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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 28<sup>th</sup> January 2026**



**46, BURTON ROAD, LINCOLN, LN1 3LB**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

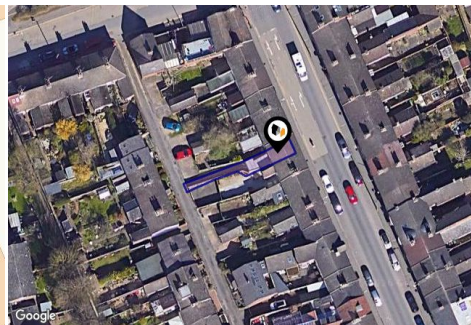
01522 510 044

Alex.Porter@mundys.net

www.mundys.net













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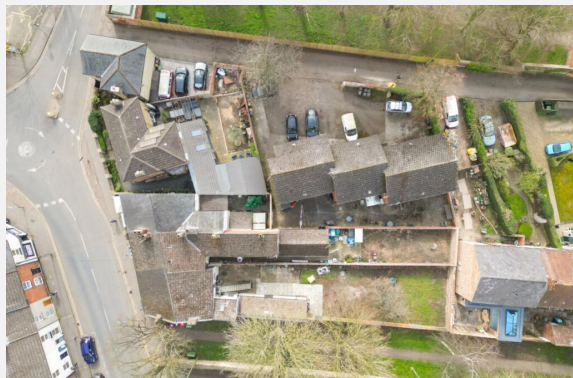
## Property

Type:	Terraced	Last Sold Date:	23/08/2024
Bedrooms:	2	Last Sold Price:	£165,000
Floor Area:	656 ft <sup>2</sup> / 61 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£251
Plot Area:	0.02 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,507		
Title Number:	LL20366		
UPRN:	235030104		

## Local Area

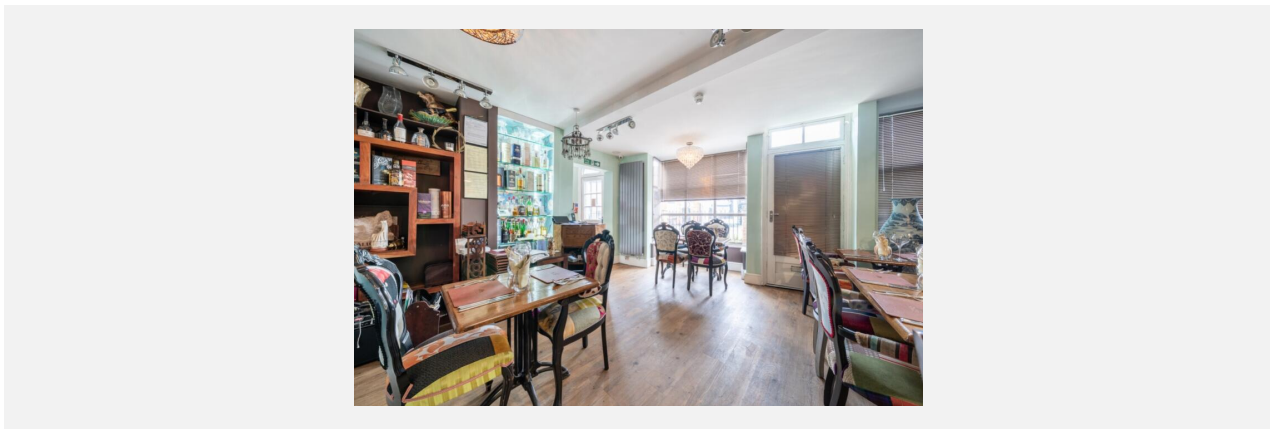
Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	9	80	1800
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	Very low			
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O <sub>2</sub>	EE	3	O2	
				











