

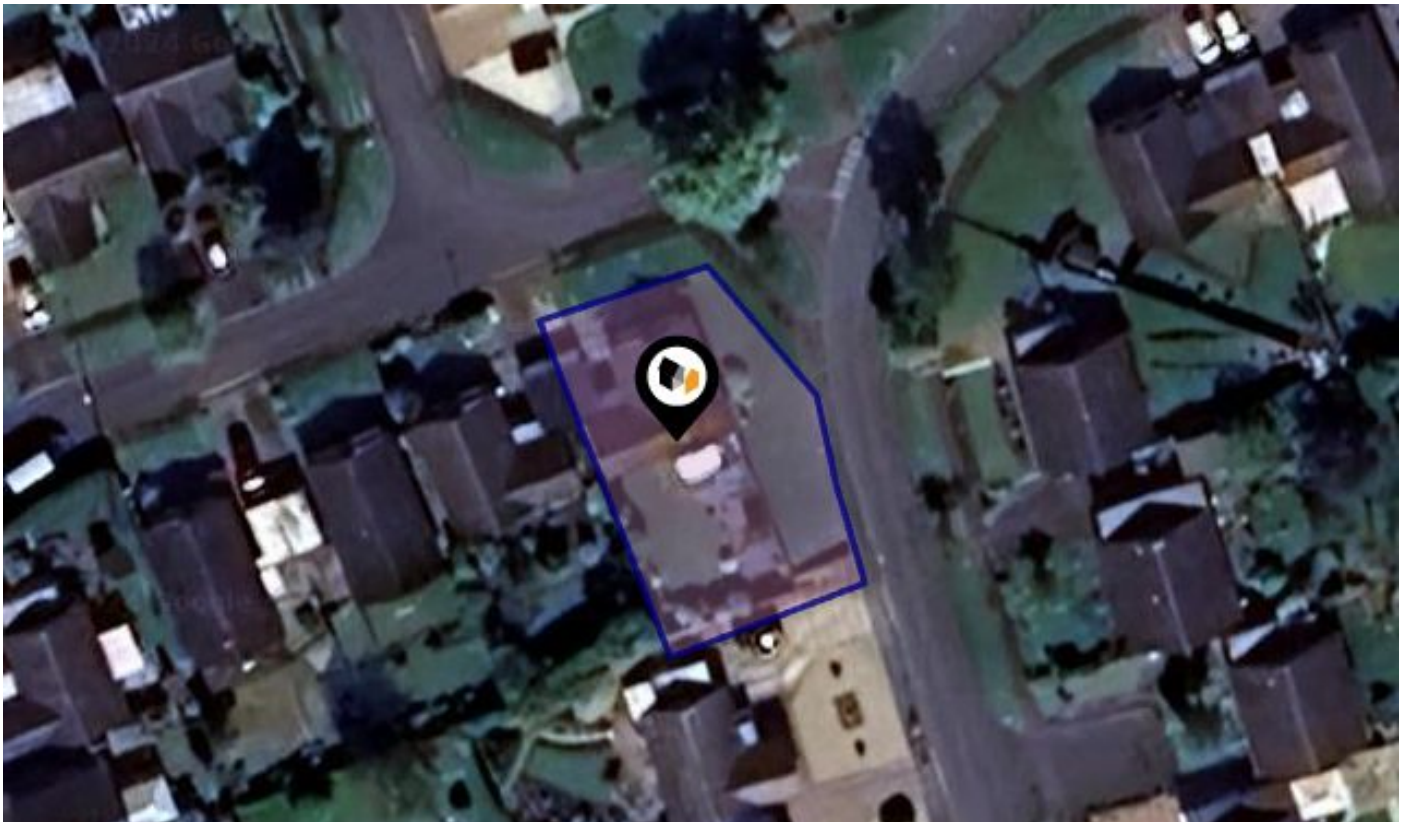


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th September 2024



26, WILLOWFIELD AVENUE, NETTLEHAM, LINCOLN, LN2 2TH

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

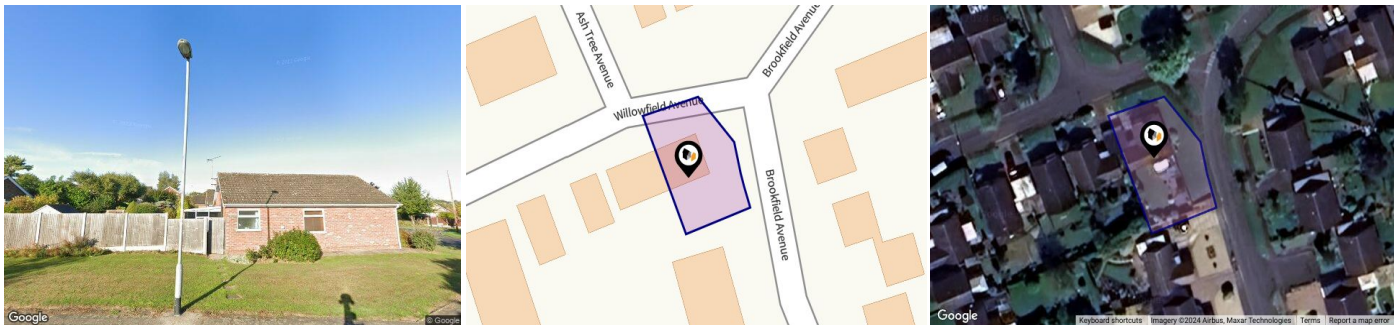
01522 510 044

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www.mundys.net



Property Overview



Property


Type: Semi-Detached
Bedrooms: 3
Floor Area: 839 ft² / 78 m²
Plot Area: 0.12 acres
Year Built : 1967-1975
Council Tax : Band C
Annual Estimate: £1,963
Title Number: LL283172
UPRN: 100030970513

Last Sold Date: 27/04/2007
Last Sold Price: £154,950
Last Sold £/ft²: £184
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s **80** mb/s **1000** mb/s
  

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



26, Willowfield Avenue, Nettleham, LN2 2TH

Energy rating

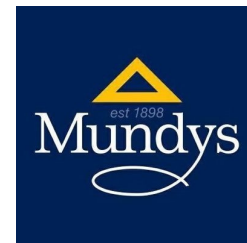
D

Valid until 29.10.2029

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data

