

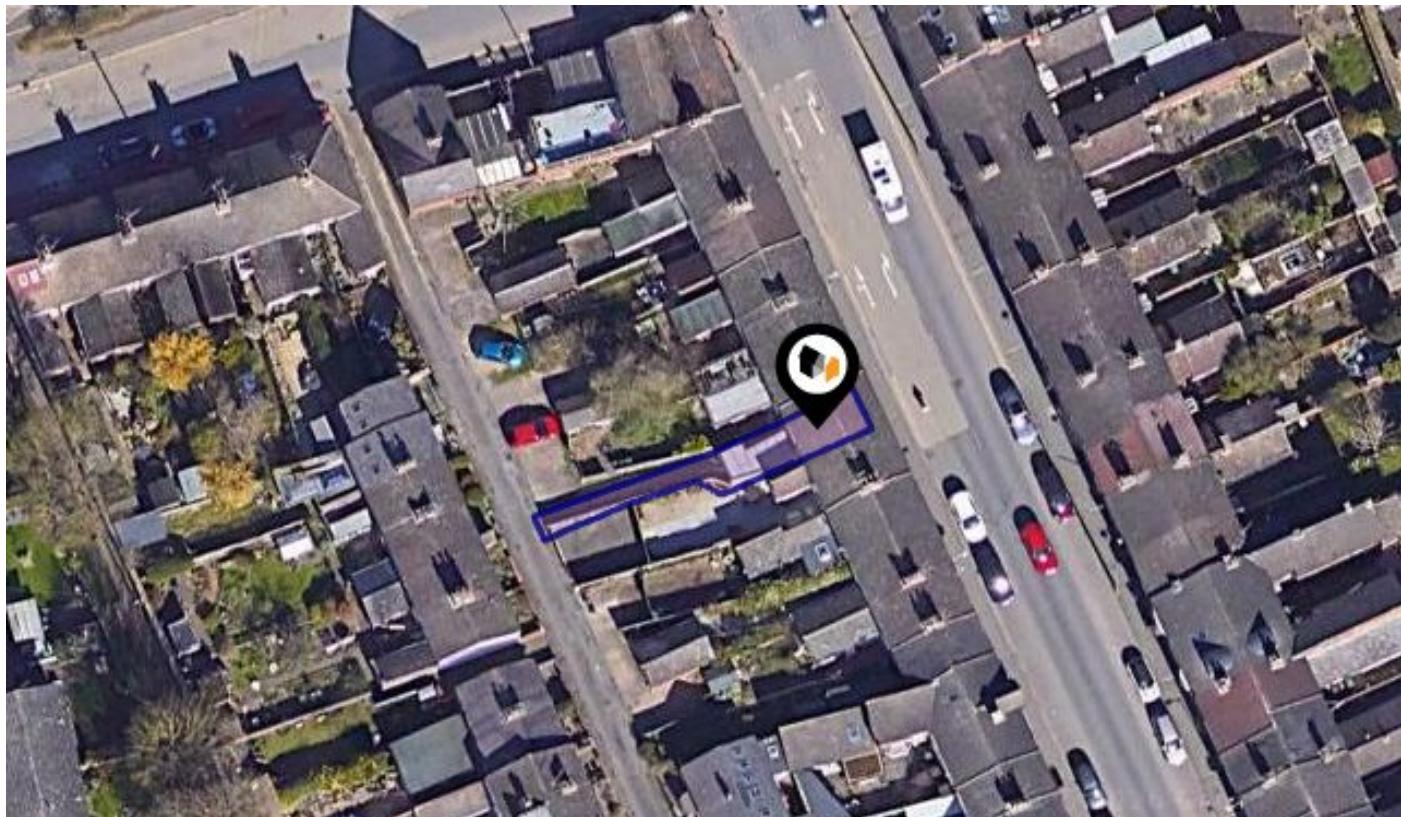


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th 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 Overview



Property

Type:	Terraced	Last Sold Date:	23/08/2024
Bedrooms:	2	Last Sold Price:	£165,000
Floor Area:	656 ft ² / 61 m ²	Last Sold £/ft ² :	£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

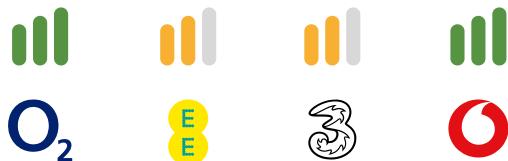
Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9
mb/s **80**
mb/s **1800**
mb/s



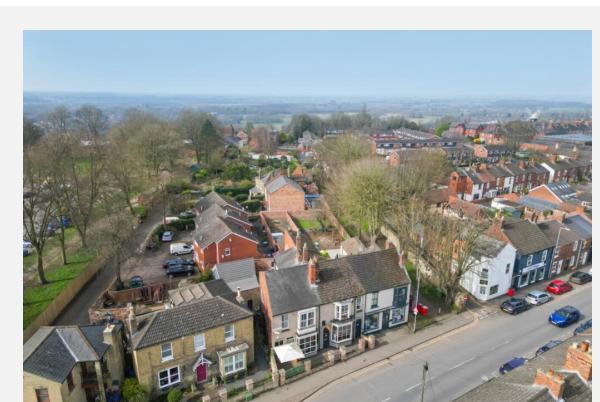
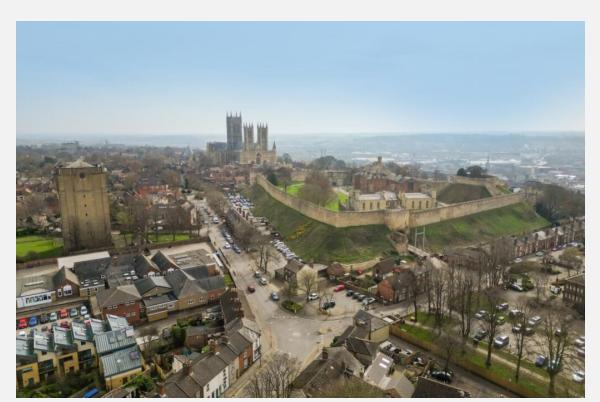
Mobile Coverage:
(based on calls indoors)



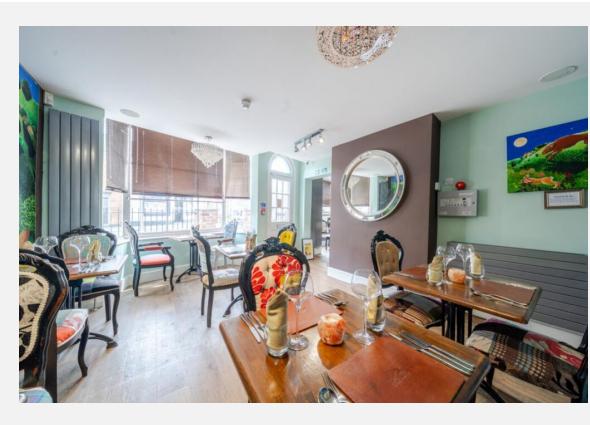
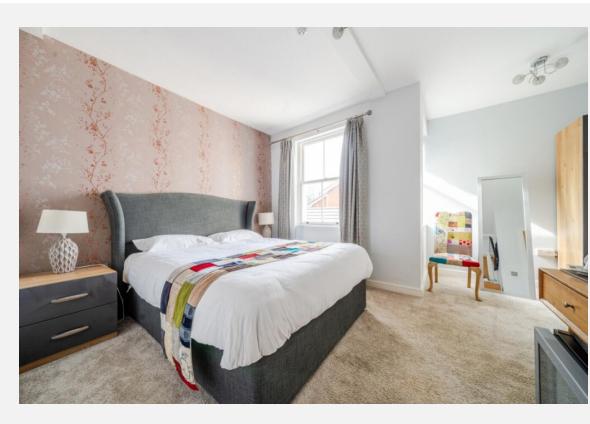
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery Photos