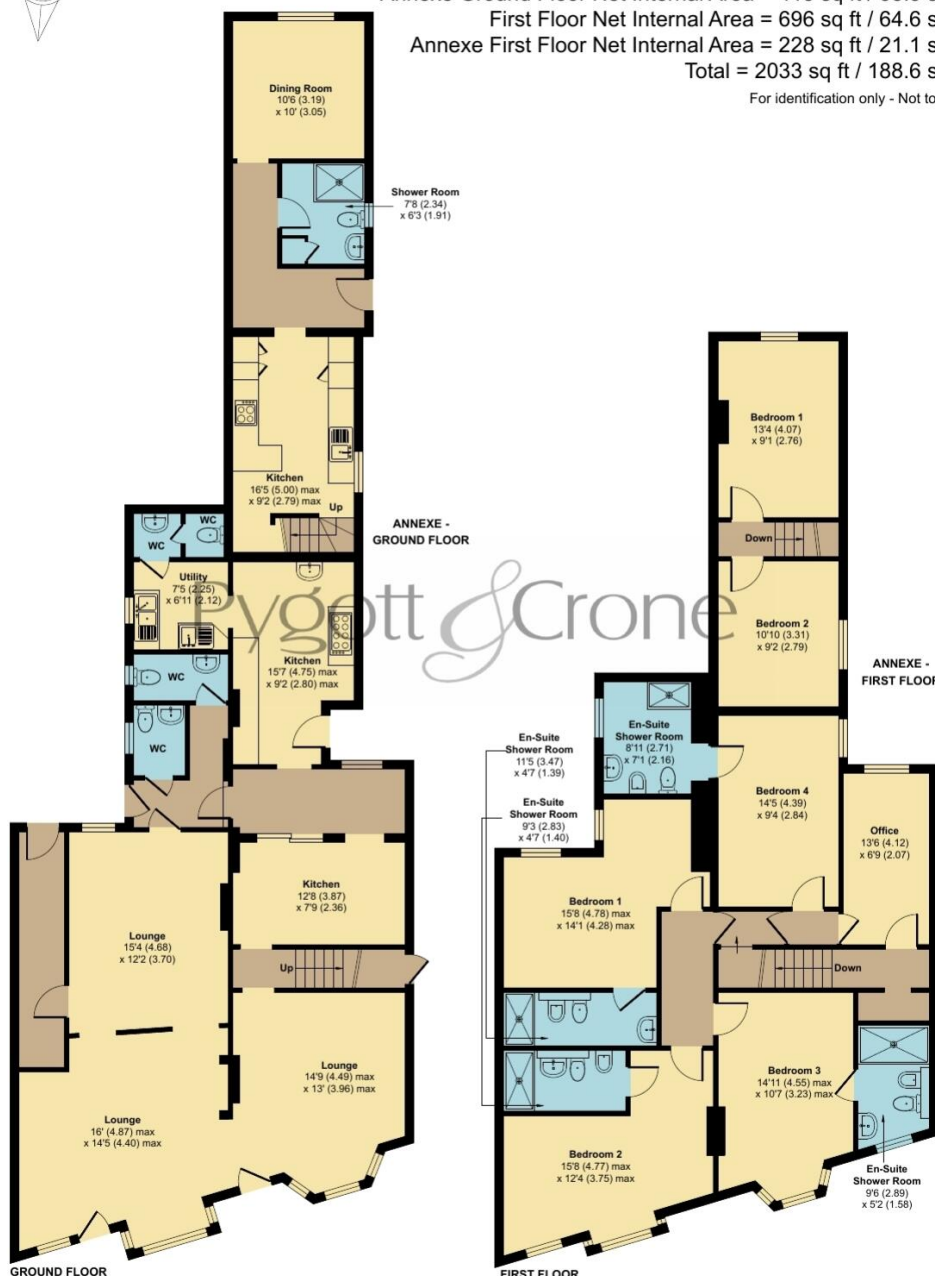
## 46, BURTON ROAD, LINCOLN, LN1 3LB



### Burton Road, Lincoln, LN1

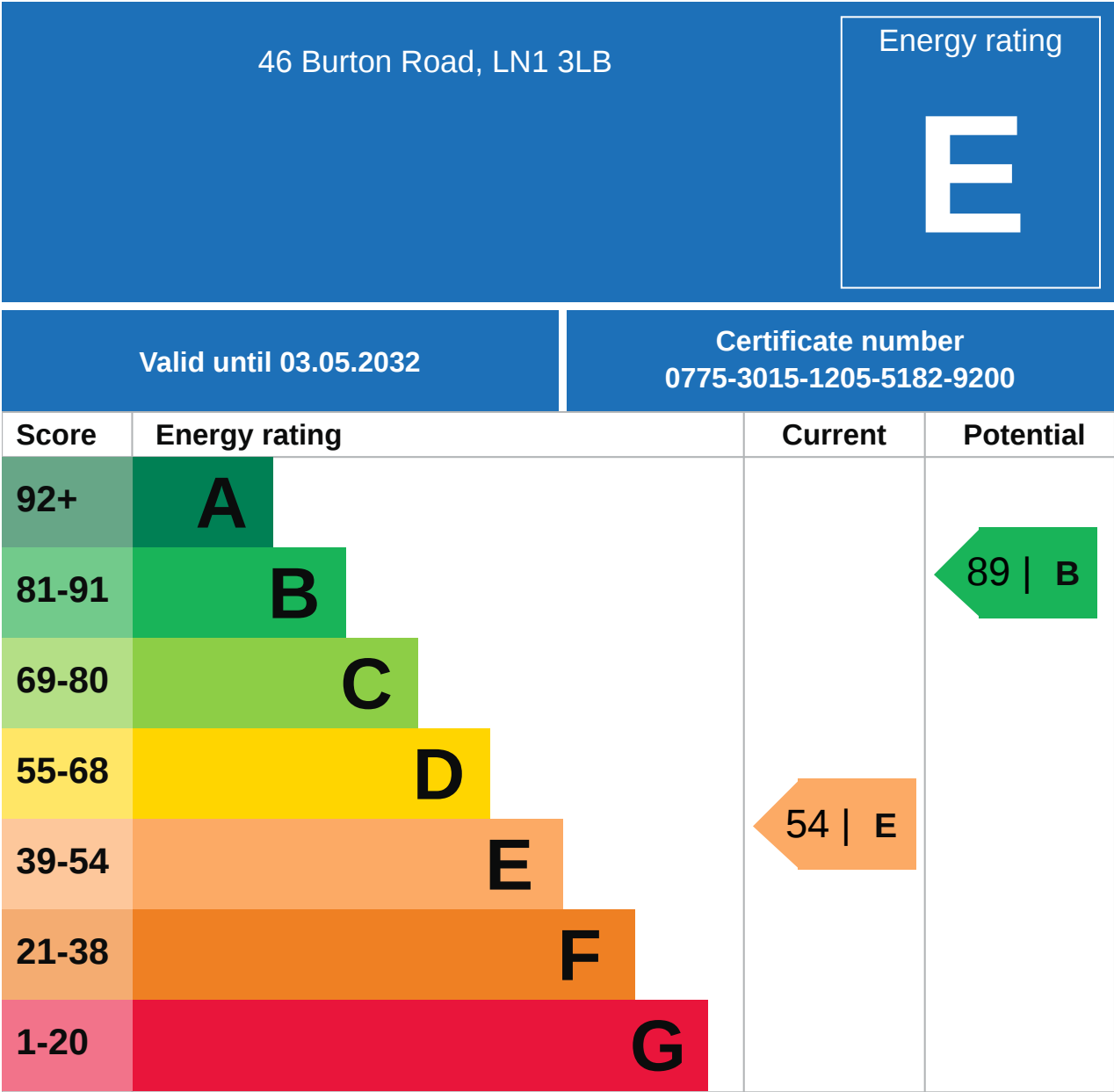
Ground Floor Net Internal Area = 694 sq ft / 64.4 sq m  
 Annexe Ground Floor Net Internal Area = 415 sq ft / 38.5 sq m  
 First Floor Net Internal Area = 696 sq ft / 64.6 sq m  
 Annexe First Floor Net Internal Area = 228 sq ft / 21.1 sq m  
 Total = 2033 sq ft / 188.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nichecom 2025. Produced by Pygott & Crone. REF: 1261992

# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<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, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	61 m <sup>2</sup>



13, Cuthberts Yard, Burton Road, Lincoln, LN1 3LB						
Last Sold Date:	25/10/2024	18/09/2020				
Last Sold Price:	£225,000	£240,000				
46, Burton Road, Lincoln, LN1 3LB						
Last Sold Date:	23/08/2024	04/06/1999				
Last Sold Price:	£165,000	£43,950				
26 - 28, Burton Road, Lincoln, LN1 3LB						
Last Sold Date:	12/10/2022	10/11/2006	10/11/2004	25/05/2001	03/11/1997	
Last Sold Price:	£462,500	£180,000	£322,500	£110,000	£100,000	
24, Burton Road, Lincoln, LN1 3LB						
Last Sold Date:	24/09/2021	10/01/2011				
Last Sold Price:	£220,000	£135,000				
42, Burton Road, Lincoln, LN1 3LB						
Last Sold Date:	29/03/2019	23/12/2003				
Last Sold Price:	£167,000	£105,000				
38, Burton Road, Lincoln, LN1 3LB						
Last Sold Date:	31/01/2018	29/10/2004	11/07/2001			
Last Sold Price:	£120,000	£100,000	£54,000			
2, Burton Road, Lincoln, LN1 3LB						
Last Sold Date:	15/12/2017					
Last Sold Price:	£330,000					
32 - 34, Burton Road, Lincoln, LN1 3LB						
Last Sold Date:	08/11/2017					
Last Sold Price:	£220,000					
52, Burton Road, Lincoln, LN1 3LB						
Last Sold Date:	07/07/2017	08/11/2002	19/10/2001	30/09/1996		
Last Sold Price:	£123,000	£81,000	£58,500	£33,000		
30, Burton Road, Lincoln, LN1 3LB						
Last Sold Date:	25/11/2016	01/05/2009	06/03/2007	21/06/2004	16/01/2002	04/11/1996
Last Sold Price:	£127,500	£125,000	£135,000	£100,000	£59,950	£36,500
13 Cuthberts Yard, Burton Road, Lincoln, LN1 3LB						
Last Sold Date:	28/03/2014					
Last Sold Price:	£170,000					
22, Burton Road, Lincoln, LN1 3LB						
Last Sold Date:	04/05/2012	12/12/2005				
Last Sold Price:	£130,000	£120,000				

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

## 20, Burton Road, Lincoln, LN1 3LB

Last Sold Date: 13/01/2012  
Last Sold Price: £80,000

## 4, Burton Road, Lincoln, LN1 3LB

Last Sold Date: 10/04/2008	24/03/1997
Last Sold Price: £70,000	£48,950

## 6a, Burton Road, Lincoln, LN1 3LB

Last Sold Date: 07/03/2008  
Last Sold Price: £75,000

## 6, Burton Road, Lincoln, LN1 3LB

Last Sold Date: 07/03/2008	27/10/2003
Last Sold Price: £115,000	£82,500

## 10, Burton Road, Lincoln, LN1 3LB

Last Sold Date: 31/07/2007	10/11/2000
Last Sold Price: £99,000	£44,000

## 14, Burton Road, Lincoln, LN1 3LB

Last Sold Date: 14/05/2007  
Last Sold Price: £103,000

## 58, Burton Road, Lincoln, LN1 3LB

Last Sold Date: 11/12/2006  
Last Sold Price: £125,000

## Flat 2, 32 - 34, Burton Road, Lincoln, LN1 3LB

Last Sold Date: 05/05/2006  
Last Sold Price: £305,000

## 18, Burton Road, Lincoln, LN1 3LB

Last Sold Date: 11/11/2005	20/08/2004	23/05/2002
Last Sold Price: £120,000	£105,000	£62,500

