

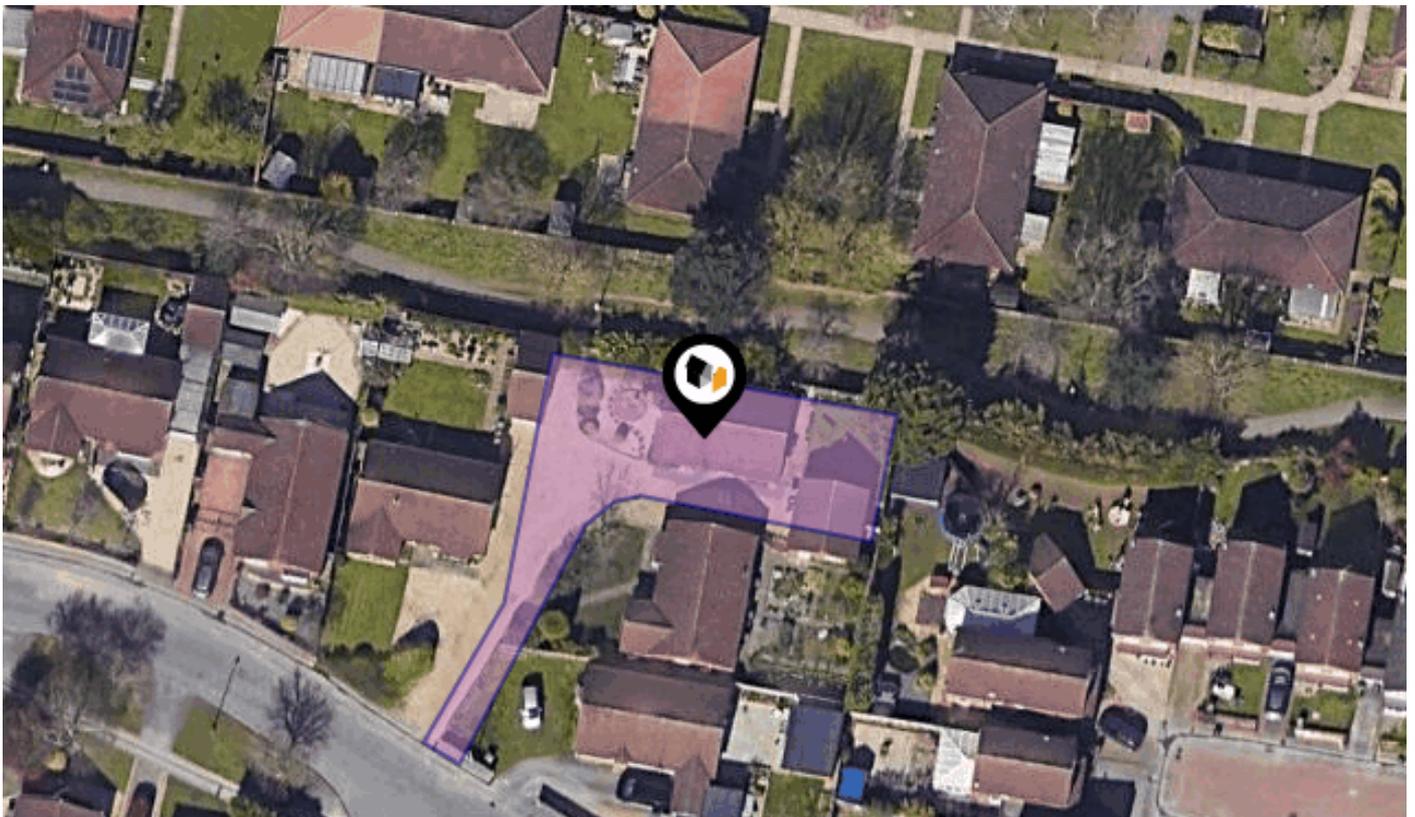


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th January 2026



11, MELBOURNE ROAD, LINCOLN, LN6 3QF

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

www.mundys.net





Property

Type:	Detached	Last Sold Date:	15/02/2021
Bedrooms:	3	Last Sold Price:	£193,000
Floor Area:	678 ft ² / 63 m ²	Last Sold £/ft²:	£284
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,759		
Title Number:	LL41882		
UPRN:	235003843		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	75 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



11, Melbourne Road, LN6 3QF

Energy rating

D

Valid until 08.11.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
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:	63 m ²

Market Sold in Street



30, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	01/11/2024	06/10/2017
Last Sold Price:	£248,000	£182,500

9, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	26/07/2024	31/01/2020	09/06/2017	15/11/2006
Last Sold Price:	£300,000	£235,000	£163,000	£142,000

6, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	23/10/2023	05/03/2015	20/10/2009
Last Sold Price:	£252,500	£168,000	£143,000

25, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	15/02/2023	26/01/2004	05/11/1998	26/05/1995
Last Sold Price:	£185,000	£110,000	£48,500	£46,000

27, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	26/08/2022	07/11/2007	19/06/2007	23/04/2004
Last Sold Price:	£191,000	£135,000	£142,000	£117,000

24, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	17/08/2022	13/07/2001
Last Sold Price:	£238,000	£72,500

1, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	25/06/2021	29/01/2007	05/09/2003	08/02/2002
Last Sold Price:	£251,000	£154,600	£138,500	£92,000

19, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	24/06/2021	06/07/2007	12/03/2004
Last Sold Price:	£177,000	£147,000	£124,000

4, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	10/05/2021	27/10/2006	11/02/2000
Last Sold Price:	£259,000	£155,000	£69,500

11, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	15/02/2021	12/12/1996
Last Sold Price:	£193,000	£51,000

21, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	03/01/2020	17/12/1999
Last Sold Price:	£231,000	£66,000

45, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	02/10/2017
Last Sold Price:	£148,000

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

Market Sold in Street



7, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	27/01/2017	03/11/2008
Last Sold Price:	£175,000	£129,000

3, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	04/07/2016	19/05/2006	20/01/2006
Last Sold Price:	£165,000	£136,000	£136,000

33, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	26/10/2015	16/07/2004	20/07/2001	24/03/1997
Last Sold Price:	£127,000	£107,950	£46,000	£37,000

23, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	17/04/2014	02/06/2004	11/02/2000
Last Sold Price:	£129,000	£124,950	£55,000

37, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	06/02/2014	05/05/2004	07/07/2003	08/12/1995
Last Sold Price:	£104,000	£85,000	£82,500	£36,000

2, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	23/01/2009
Last Sold Price:	£142,500

10, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	23/06/2006	31/07/2002
Last Sold Price:	£103,000	£68,995

32, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	27/10/2005	31/05/2002
Last Sold Price:	£131,000	£92,500

16, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	30/06/2005	18/06/1998
Last Sold Price:	£94,500	£33,500

18, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	05/05/2004	13/06/2003
Last Sold Price:	£85,000	£85,000

12, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	01/12/2003	09/02/2001	02/08/1996
Last Sold Price:	£21,000	£42,950	£34,995

35, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	29/08/2003
Last Sold Price:	£88,500

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

Market Sold in Street



22, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	02/05/2003	11/06/1999	31/07/1996
Last Sold Price:	£110,000	£59,995	£54,000

14, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	26/04/2002
Last Sold Price:	£62,000

41, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	29/10/2001
Last Sold Price:	£67,000

17, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	12/01/2001
Last Sold Price:	£57,750

43, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	13/09/2000	26/10/1998
Last Sold Price:	£50,000	£39,950

28, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	14/01/2000
Last Sold Price:	£51,950

26, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	12/02/1999
Last Sold Price:	£43,000

15, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	23/12/1998
Last Sold Price:	£51,000

5, Melbourne Road, Lincoln, LN6 3QF

Last Sold Date:	28/02/1997
Last Sold Price:	£51,000

20, Melbourne Road, Lincoln, LN6 3QF

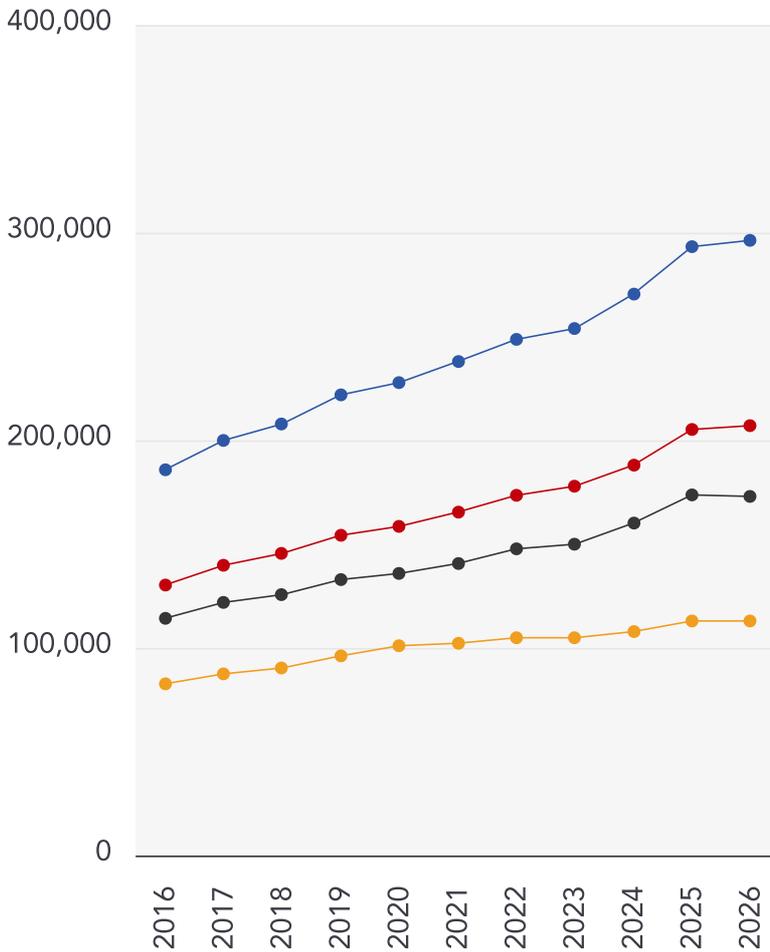
Last Sold Date:	04/12/1995
Last Sold Price:	£56,500