46, BURTON ROAD, LINCOLN, LN1 3LB



Burton Road, Lincoln, LN1

Ground Floor Net Internal Area = 694 sq ft / 64.4 sq m

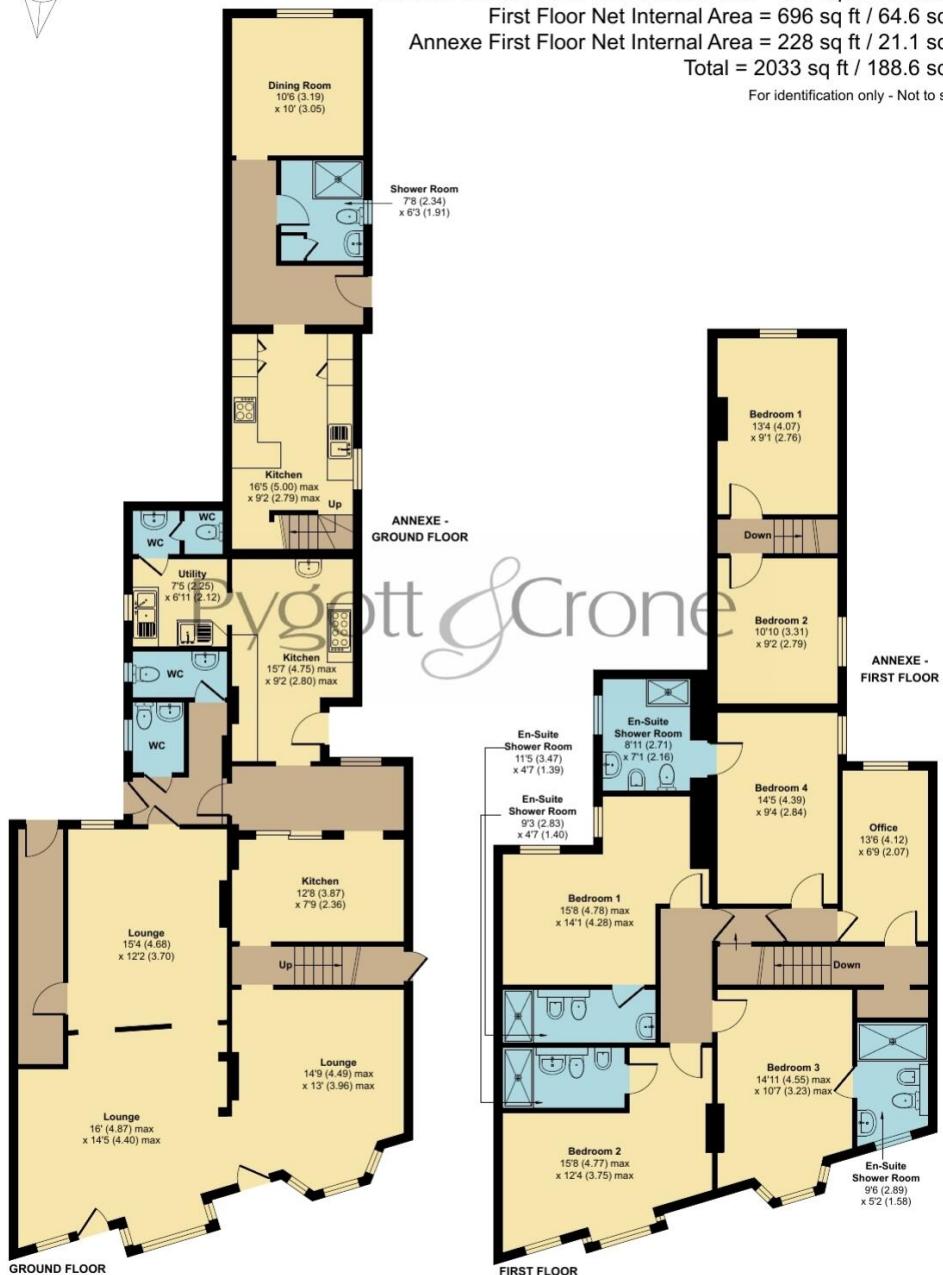
Annexe Ground Floor Net Internal Area = 415 sq ft / 38.5 sq m

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).
Produced for Pygott & Crone. REF: 1261992

© ntheocom 2025.

Property EPC - Certificate



46 Burton Road, LN1 3LB

Energy rating

E

Valid until 03.05.2032

Certificate number
0775-3015-1205-5182-9200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

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

Market Sold in Street



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.

Market Sold in Street



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.