## 44, Burton Road, Lincoln, LN1 3LB

Last Sold Date: 12/06/2003	10/03/2000
Last Sold Price: £104,450	£40,000

## 40, Burton Road, Lincoln, LN1 3LB

Last Sold Date: 16/09/2002	23/01/1998
Last Sold Price: £76,500	£31,500

## 6b, Burton Road, Lincoln, LN1 3LB

Last Sold Date: 19/12/1997  
Last Sold Price: £53,000

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

## 56, Burton Road, Lincoln, LN1 3LB

Last Sold Date:	28/02/1997
Last Sold Price:	£32,000

## 54, Burton Road, Lincoln, LN1 3LB

Last Sold Date:	16/01/1997	23/01/1995
Last Sold Price:	£9,000	£14,000

## 50, Burton Road, Lincoln, LN1 3LB

Last Sold Date:	07/07/1995
Last Sold Price:	£37,800

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

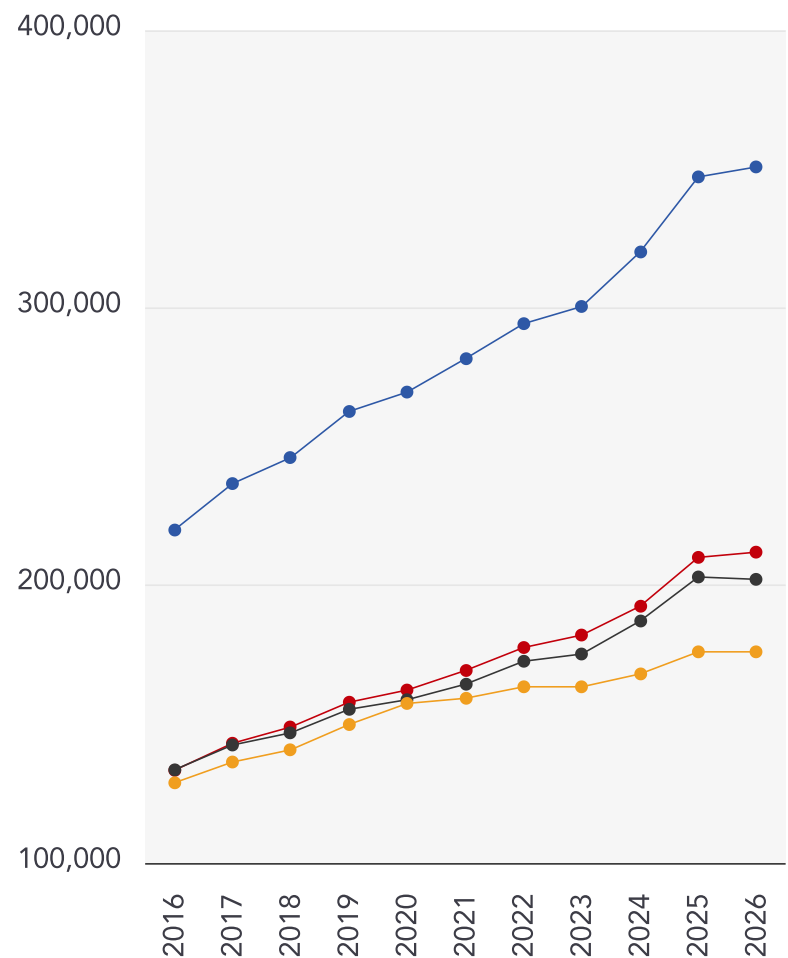


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in LN1



Detached

**+59.47%**

Semi-Detached

**+58.92%**

Terraced

**+51.39%**

Flat

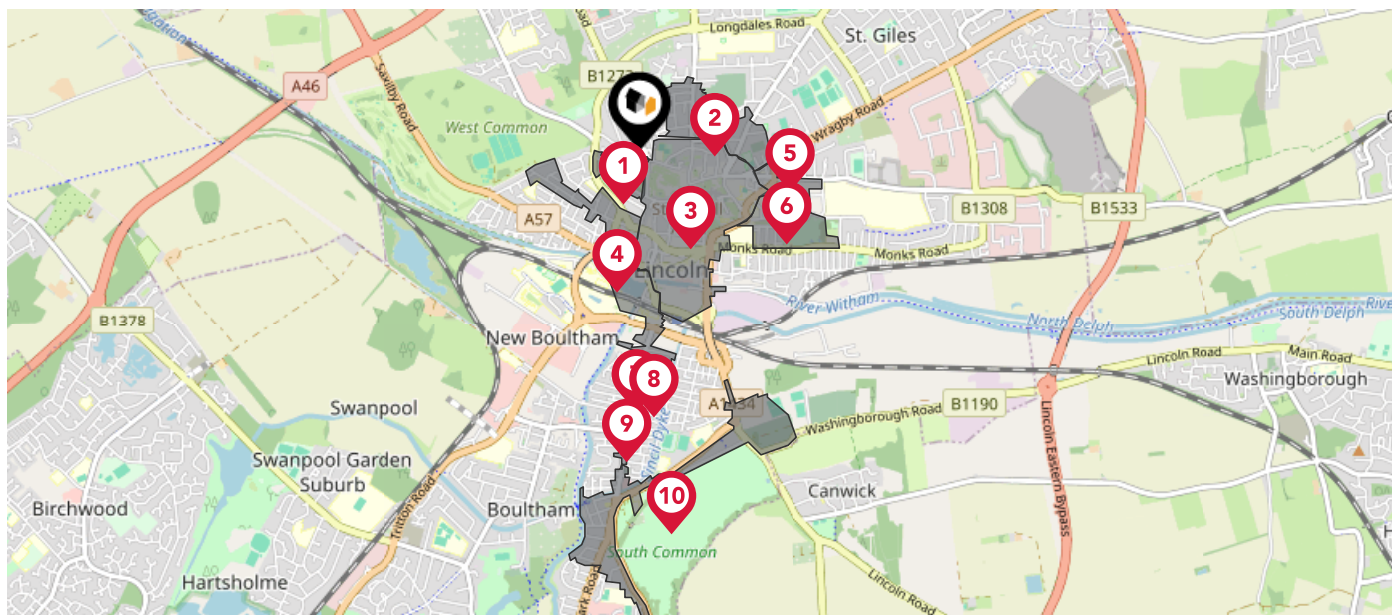
**+36.6%**

# Maps

## Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas



Carline



Newport and Nettleham Road



Cathedral and City Centre



West Parade and Brayford



The Dell



Lindum and Arboretum



St Peter-at-Gowts



Sibthorp



Gowt's Bridge



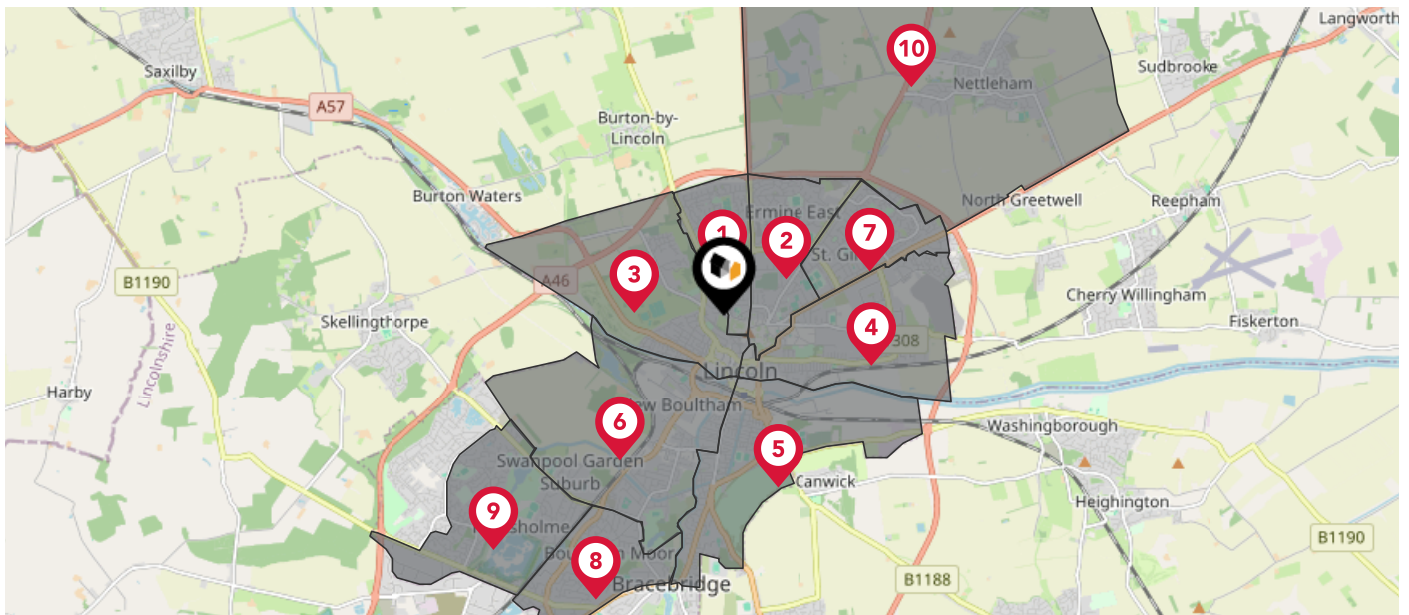
St Catherines

# Maps











## Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Castle Ward
-  Minster Ward
-  Carholme Ward
-  Abbey Ward
-  Park Ward
-  Boultham Ward
-  Glebe Ward
-  Moorland Ward
-  Hartsholme Ward
-  Nettleham Ward