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 LN6



Detached

+59.47%

Semi-Detached

+58.92%

Terraced

+51.39%

Flat

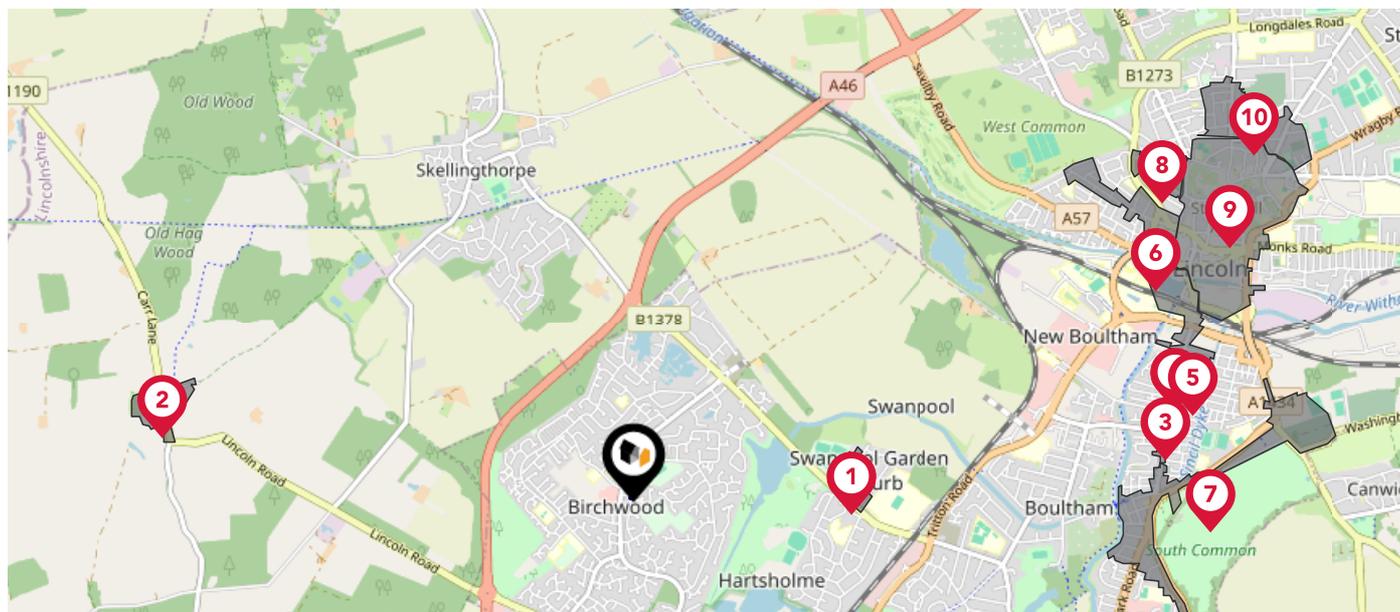
+36.6%

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

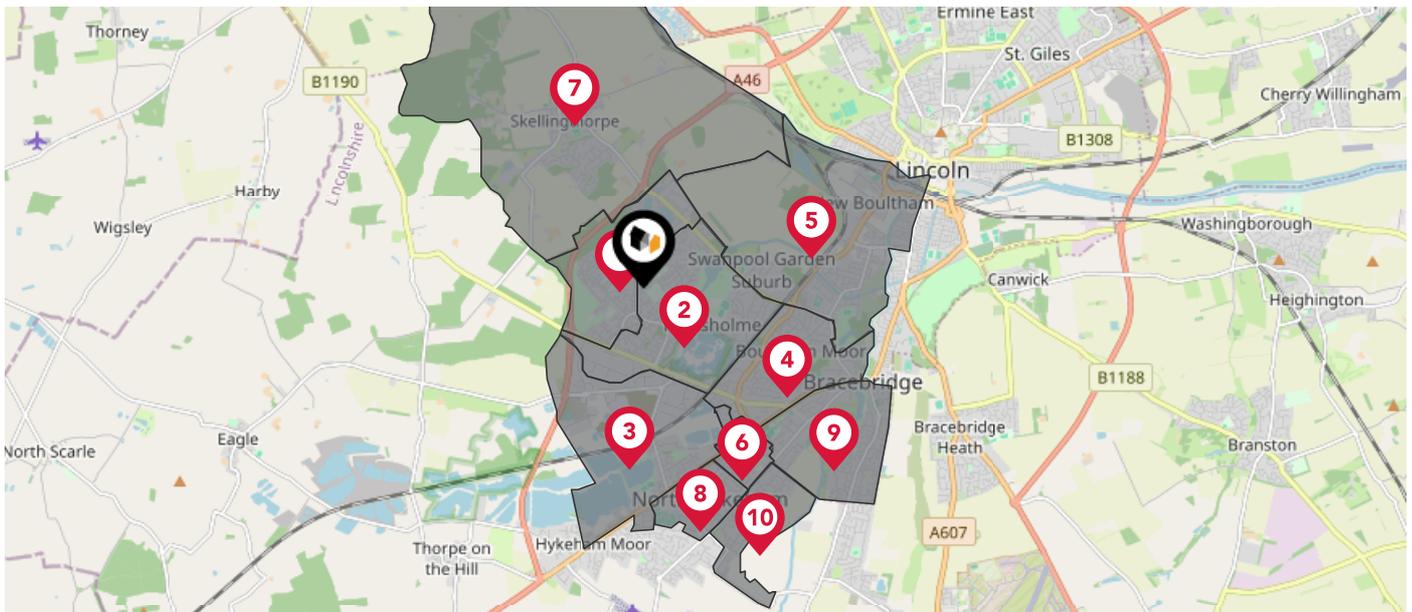
-  1 Swanpool
-  2 Doddington
-  3 Gowt's Bridge
-  4 St Peter-at-Gowts
-  5 Sibthorp
-  6 West Parade and Brayford
-  7 St Catherines
-  8 Carline
-  9 Cathedral and City Centre
-  10 Newport and Nettleham Road

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

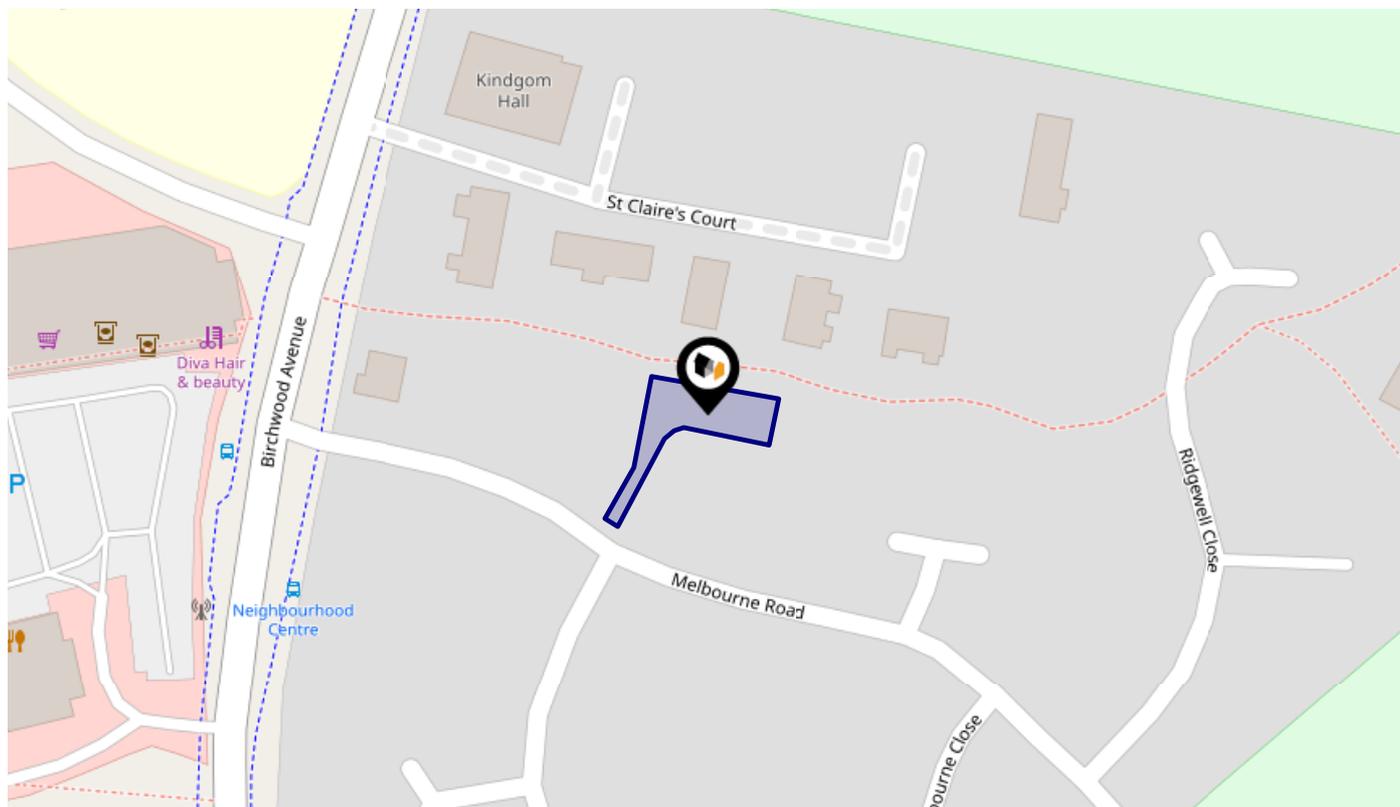
- 1 Birchwood Ward
- 2 Hartsholme Ward
- 3 North Hykeham Memorial Ward
- 4 Moorland Ward
- 5 Boutham Ward
- 6 North Hykeham Forum Ward
- 7 Skellingthorpe Ward
- 8 North Hykeham Moor Ward
- 9 Witham Ward
- 10 North Hykeham Witham Ward

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:

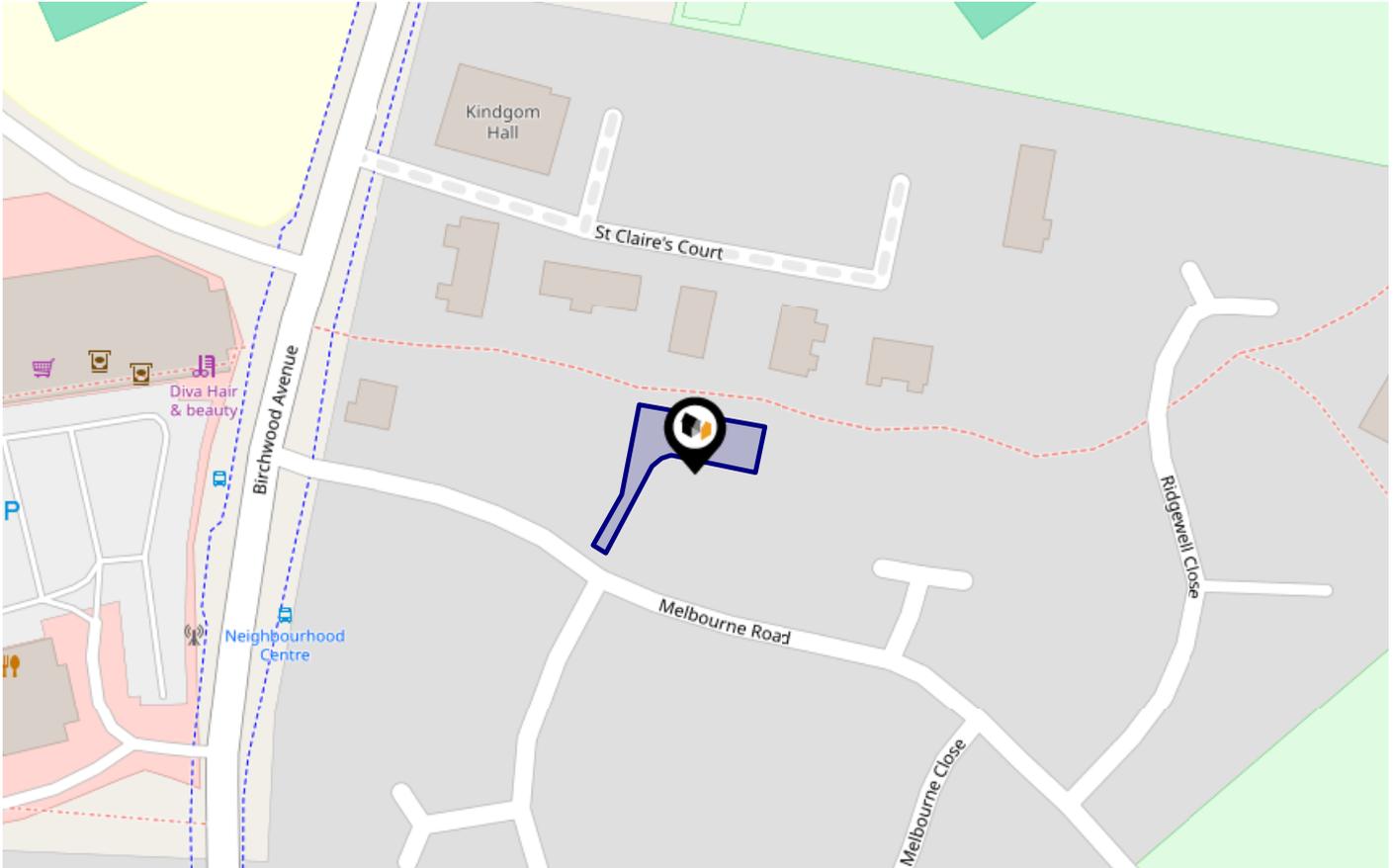
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

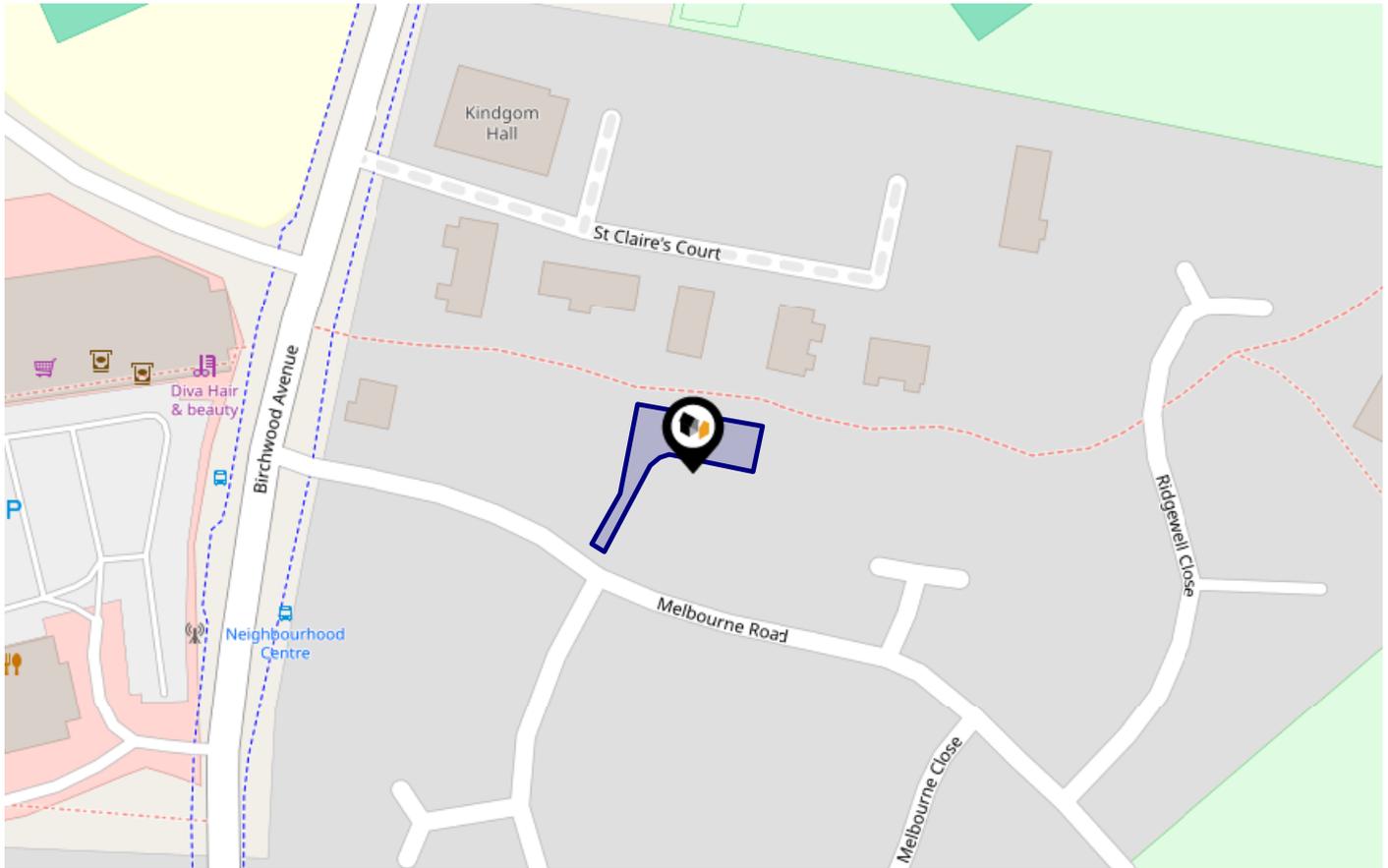


Flood Risk

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.



