles

Market Sold in Street



24, Manor Drive, Lincoln, LN2 2QG	Detached House		
Last Sold Date:	16/06/2023	22/06/2021	
Last Sold Price:	£390,000	£335,000	
16, Manor Drive, Lincoln, LN2 2QG	Detached House		
Last Sold Date:	15/07/2022	24/05/2019	20/02/1998
Last Sold Price:	£335,000	£295,000	£76,000
32, Manor Drive, Lincoln, LN2 2QG	Detached House		
Last Sold Date:	23/06/2022	03/07/2009	
Last Sold Price:	£470,000	£265,000	
1a, Manor Drive, Lincoln, LN2 2QG	Detached House		
Last Sold Date:	26/11/2021		
Last Sold Price:	£785,000		
26, Manor Drive, Lincoln, LN2 2QG	Detached House		
Last Sold Date:	17/05/2019	18/05/2007	
Last Sold Price:	£325,000	£249,950	
8, Manor Drive, Lincoln, LN2 2QG	Detached House		
Last Sold Date:	06/12/2018		
Last Sold Price:	£285,000		
22, Manor Drive, Lincoln, LN2 2QG	Detached House		
Last Sold Date:	18/04/2017	29/10/1999	
Last Sold Price:	£230,000	£84,500	
19, Manor Drive, Lincoln, LN2 2QG	Detached House		
Last Sold Date:	05/12/2016		
Last Sold Price:	£265,000		
13, Manor Drive, Lincoln, LN2 2QG	Detached House		
Last Sold Date:	20/09/2016		
Last Sold Price:	£300,000		
6, Manor Drive, Lincoln, LN2 2QG	Detached House		
Last Sold Date:	10/08/2016		
Last Sold Price:	£425,000		
11, Manor Drive, Lincoln, LN2 2QG	Detached House		
Last Sold Date:	17/06/2016		
Last Sold Price:	£340,000		
2, Manor Drive, Lincoln, LN2 2QG	Detached House		
Last Sold Date:	26/06/2015	05/04/1995	
Last Sold Price:	£335,000	£116,000	

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

Market

Sold in Street



18, Manor Drive, Lincoln, LN2 2QG				Detached House
Last Sold Date:	06/05/2015	18/08/1995		
Last Sold Price:	£268,000	£81,000		
20, Manor Drive, Lincoln, LN2 2QG				Detached House
Last Sold Date:	01/08/2014			
Last Sold Price:	£259,950			
3, Manor Drive, Lincoln, LN2 2QG				Detached House
Last Sold Date:	03/09/2012	06/08/1999	19/09/1997	
Last Sold Price:	£365,000	£150,000	£125,000	
17, Manor Drive, Lincoln, LN2 2QG				Detached House
Last Sold Date:	22/08/2011	02/11/1999		
Last Sold Price:	£220,000	£90,500		
4, Manor Drive, Lincoln, LN2 2QG				Detached House
Last Sold Date:	10/08/2009	14/03/2002		
Last Sold Price:	£310,000	£179,000		
30, Manor Drive, Lincoln, LN2 2QG				Detached House
Last Sold Date:	29/08/2006	17/01/2005	26/09/2000	
Last Sold Price:	£204,950	£175,500	£92,500	
38, Manor Drive, Lincoln, LN2 2QG				Detached House
Last Sold Date:	24/01/2003	18/09/2001		
Last Sold Price:	£197,500	£130,000		
1, Manor Drive, Lincoln, LN2 2QG				Detached House
Last Sold Date:	11/01/2001			
Last Sold Price:	£130,000			
28, Manor Drive, Lincoln, LN2 2QG				Detached House
Last Sold Date:	10/08/2000			
Last Sold Price:	£87,500			

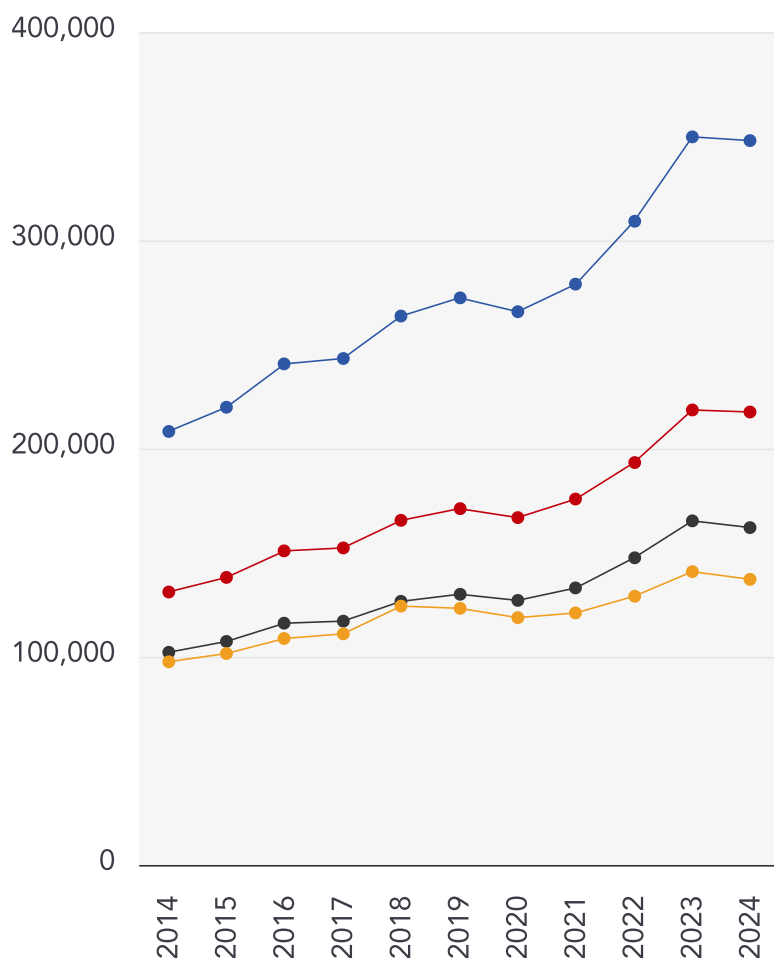
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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/

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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