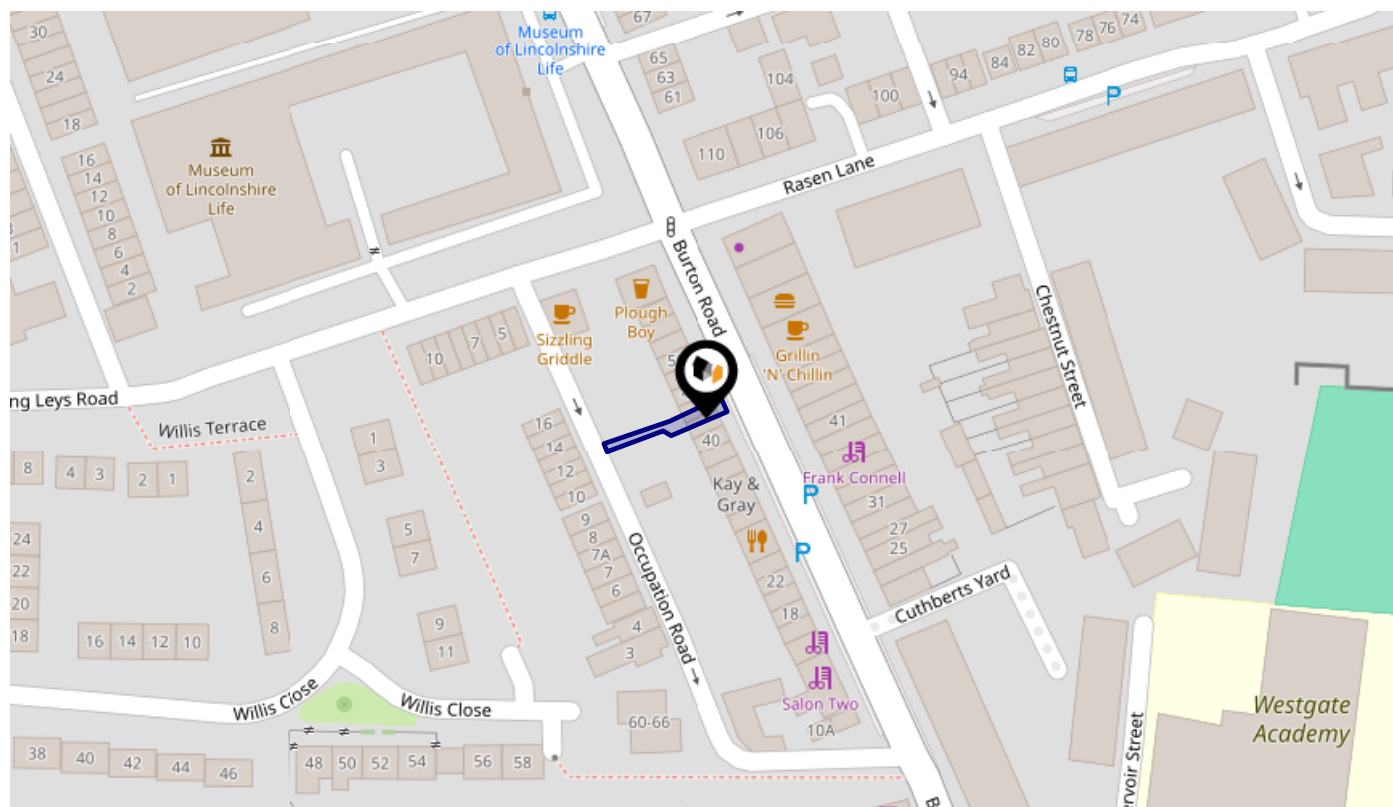


# Maps

## Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

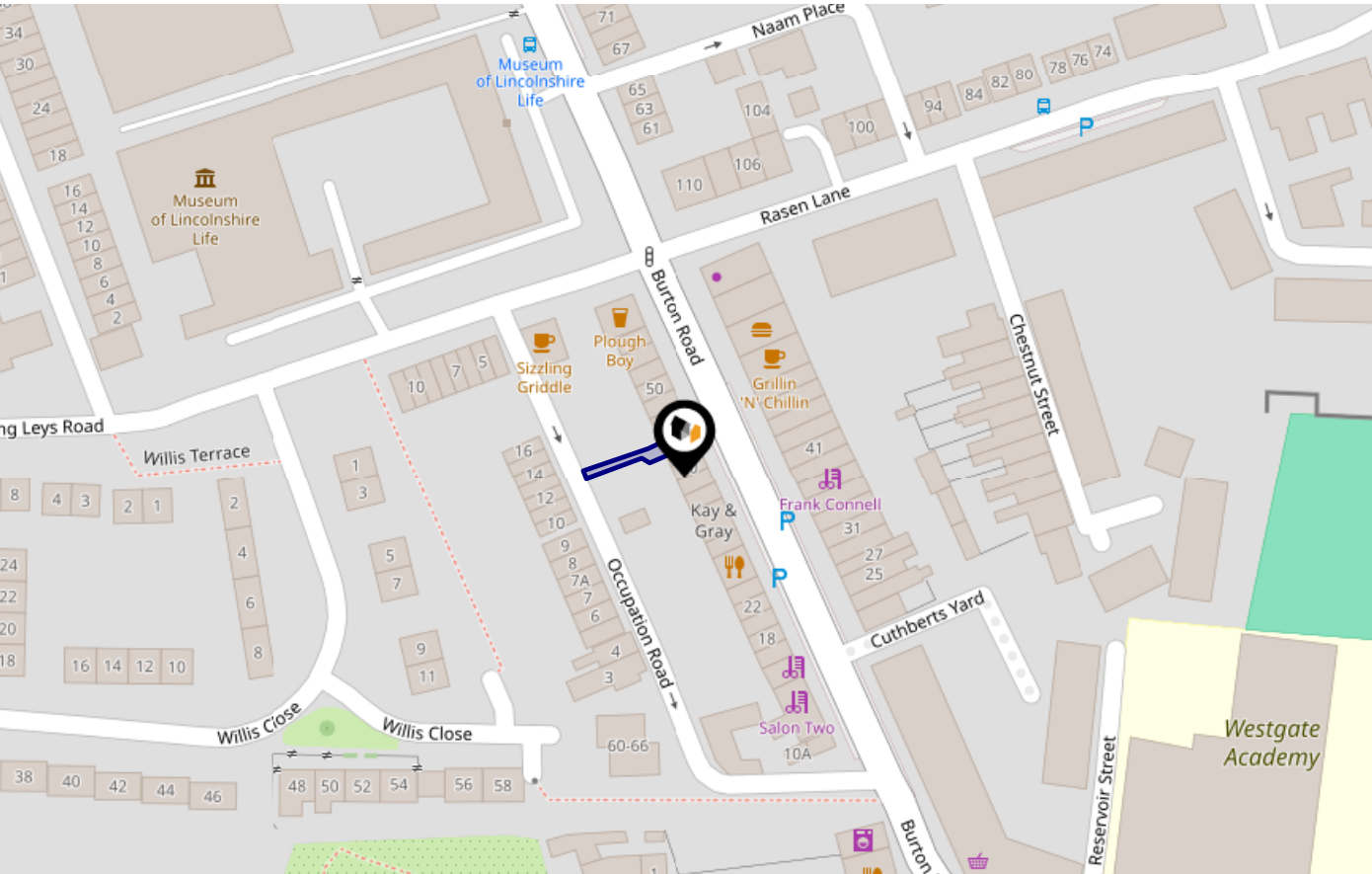
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