Market Sold in Street



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

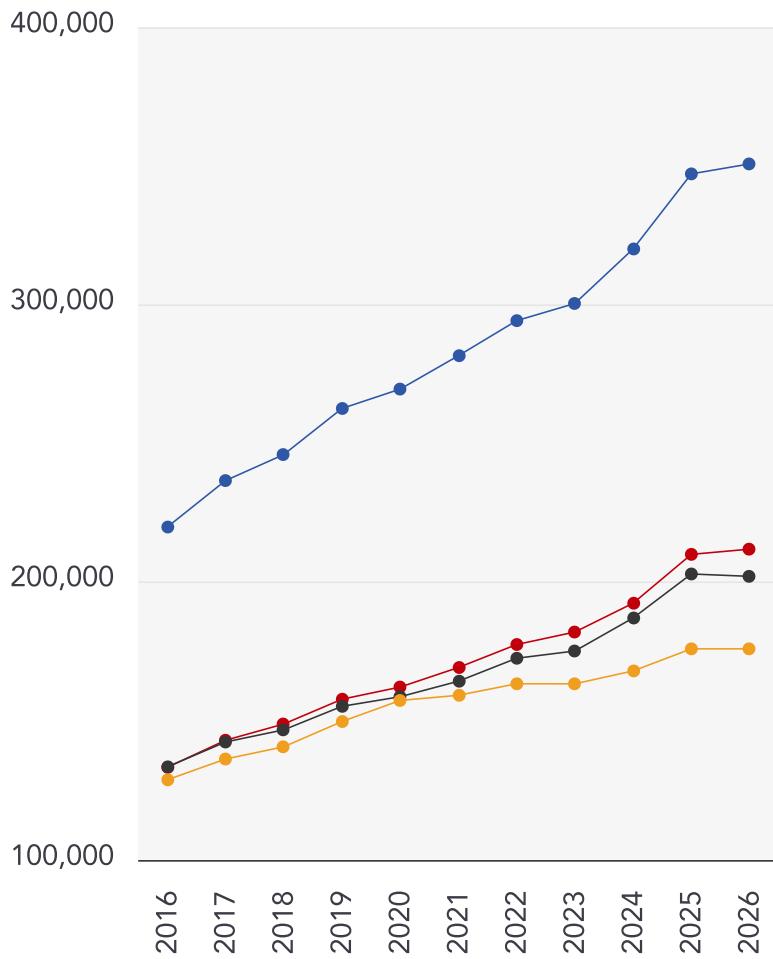
Last Sold Price: £37,800

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

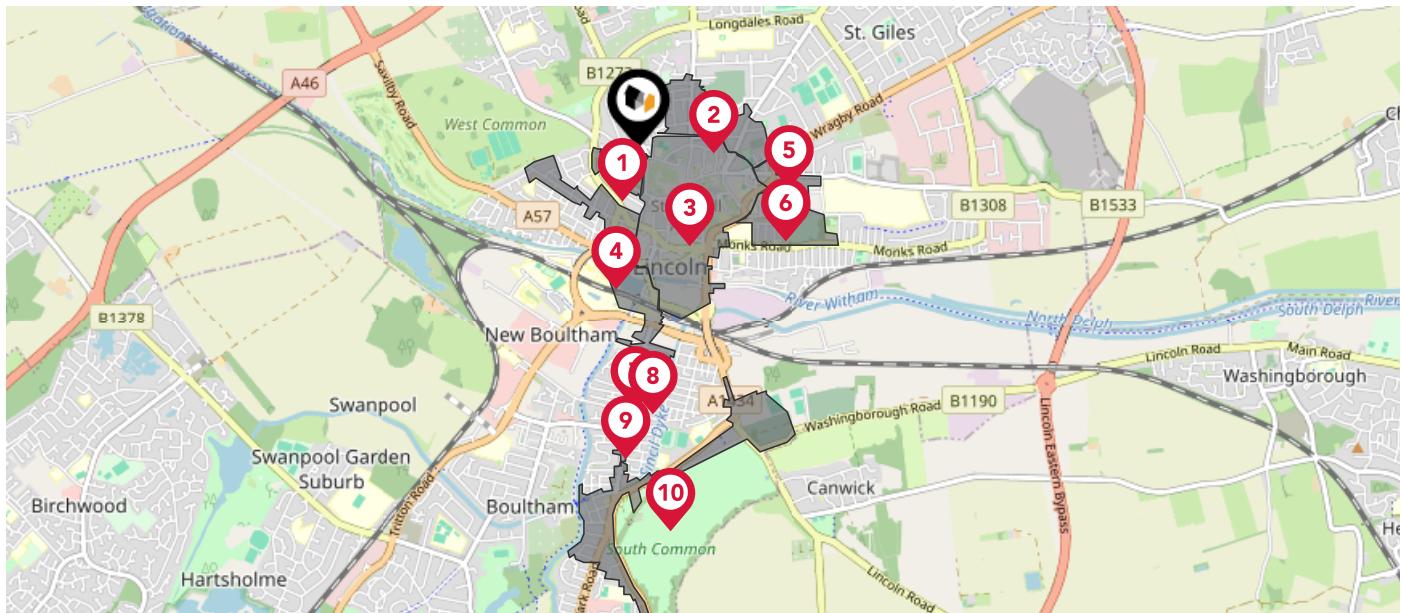
+36.6%

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

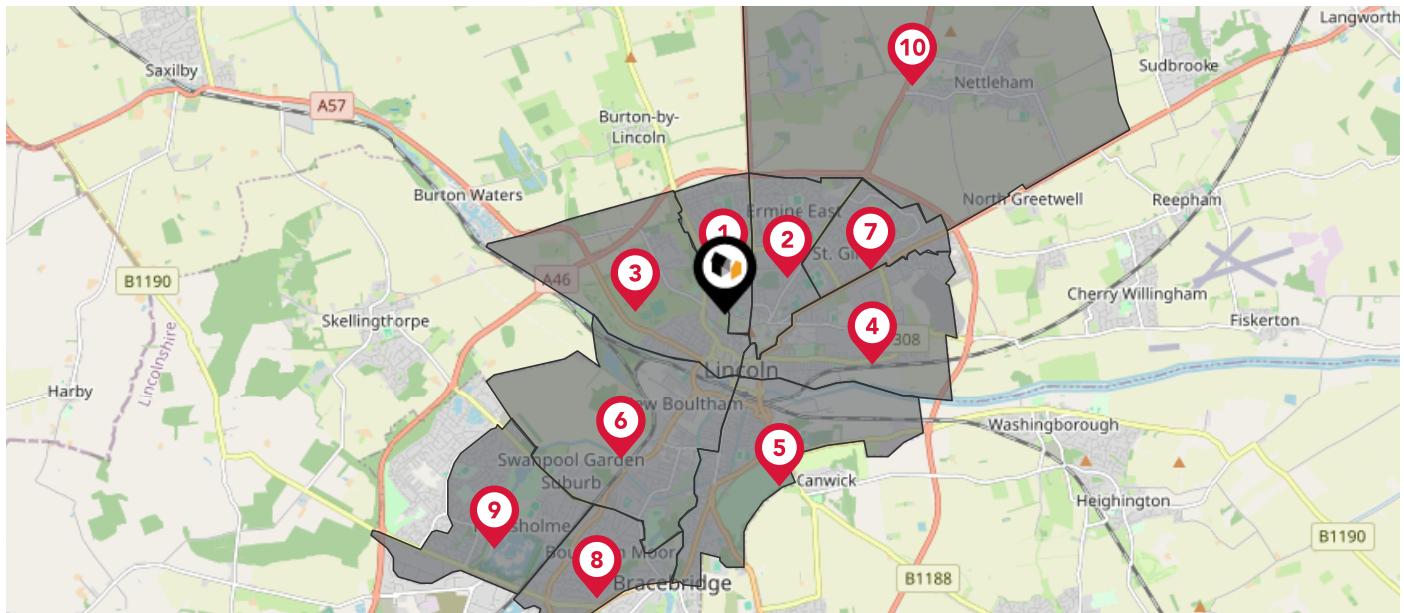
- 1 Carline
- 2 Newport and Nettleham Road
- 3 Cathedral and City Centre
- 4 West Parade and Brayford
- 5 The Dell
- 6 Lindum and Arboretum
- 7 St Peter-at-Gowts
- 8 Sibthorpe
- 9 Gowt's Bridge
- 10 St Catherines

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

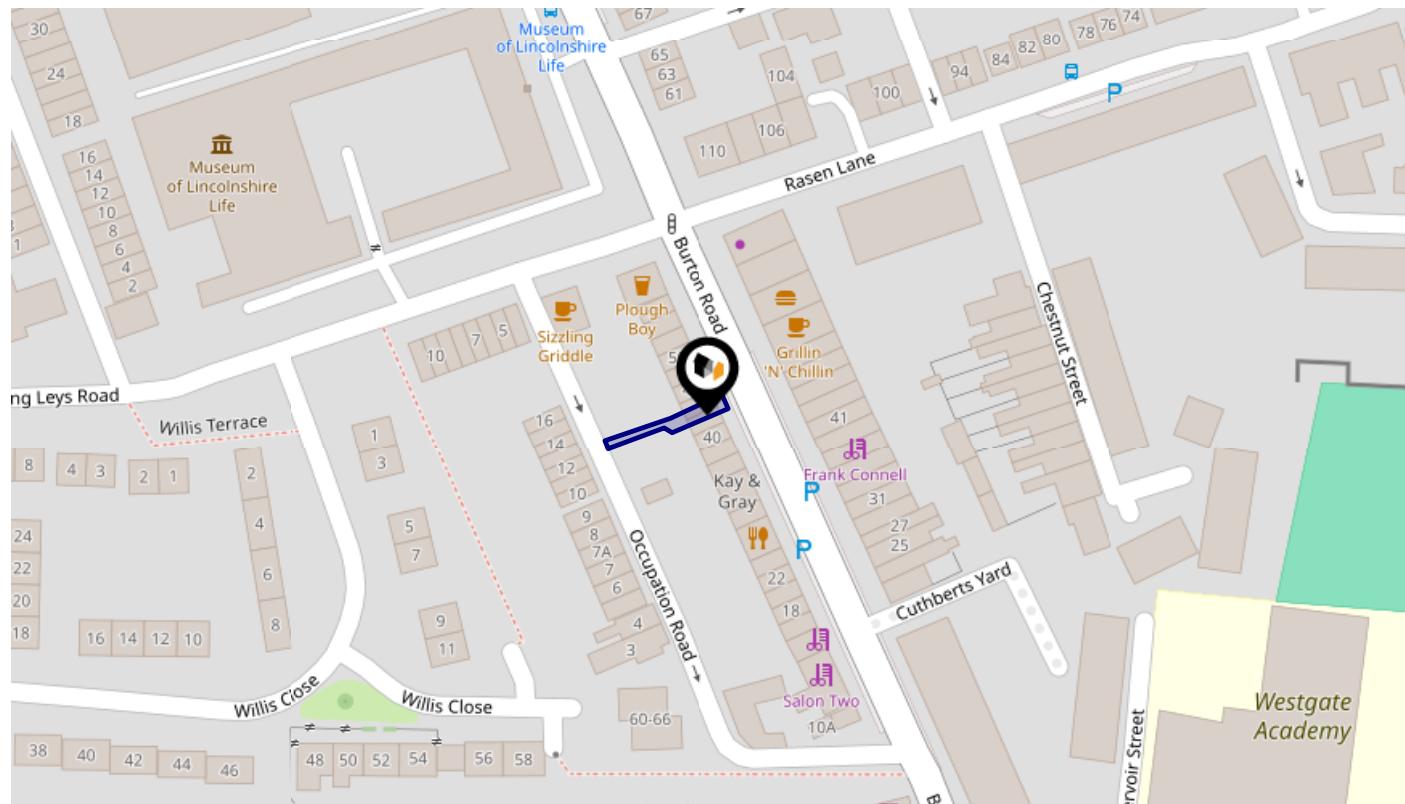
- 1 Castle Ward
- 2 Minster Ward
- 3 Carholme Ward
- 4 Abbey Ward
- 5 Park Ward
- 6 Boultham Ward
- 7 Glebe Ward
- 8 Moorland Ward
- 9 Hartsholme Ward
- 10 Nettleham Ward

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:

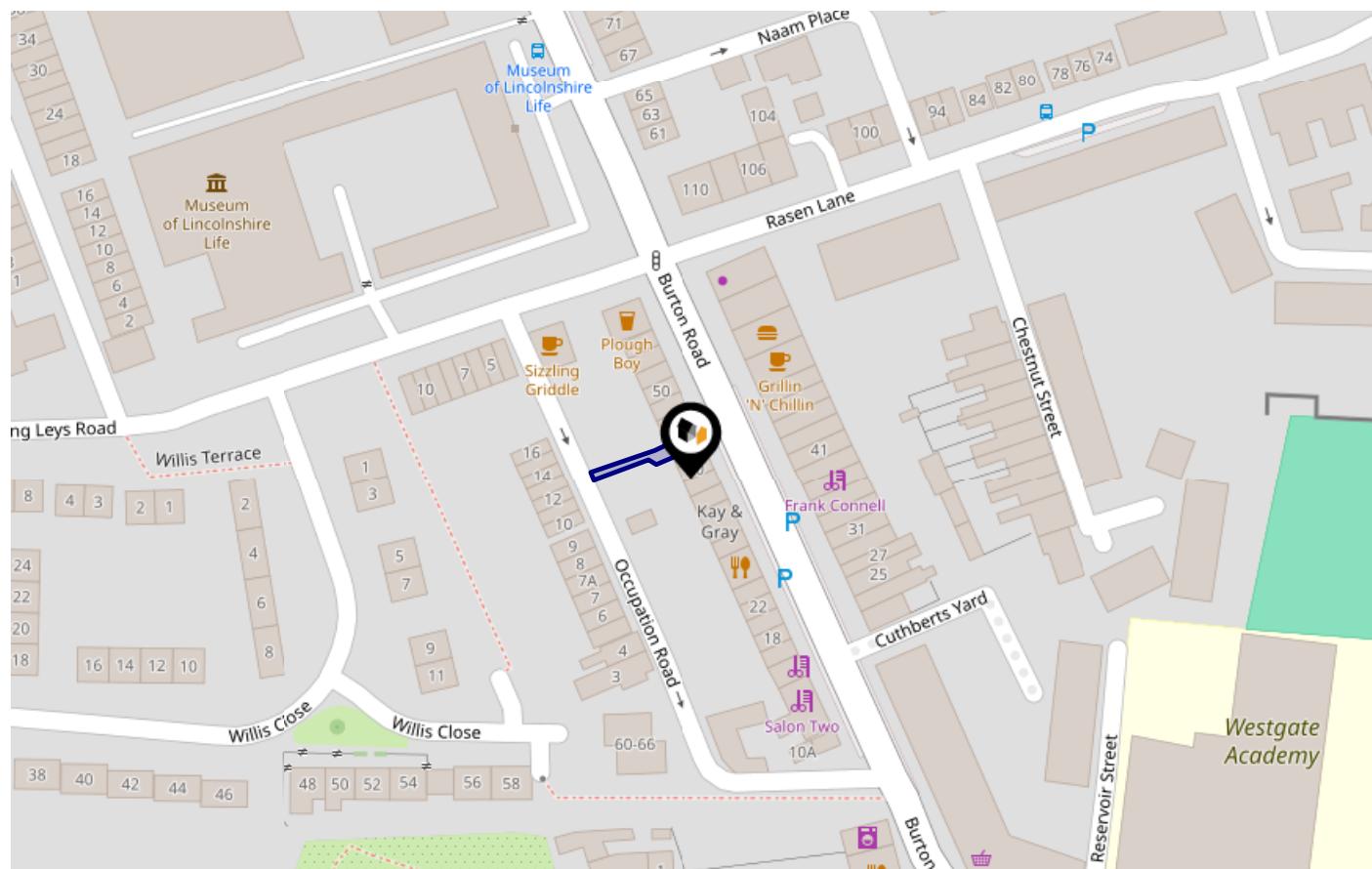


Flood Risk

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.

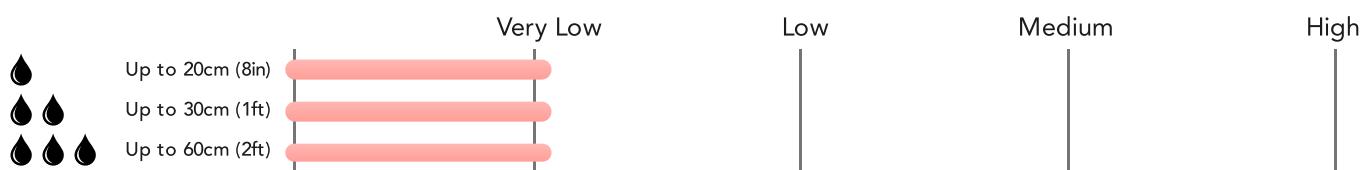


Risk Rating: Very low

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.

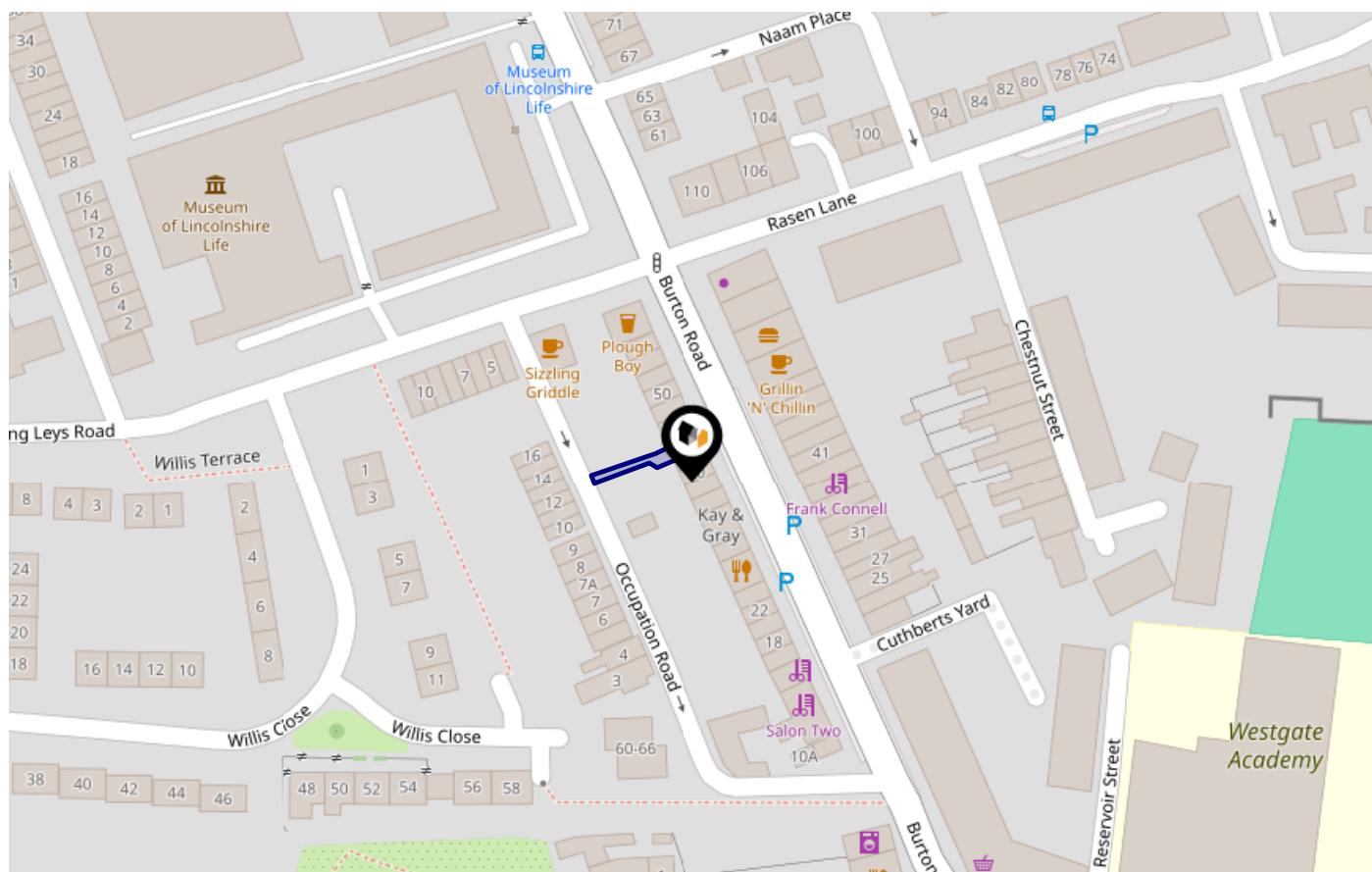
Chance of flooding to the following depths at this property:



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.