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:

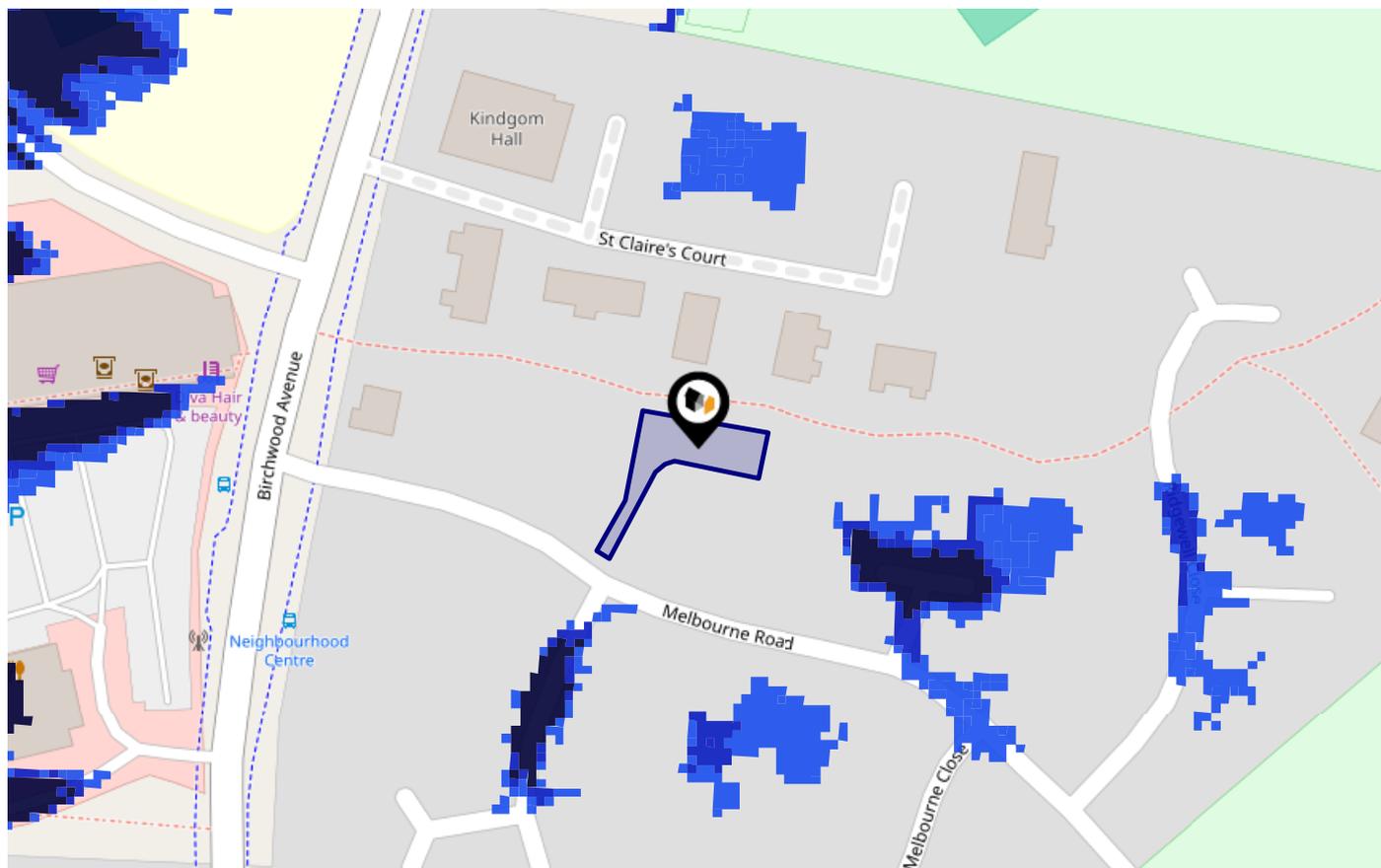


Flood Risk

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.

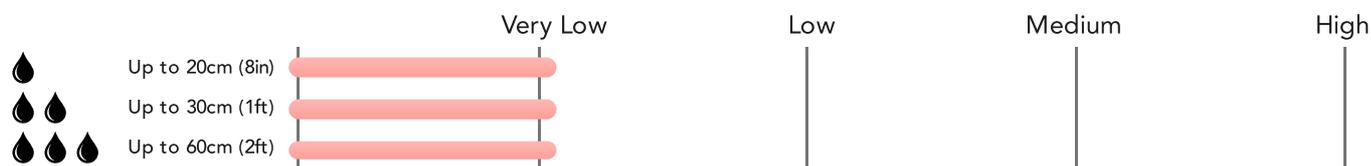


Risk Rating: Very low

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.

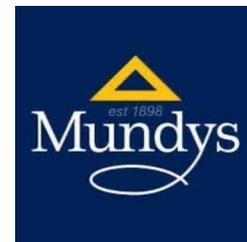
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