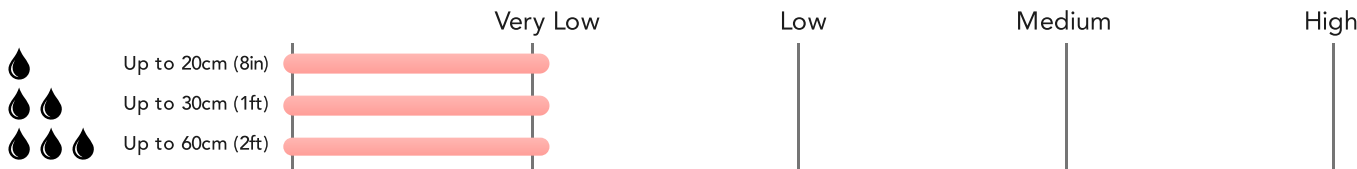


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

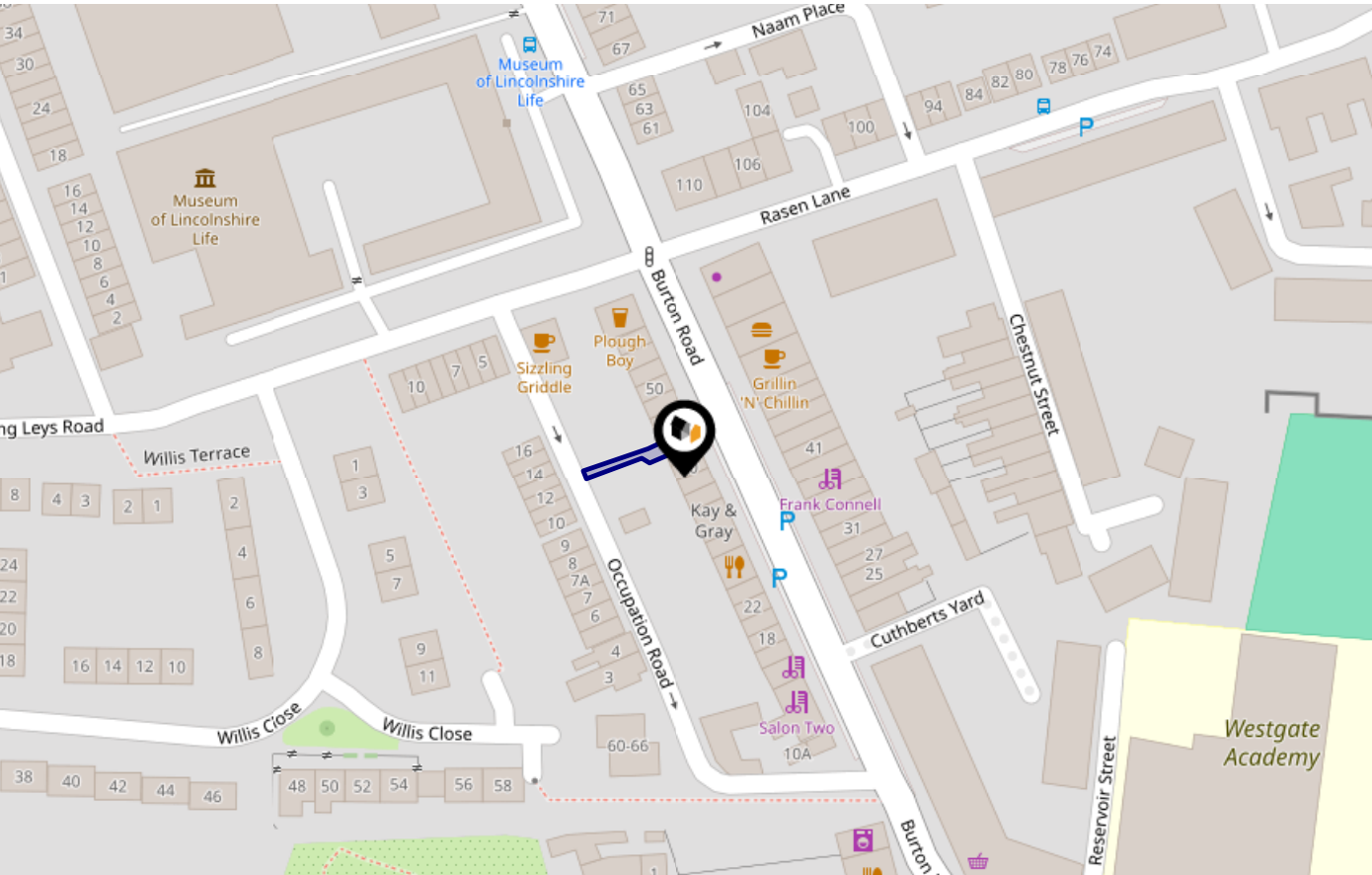


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

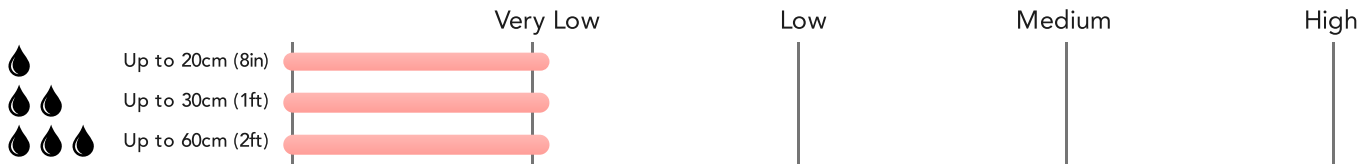


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Chance of flooding to the following depths at this property:

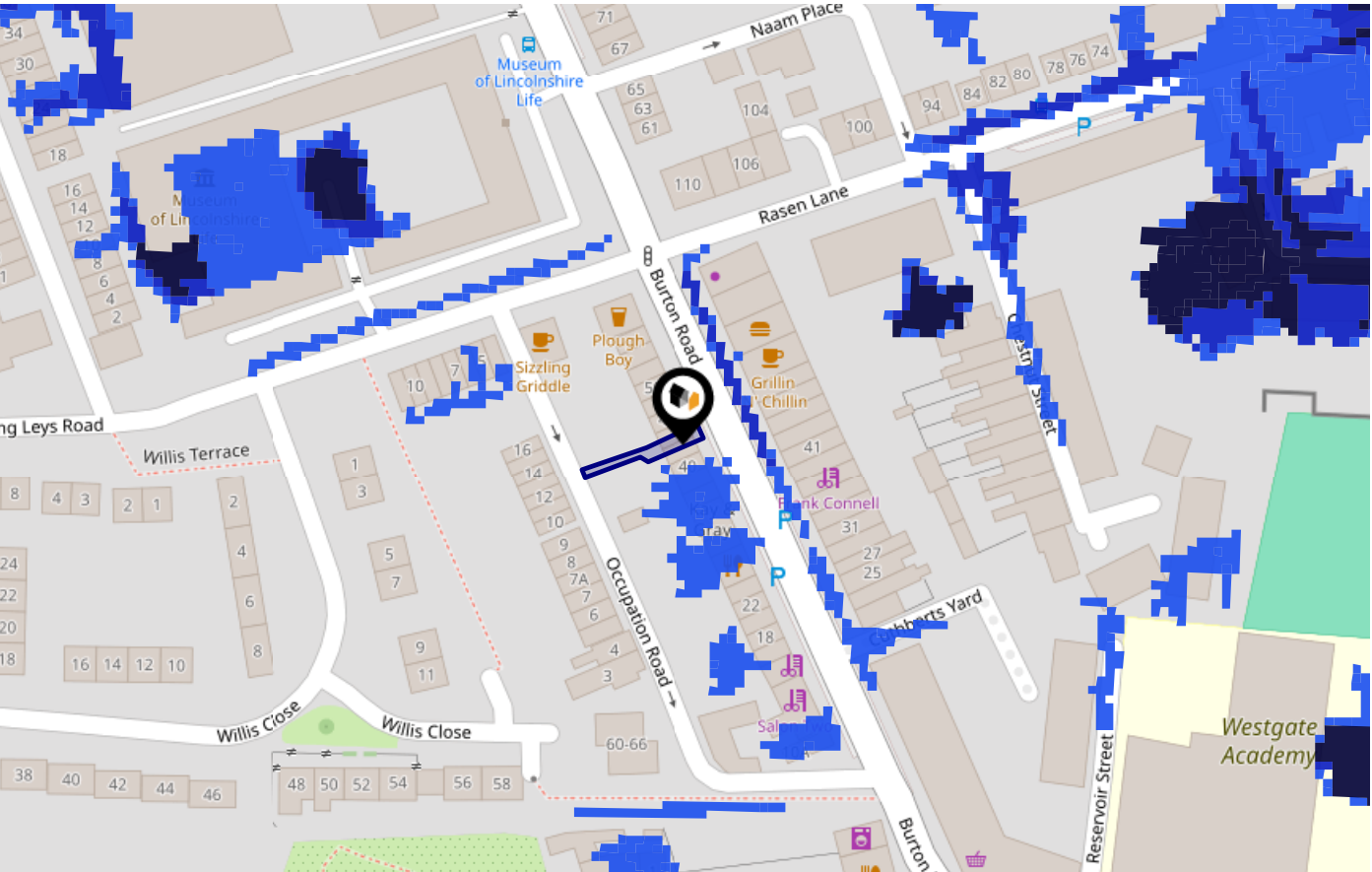




# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

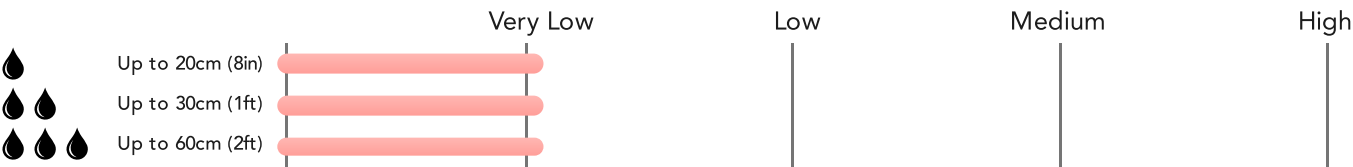


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

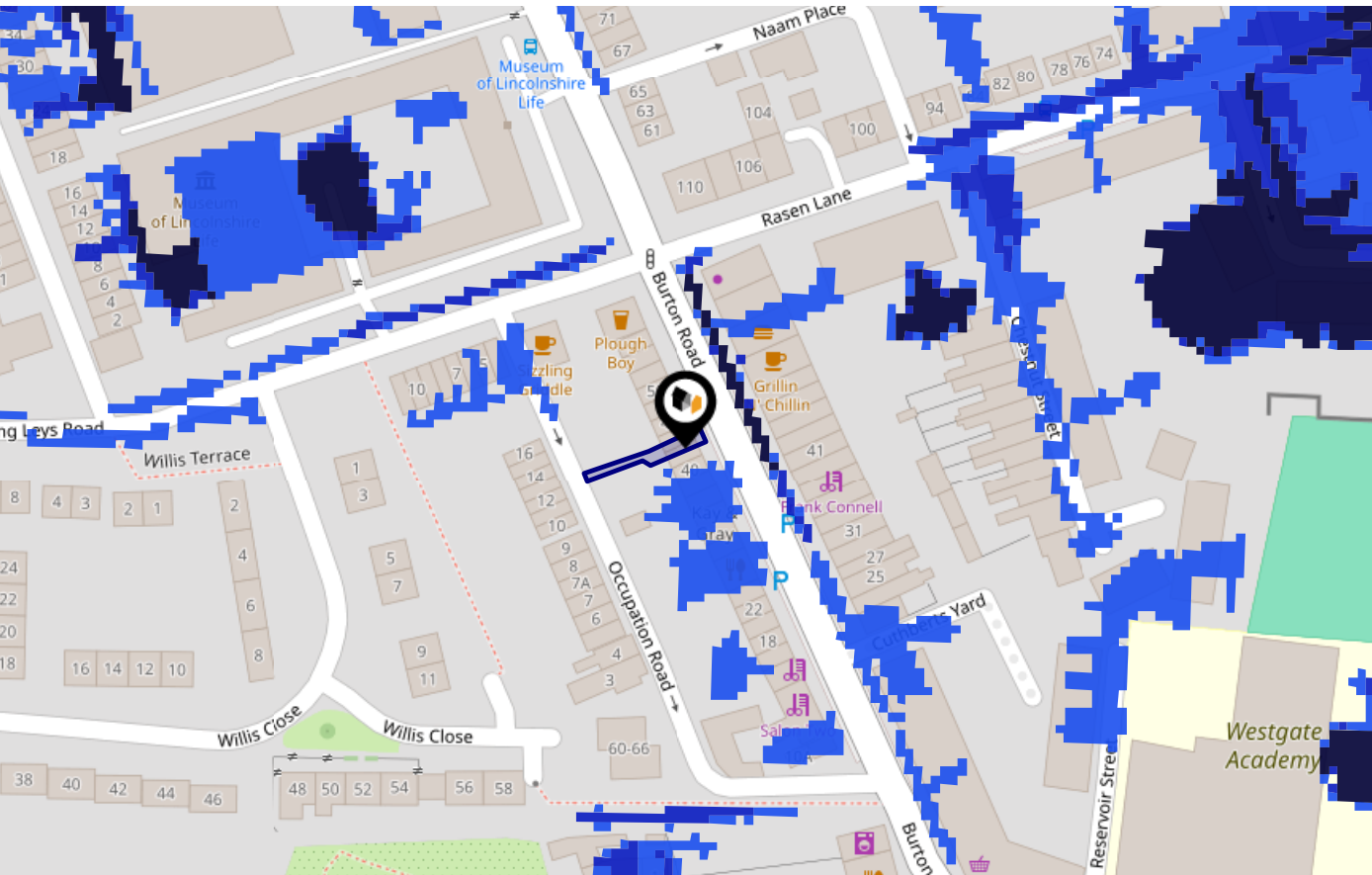
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