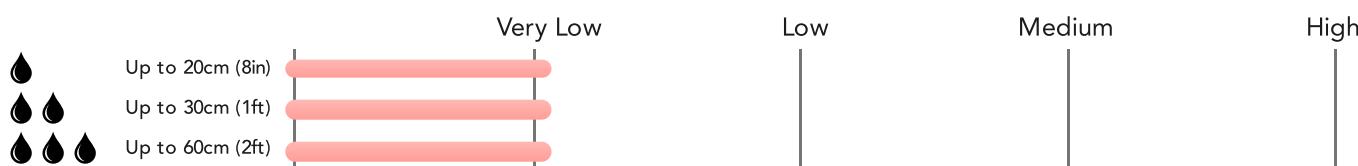


Risk Rating: Very low

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:

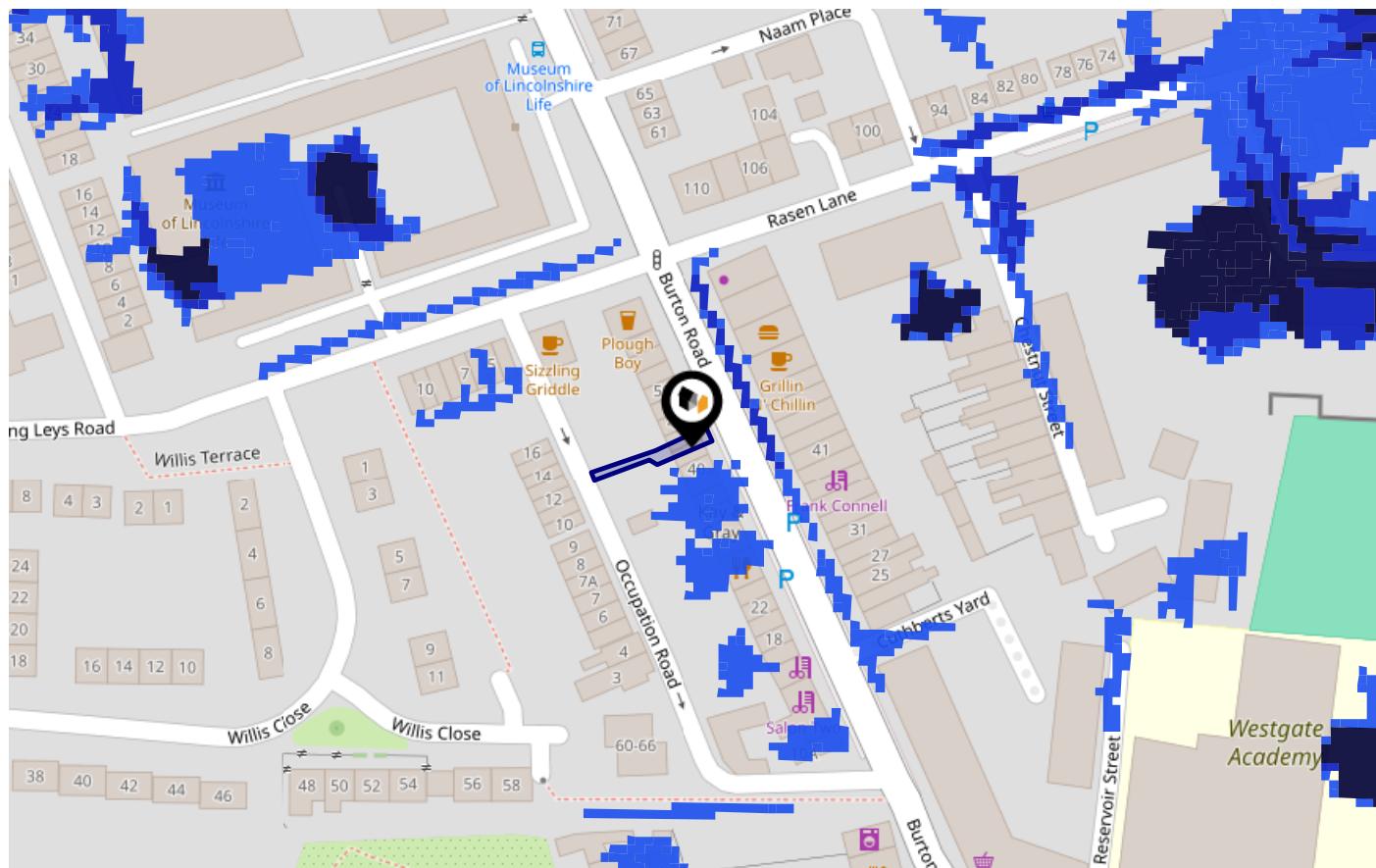


Flood Risk

Surface Water - 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.

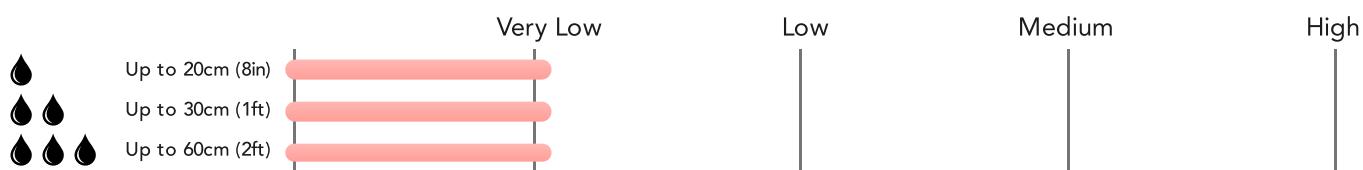


Risk Rating: Very low

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.

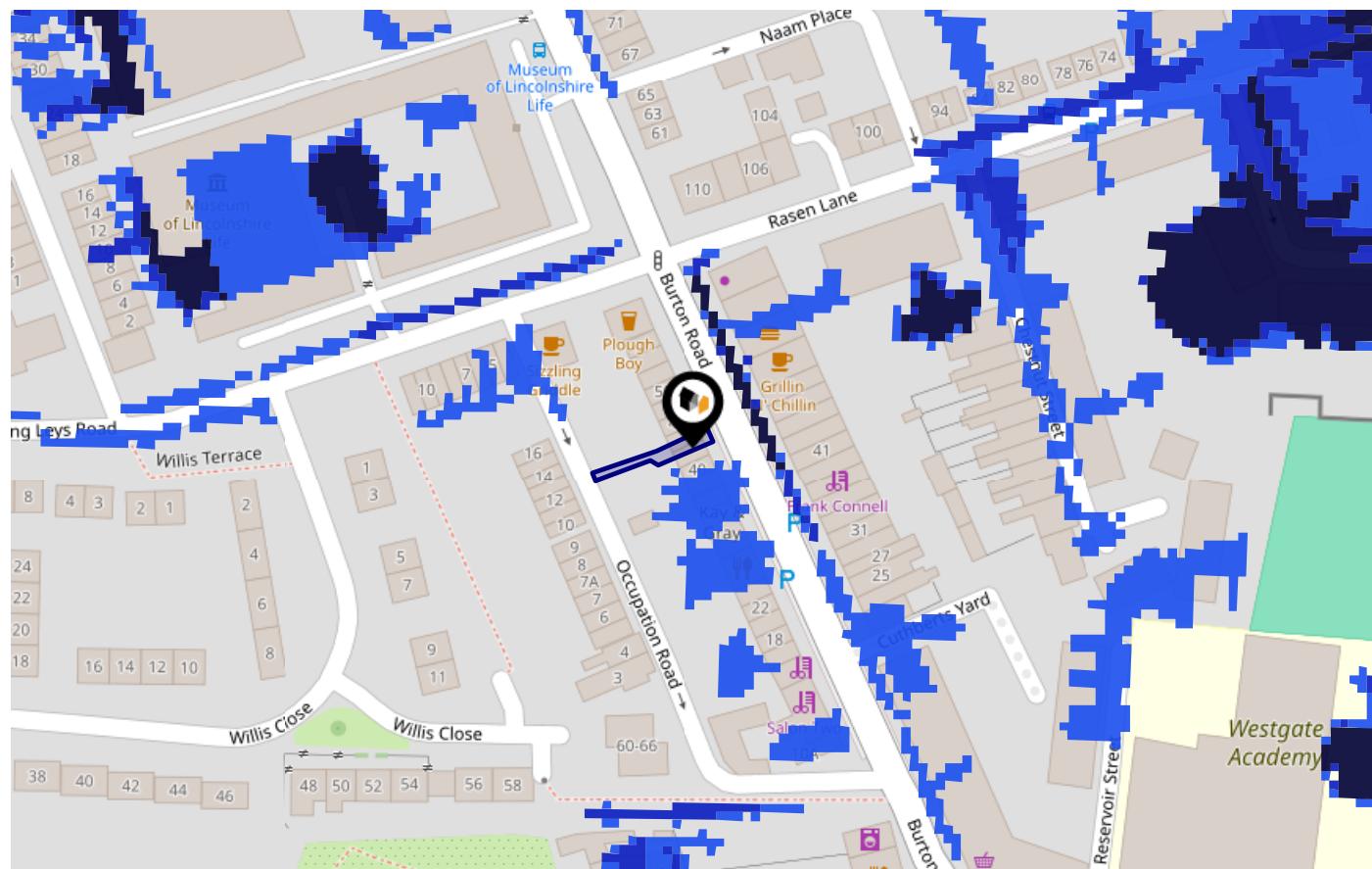
Chance of flooding to the following depths at this property:



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.
- 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:

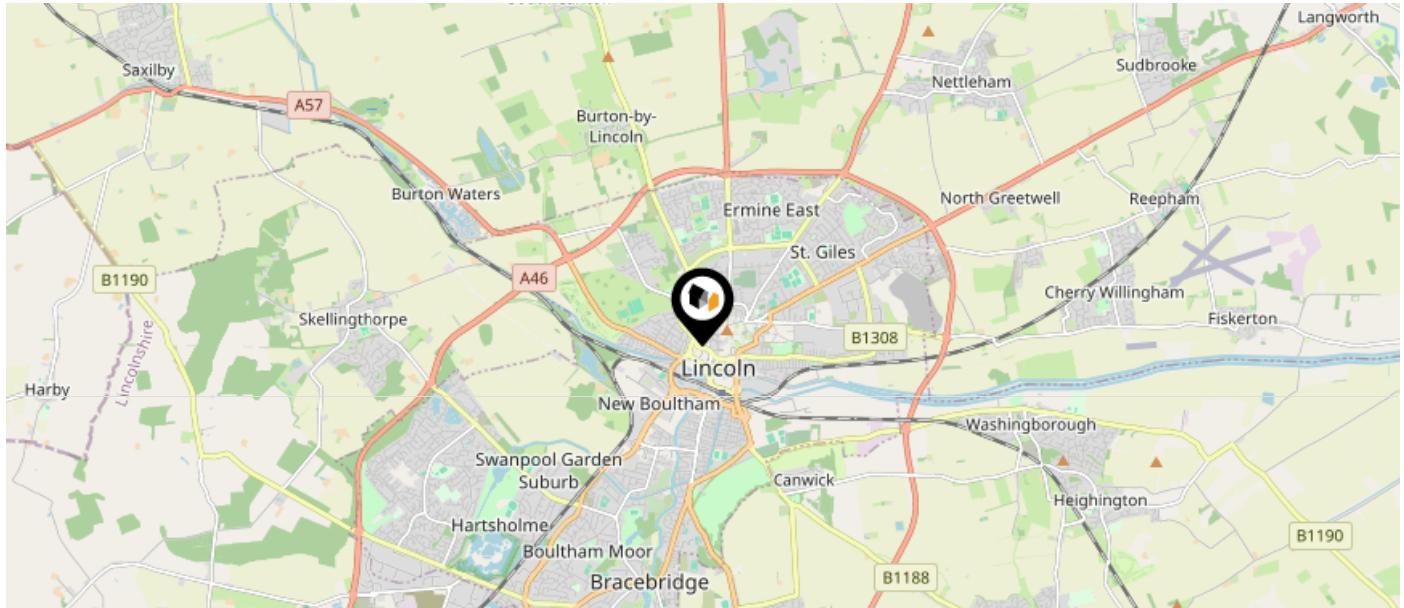


Maps

Green Belt



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



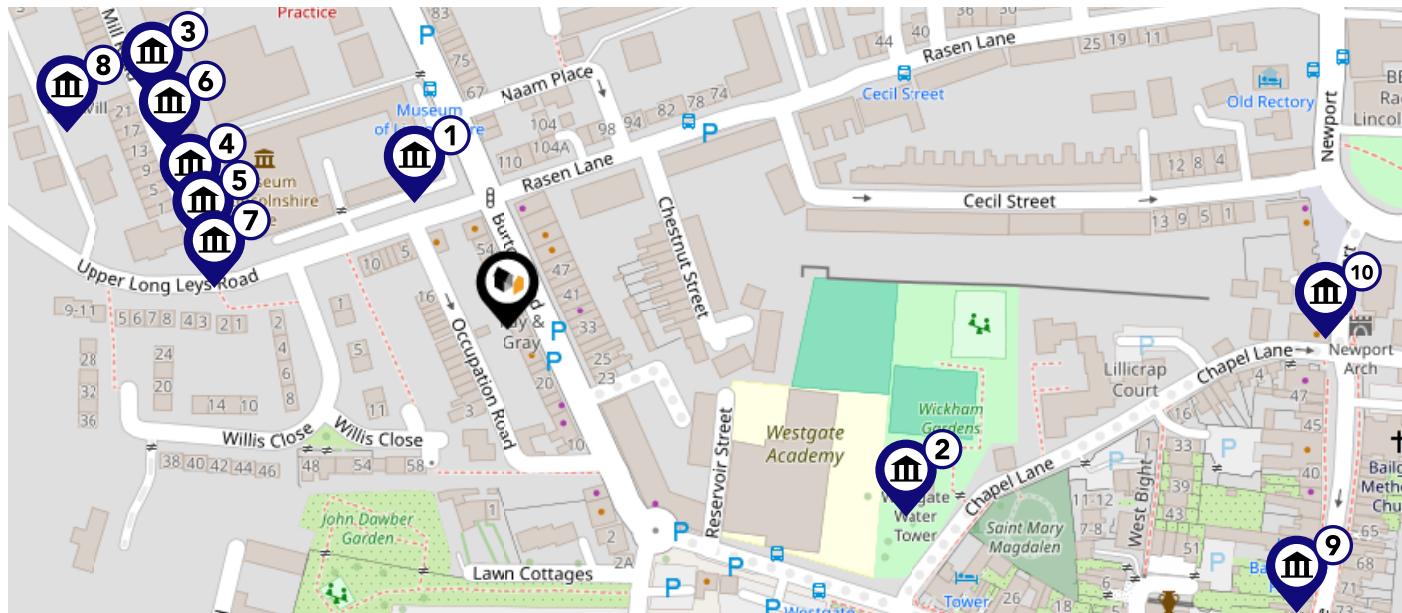
Nearby Green Belt Land

No data available.

Maps Listed Buildings

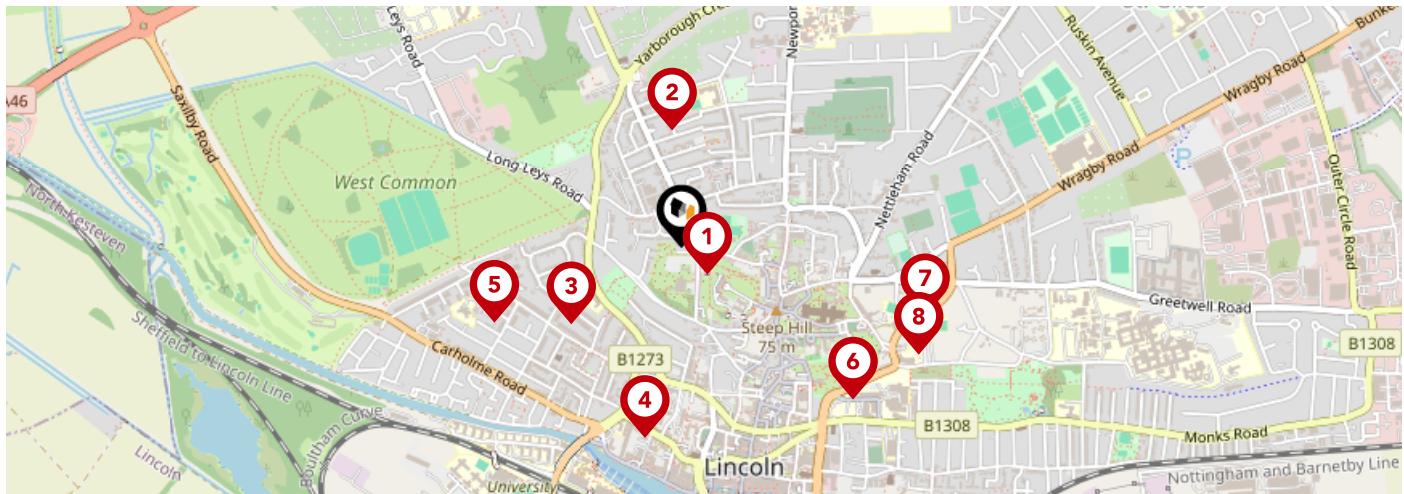


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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