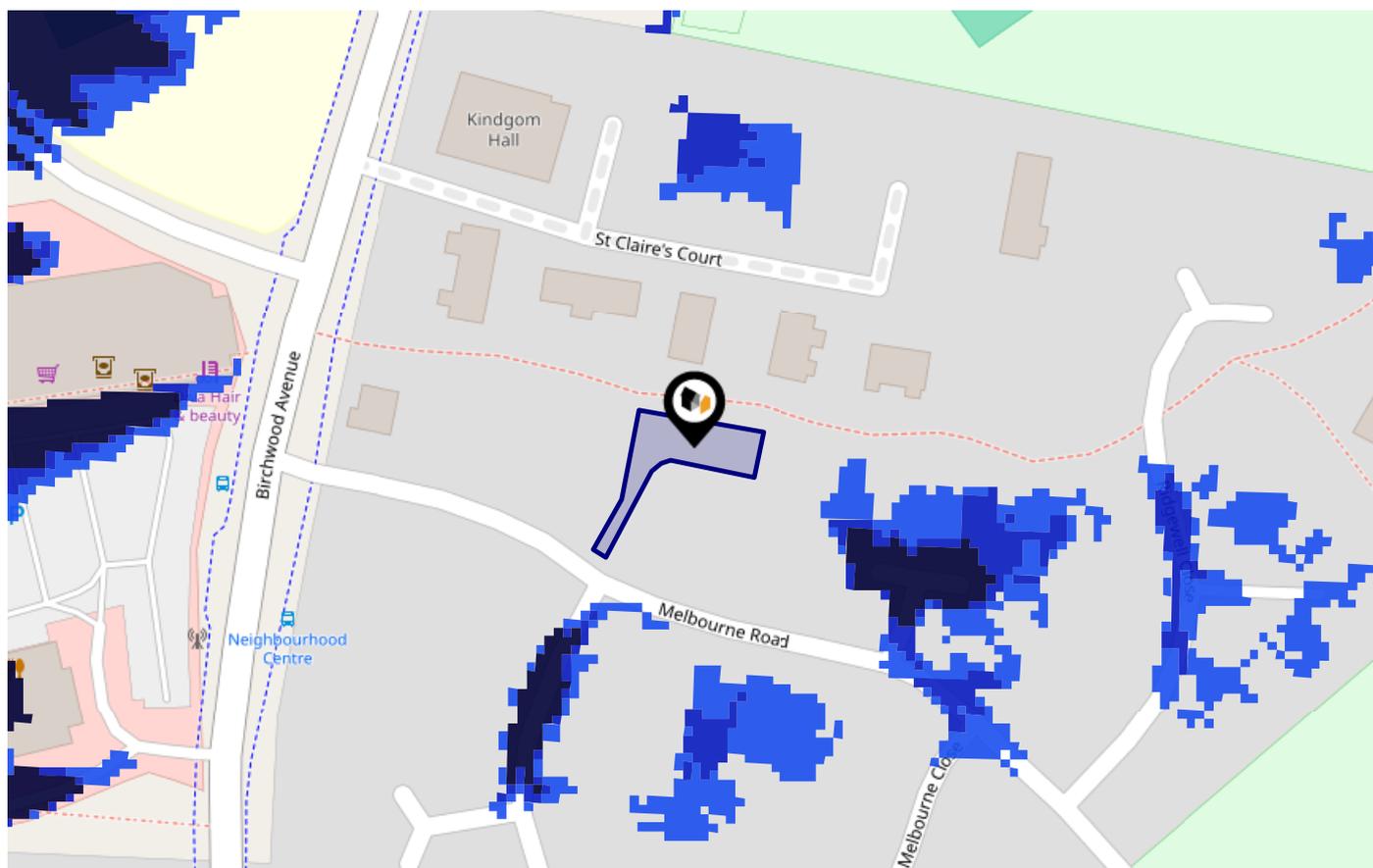


Flood Risk

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

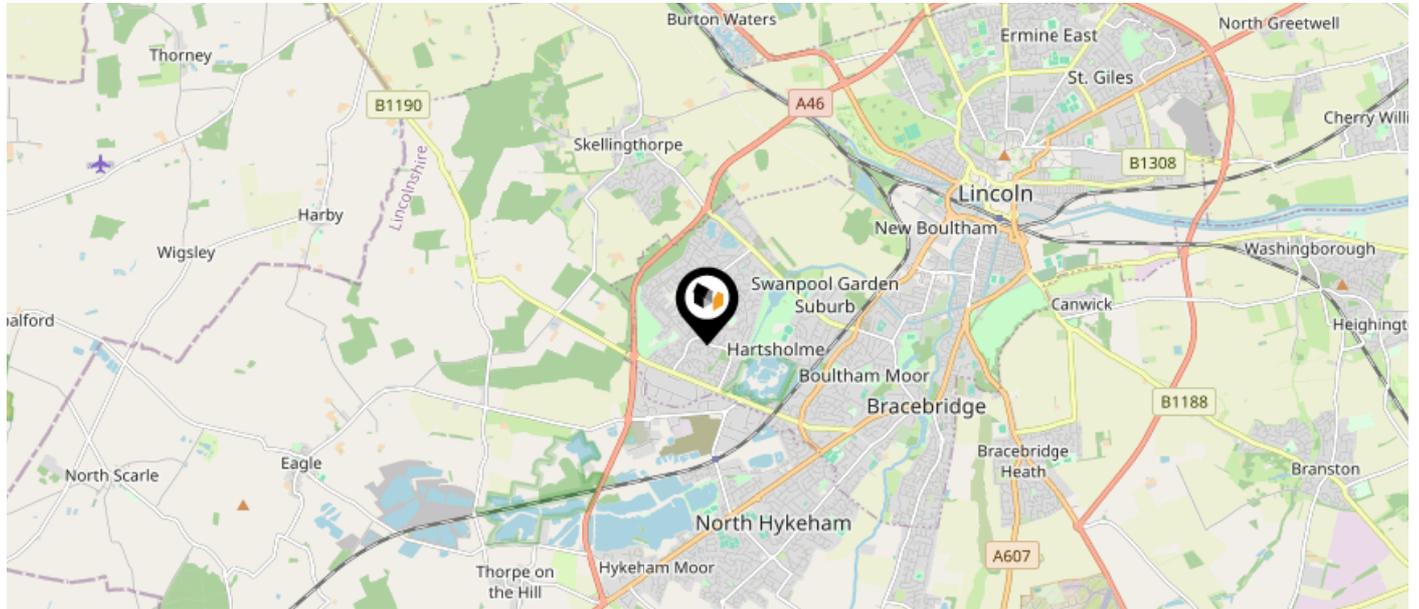
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

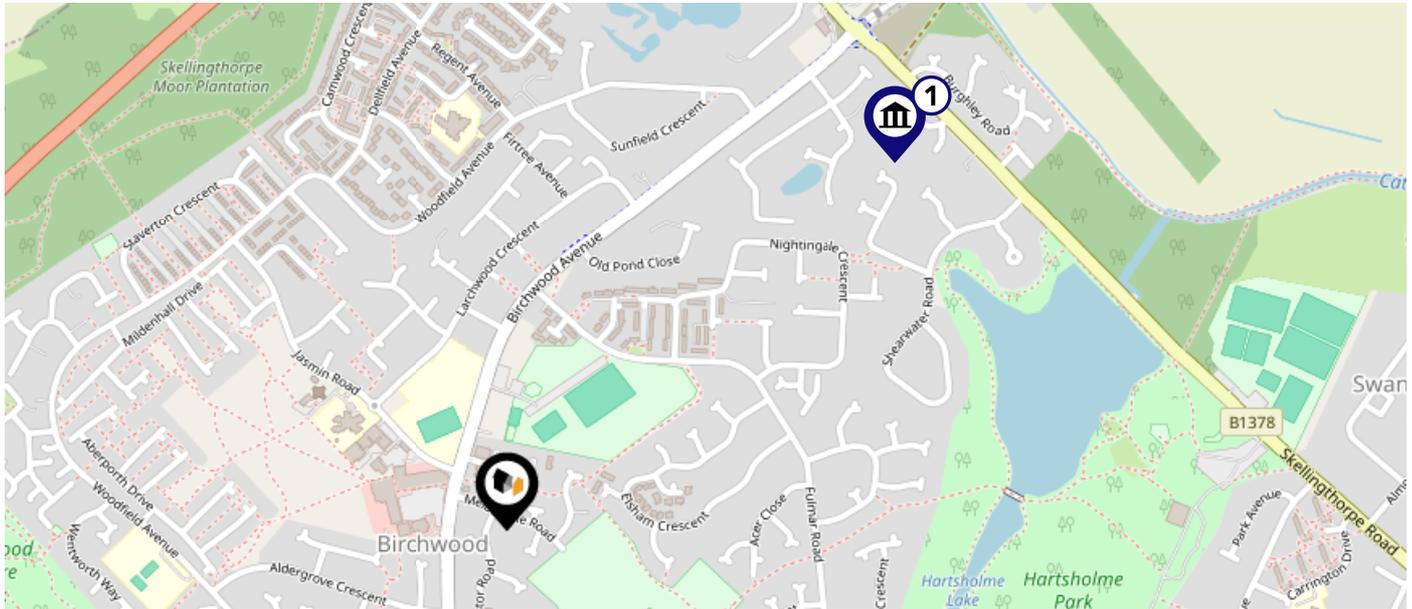
No data available.