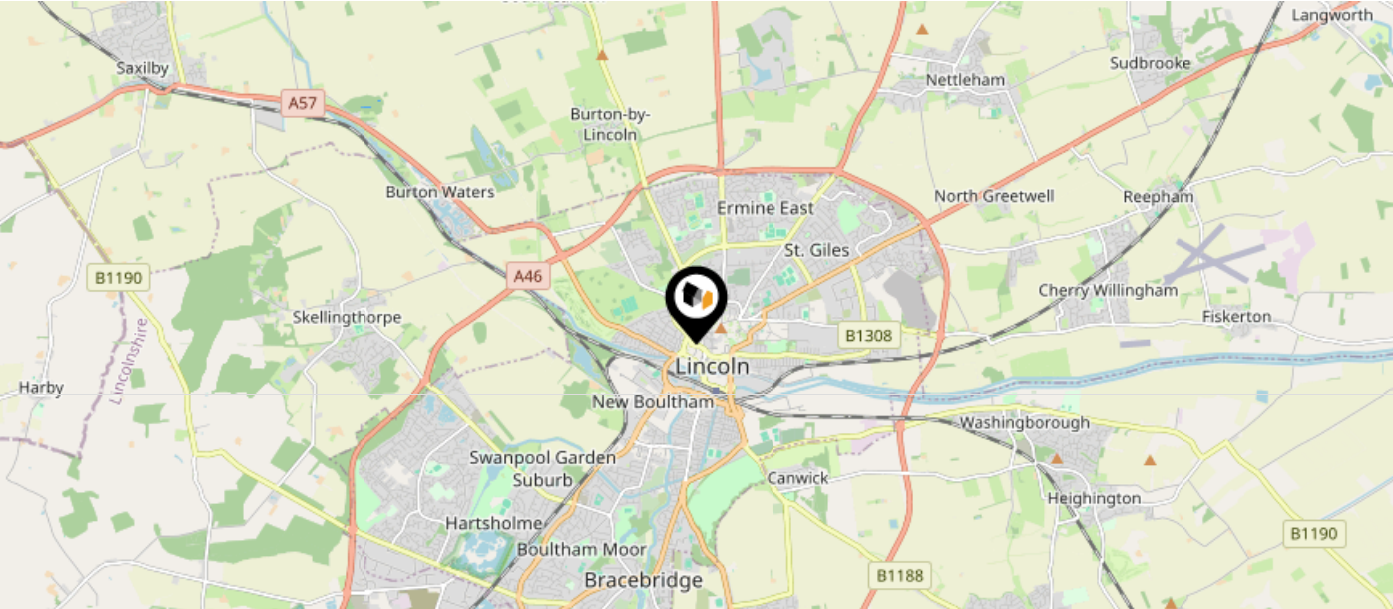


# Maps

## Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

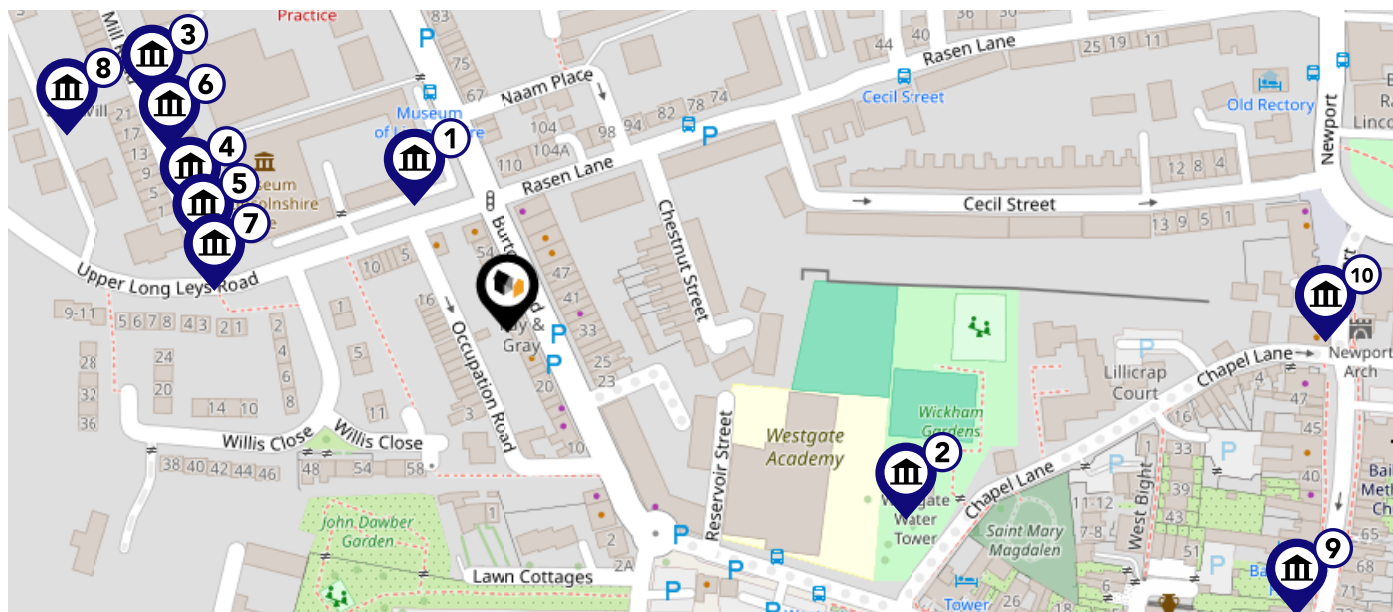












# Maps

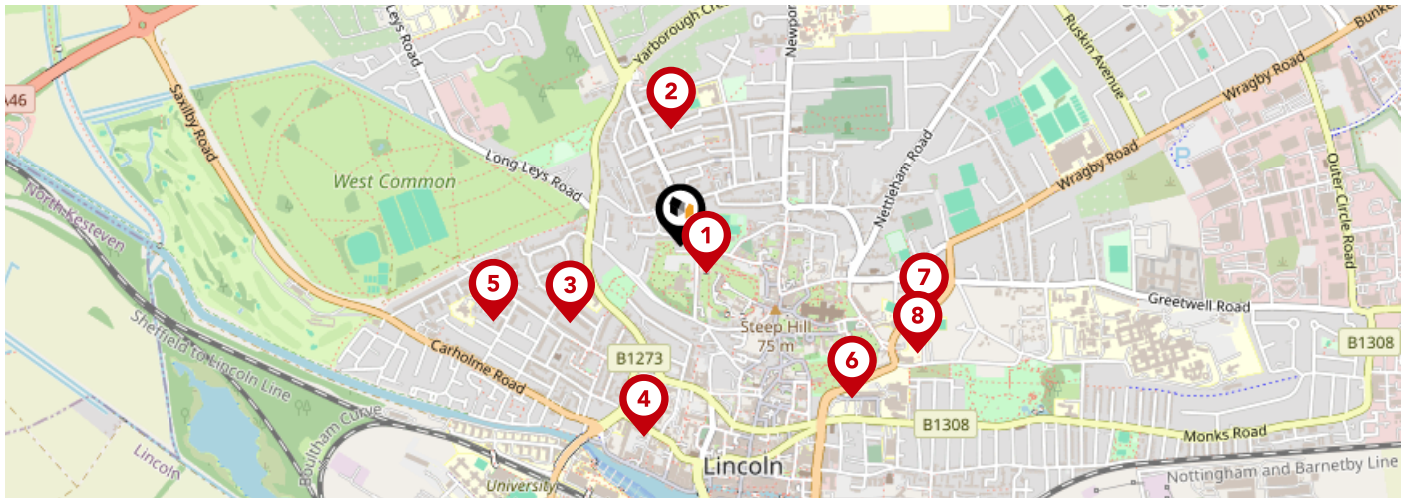
## Listed Buildings



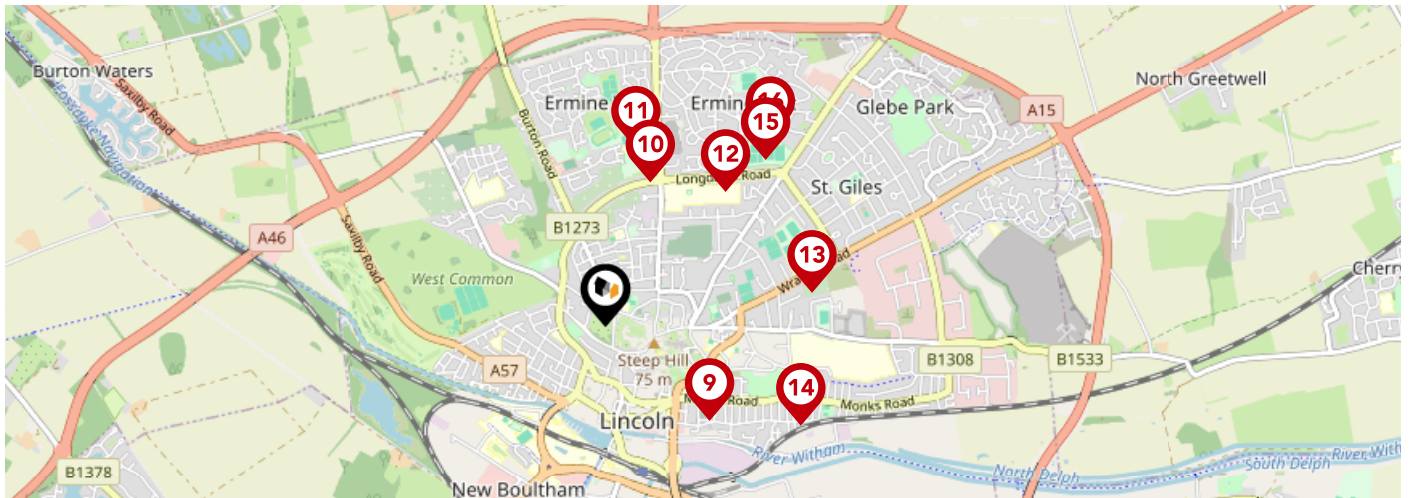
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1388474 - Museum Of Lincolnshire Life	Grade II	0.0 miles
	1388494 - Water Tower	Grade II	0.1 miles
	1388646 - 42, Mill Road	Grade II	0.1 miles
	1388644 - 16, Mill Road	Grade II	0.1 miles
	1388643 - 2-14, Mill Road	Grade II	0.1 miles
	1388645 - 18-40, Mill Road	Grade II	0.1 miles
	1388821 - Elm House	Grade II	0.1 miles
	1388647 - Ellis's Mill	Grade II	0.1 miles
	1388441 - 31, 32 And 33, Bailgate	Grade II	0.2 miles
	1388726 - Boundary Stone 25 Metres North Of The Newport Arch	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Westgate Academy</b> Ofsted Rating: Good   Pupils: 430   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Mount Street Academy</b> Ofsted Rating: Outstanding   Pupils: 318   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The St Faith and St Martin Church of England Junior School, Lincoln</b> Ofsted Rating: Good   Pupils: 345   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lincolnshire Secure Unit</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The St Faith's Church of England Infant and Nursery School, Lincoln</b> Ofsted Rating: Good   Pupils: 278   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Lincoln UTC</b> Ofsted Rating: Good   Pupils: 369   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b> Ofsted Rating: Requires improvement   Pupils: 89   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lincoln Minster School</b> Ofsted Rating: Not Rated   Pupils: 473   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

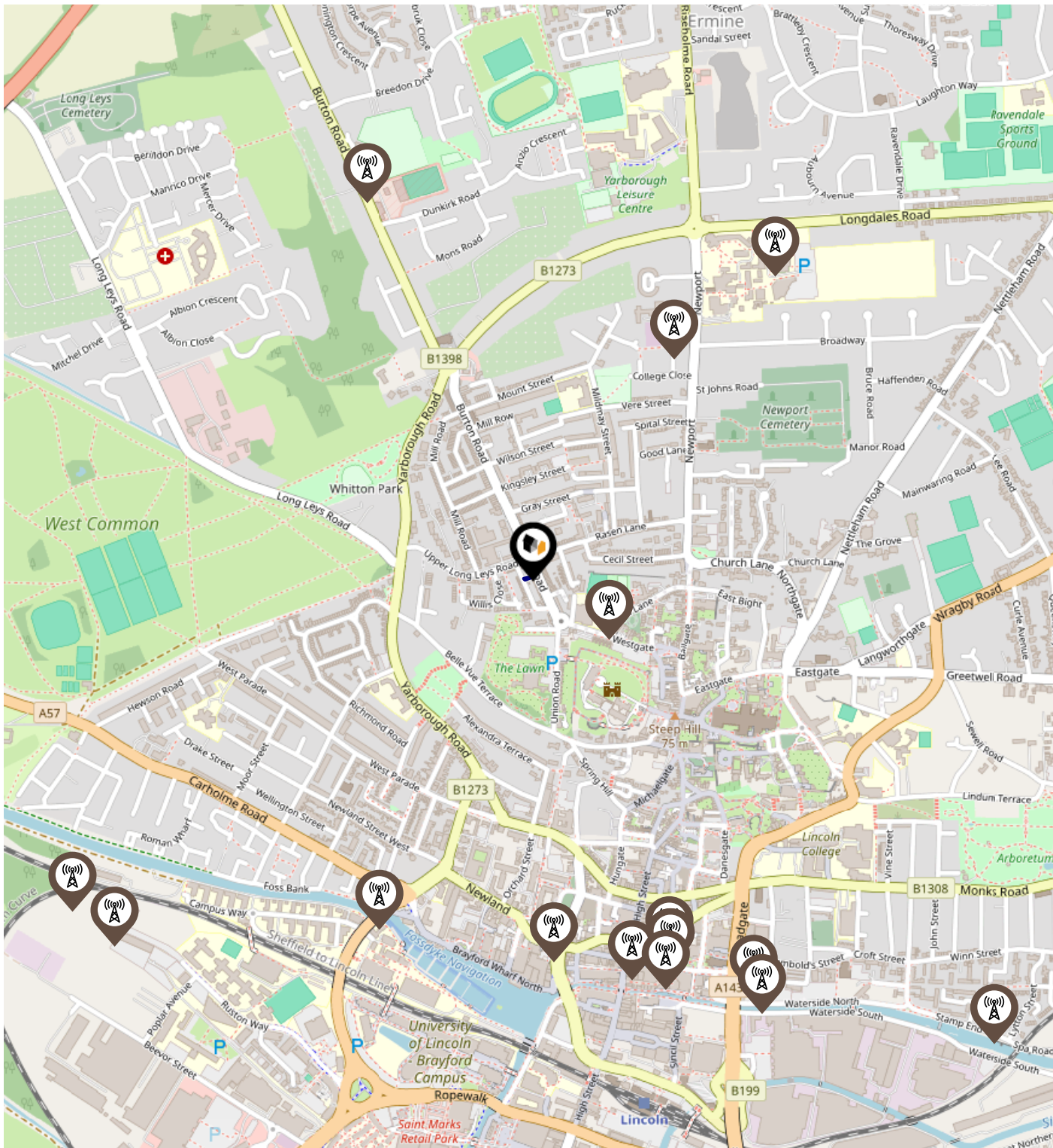


		Nursery	Primary	Secondary	College	Private
	<b>Lincoln College</b> Ofsted Rating: Good   Pupils:0   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Castle Academy</b> Ofsted Rating: Not Rated   Pupils: 680   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The St Francis Special School, Lincoln</b> Ofsted Rating: Outstanding   Pupils: 161   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castles Education</b> Ofsted Rating: Inadequate   Pupils: 93   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Christ's Hospital School</b> Ofsted Rating: Good   Pupils: 1286   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Monks Abbey Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady of Lincoln Catholic Primary School A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 204   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ermine Primary Academy</b> Ofsted Rating: Good   Pupils: 393   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