Area Schools



Nursery Primary Secondary College Private



Westgate Academy

Ofsted Rating: Good | Pupils: 430 | Distance:0.08



Mount Street Academy

Ofsted Rating: Outstanding | Pupils: 318 | Distance:0.26



The St Faith and St Martin Church of England Junior School, Lincoln

Ofsted Rating: Good | Pupils: 345 | Distance:0.3



Lincolnshire Secure Unit

Ofsted Rating: Not Rated | Pupils:0 | Distance:0.43



The St Faith's Church of England Infant and Nursery School, Lincoln

Ofsted Rating: Good | Pupils: 278 | Distance:0.45



Lincoln UTC

Ofsted Rating: Good | Pupils: 369 | Distance:0.51



The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School

Ofsted Rating: Requires improvement | Pupils: 89 | Distance:0.56

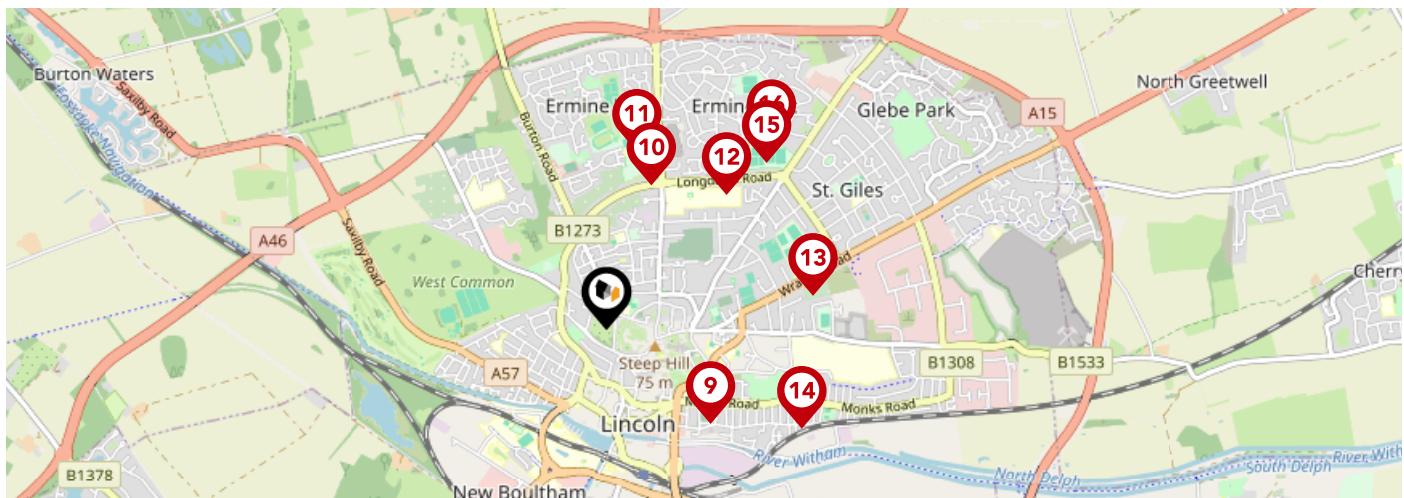


Lincoln Minster School

Ofsted Rating: Not Rated | Pupils: 473 | Distance:0.58



Area Schools



Nursery Primary Secondary College Private



Lincoln College

Ofsted Rating: Good | Pupils: 0 | Distance: 0.62



Lincoln Castle Academy

Ofsted Rating: Not Rated | Pupils: 680 | Distance: 0.67



The St Francis Special School, Lincoln

Ofsted Rating: Outstanding | Pupils: 161 | Distance: 0.8



Castles Education

Ofsted Rating: Inadequate | Pupils: 93 | Distance: 0.8



Lincoln Christ's Hospital School

Ofsted Rating: Good | Pupils: 1286 | Distance: 0.93



Lincoln Monks Abbey Primary School

Ofsted Rating: Good | Pupils: 594 | Distance: 0.97



Our Lady of Lincoln Catholic Primary School A Voluntary

Academy

Ofsted Rating: Good | Pupils: 204 | Distance: 1.02