Maps

Listed Buildings

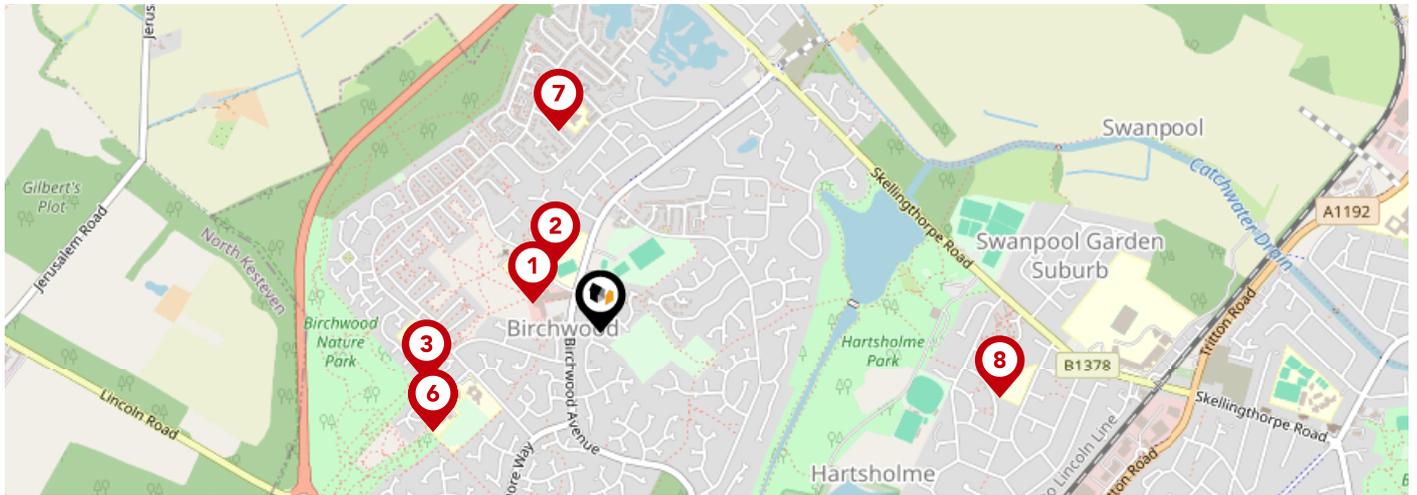


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388767 - Stones Place	Grade II	0.6 miles

Area Schools

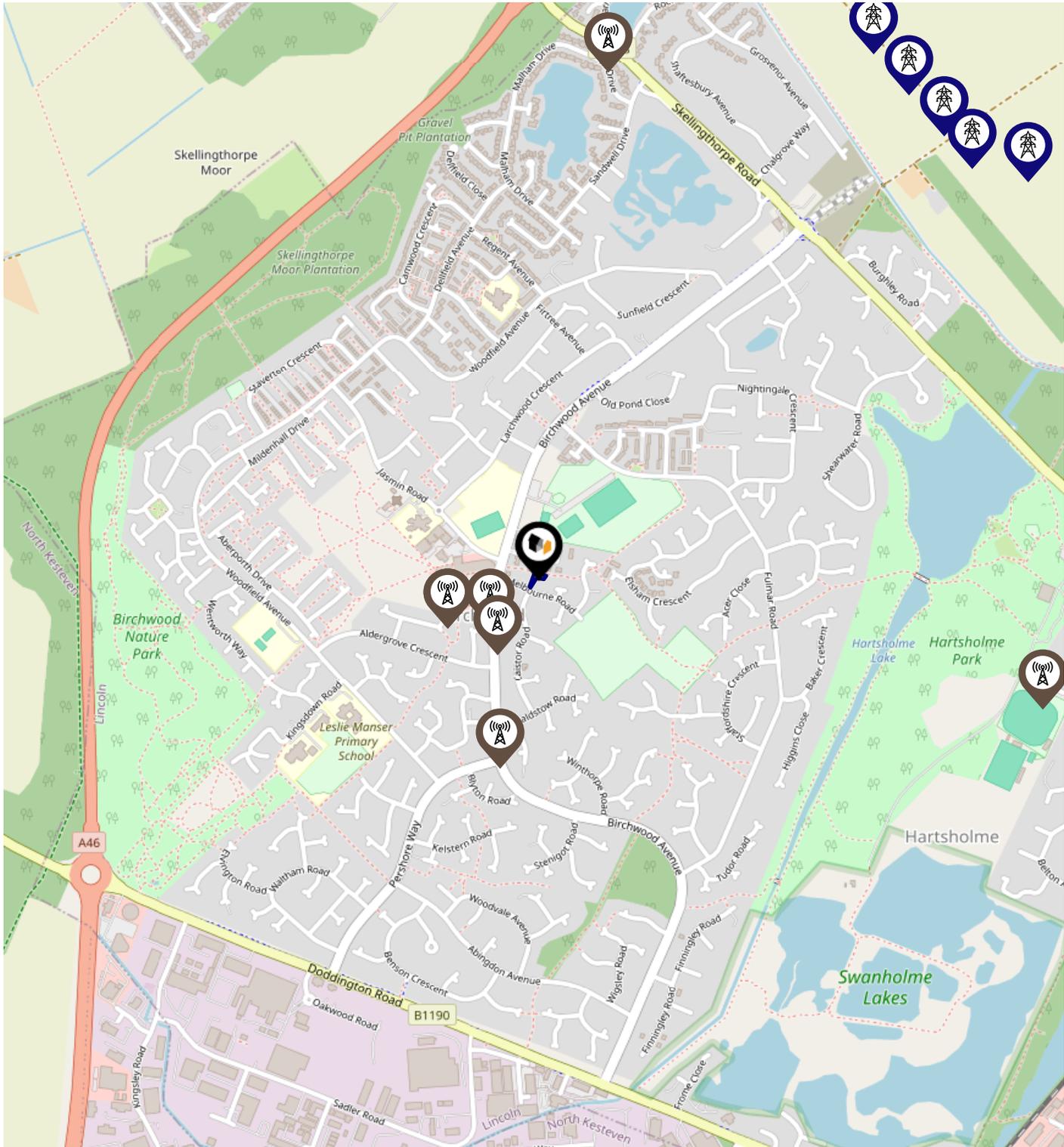


		Nursery	Primary	Secondary	College	Private
1	The Lancaster School Ofsted Rating: Good Pupils: 115 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lincoln Birchwood Junior School Ofsted Rating: Good Pupils: 255 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:0.43	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Woodlands Infant and Nursery School Ofsted Rating: Good Pupils: 106 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory City of Lincoln Academy Ofsted Rating: Requires improvement Pupils: 980 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