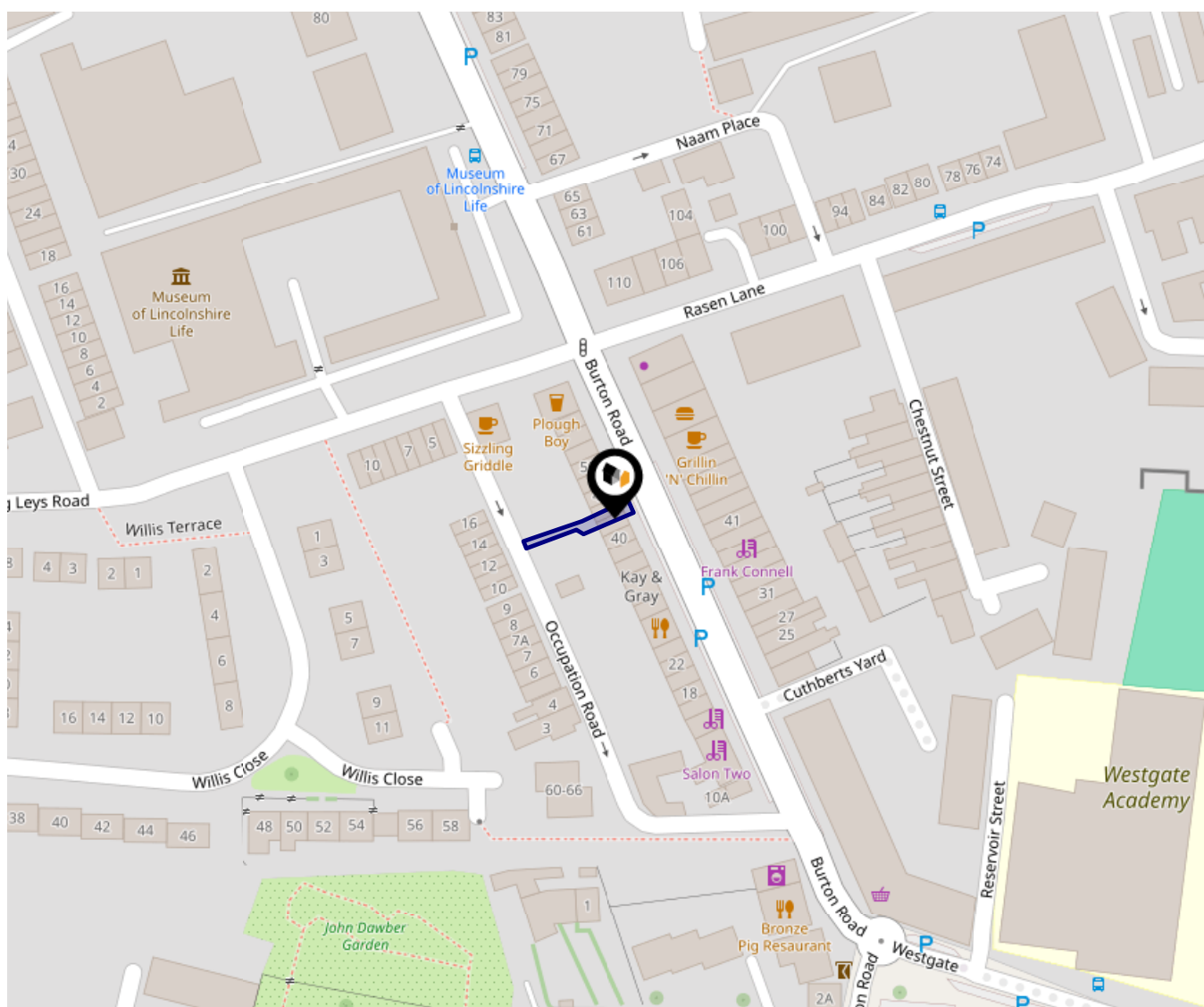


### Key:

-  Power Pylons
-  Communication Masts



# Local Area Road Noise



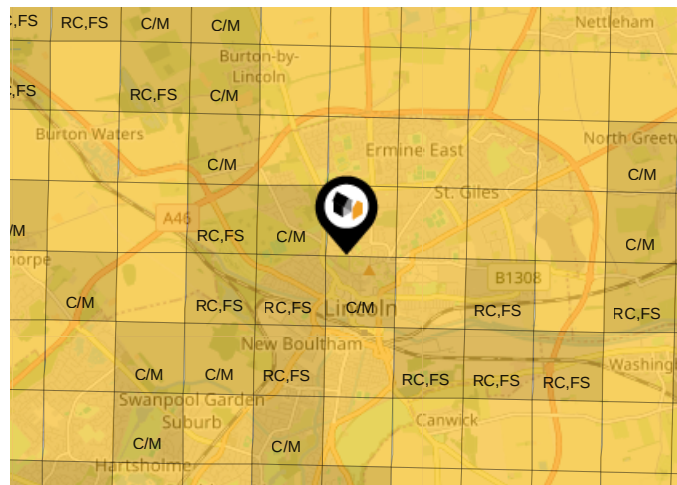
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

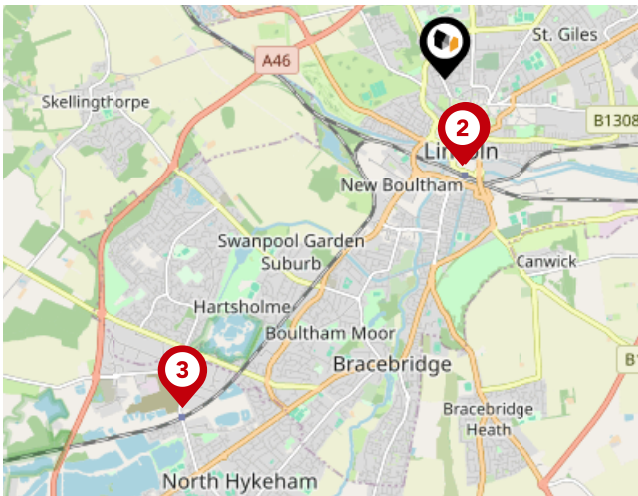
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		



## Primary Classifications (Most Common Clay Types)

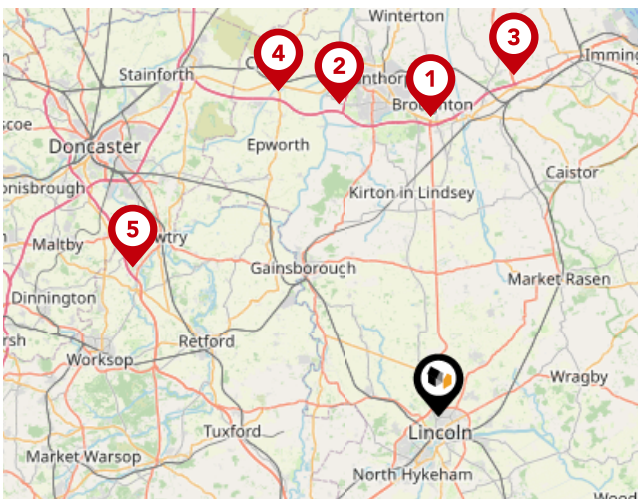
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.78 miles
2	Lincoln Central Rail Station	0.8 miles
3	Hykeham Rail Station	3.74 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.24 miles
2	M180 J3	23.22 miles
3	M180 J5	24.66 miles
4	M180 J2	25.61 miles
5	A1(M) J34	24.11 miles

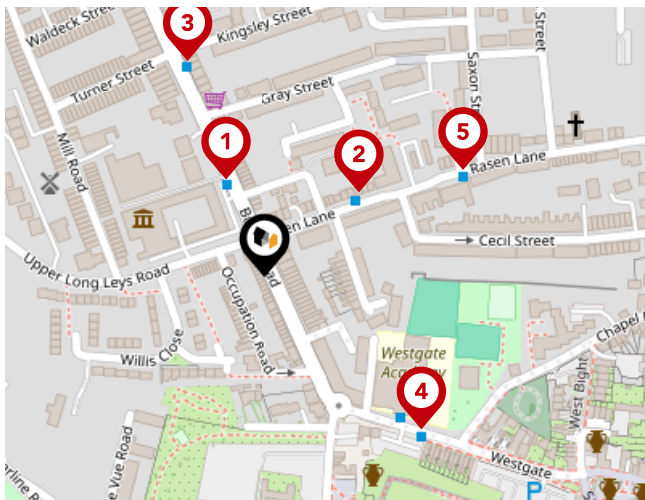


## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.25 miles
2	Finningley	25.59 miles
3	East Mids Airport	43.31 miles
4	Leeds Bradford Airport	63.34 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lincolnshire Life Museum	0.06 miles
2	Cecil Street	0.07 miles
3	Kingsley Street	0.13 miles
4	Westgate School	0.12 miles
5	Cecil Street	0.12 miles





## Mundys

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We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Survey

## 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

## 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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Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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