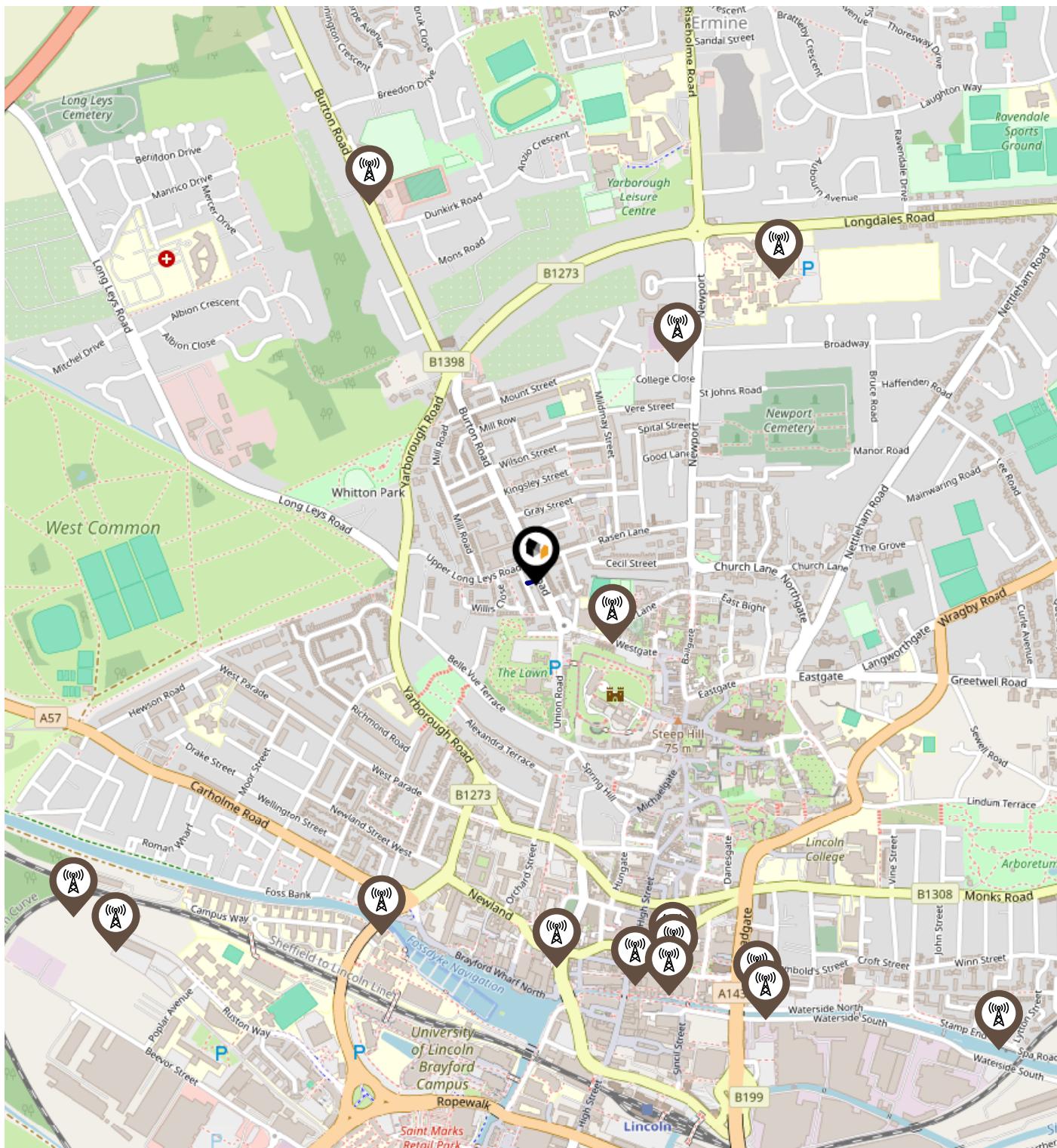


Ermine Primary Academy

Ofsted Rating: Good | Pupils: 393 | Distance: 1.11



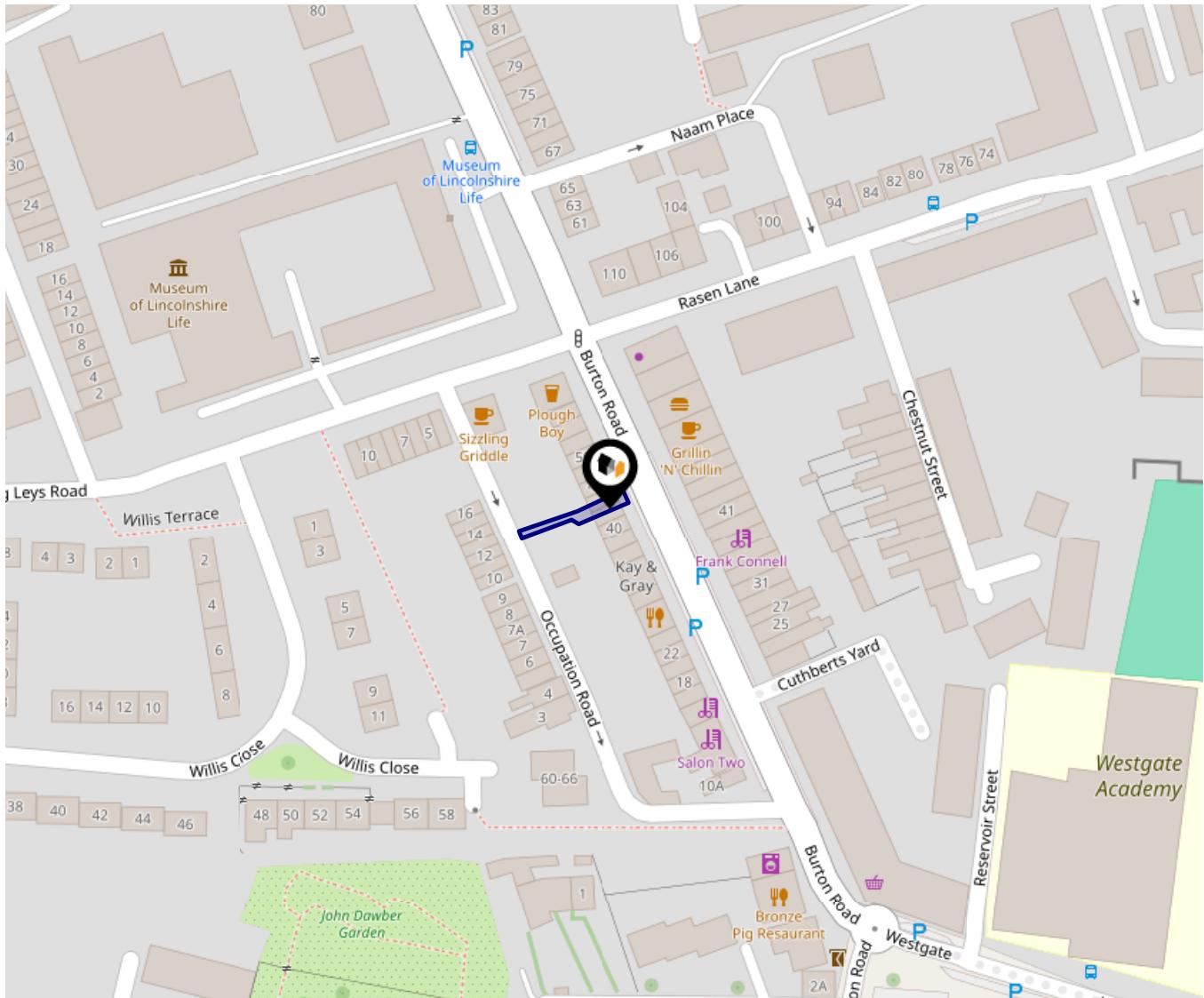
Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

Local Area Road Noise



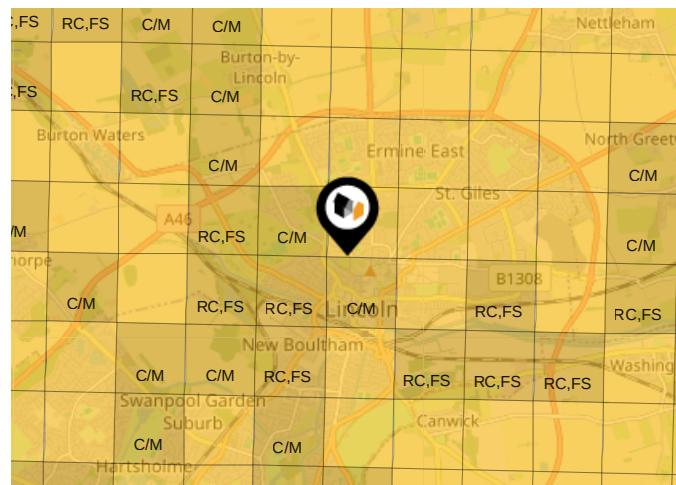
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

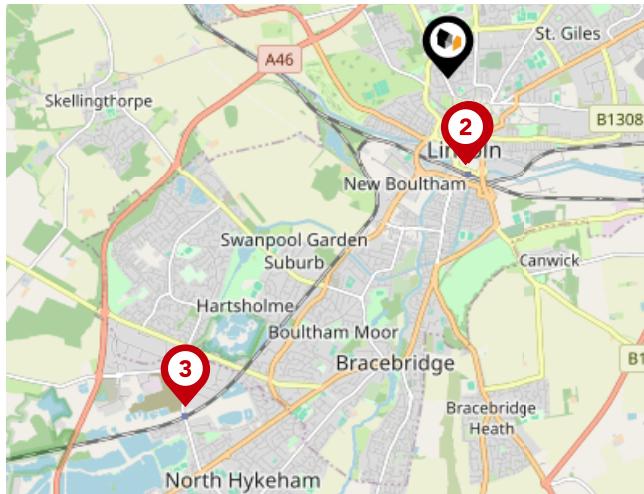
Carbon Content: NONE **Soil Texture:** CLAY TO SANDY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
ARENACEOUS
Soil Group: ALL



Primary Classifications (Most Common Clay Types)

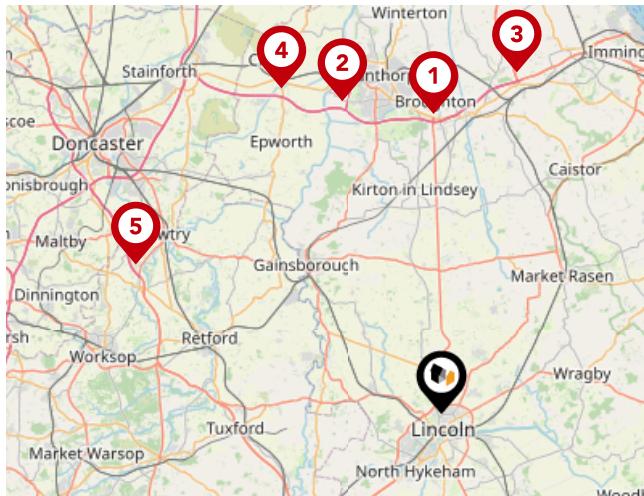
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

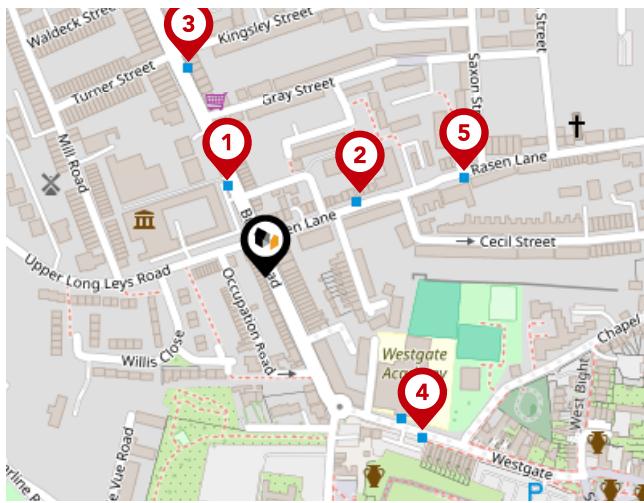
Pin	Name	Distance
1	M180 J4	21.24 miles
2	M180 J3	23.22 miles
3	M180 J5	24.66 miles
4	M180 J2	25.61 miles
5	A1(M) J34	24.11 miles



Airports/Helpads

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)

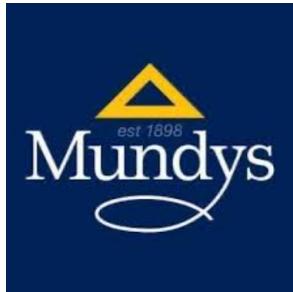


Bus Stops/Stations

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

About Us



Mundys

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.

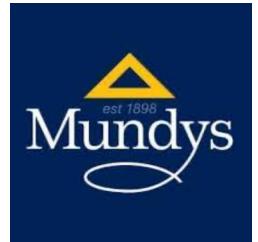
We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Survey

Financial Services

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.

Mundys Testimonials



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



Agent **Disclaimer**



Important - Please Read

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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