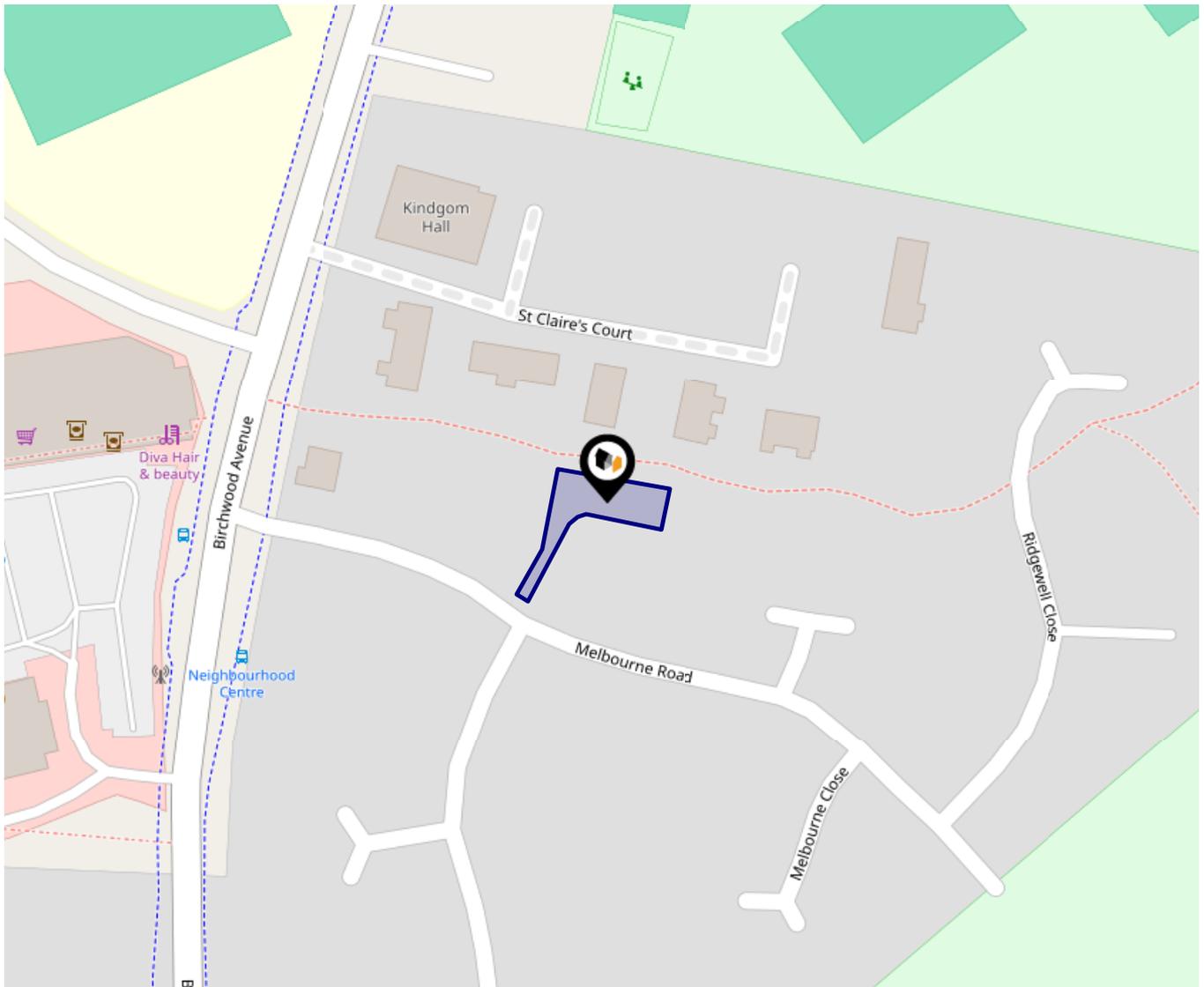
Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise



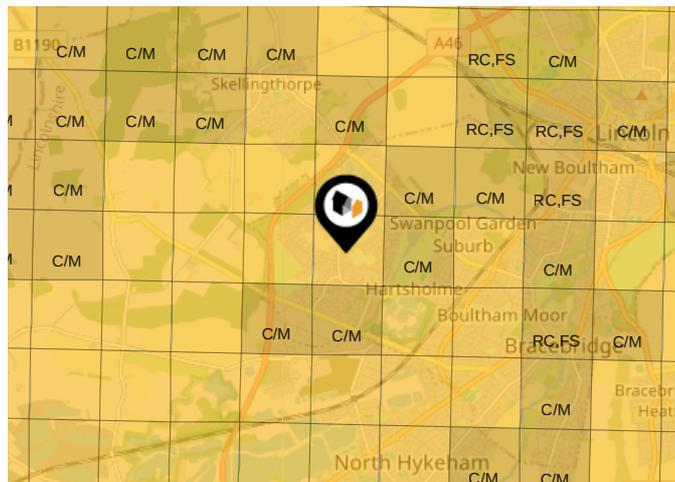
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

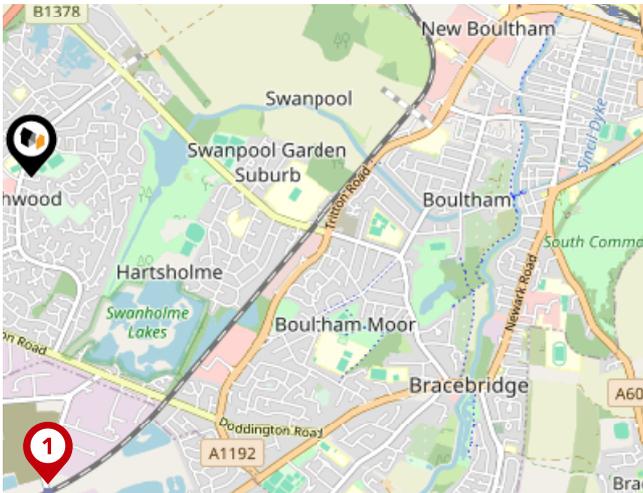
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP



Primary Classifications (Most Common Clay Types)

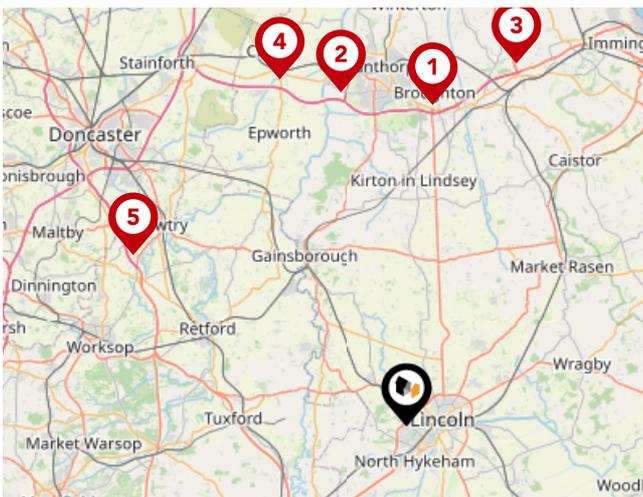
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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
	Hykeham Rail Station	1.37 miles
	Lincoln Central Rail Station	2.68 miles
	Lincoln Central Rail Station	2.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	22.87 miles
	M180 J3	24.14 miles
	M180 J5	26.77 miles
	M180 J2	26.11 miles
	A1(M) J34	22.78 miles

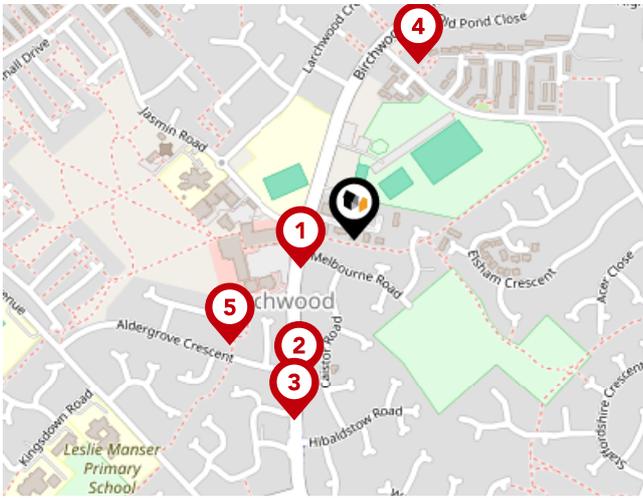


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	27.55 miles
	Finningley	24.97 miles
	East Mids Airport	40.48 miles
	Leeds Bradford Airport	62.76 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Neighbourhood Centre	0.07 miles
2	Goodwood Way	0.17 miles
3	Goodwood Way	0.21 miles
4	Bittern Way	0.21 miles
5	Mallory Close	0.18 miles



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.



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

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

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.



Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

www.mundys.net