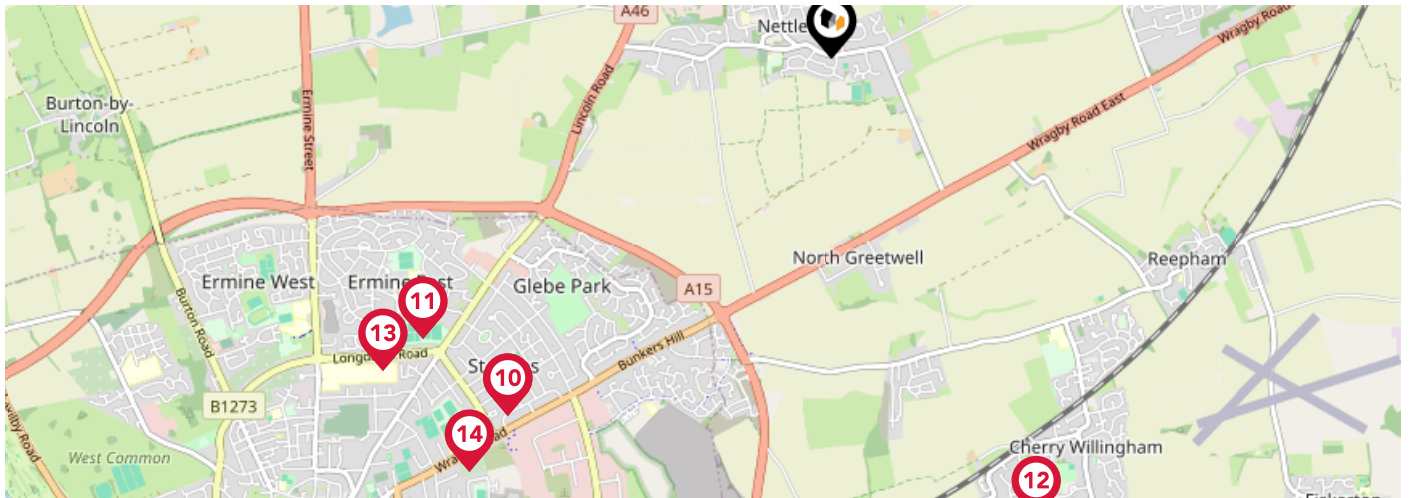








Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | Bungalow |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Unknown |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed before 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, 200 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 78% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 78 m ² |

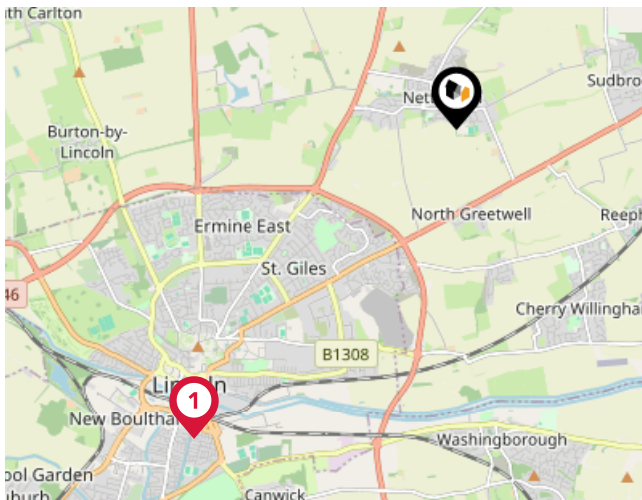
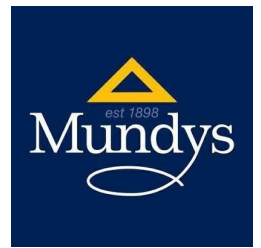


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:0.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:0.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:1.75 | <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:1.76 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:1.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:2.1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:2.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



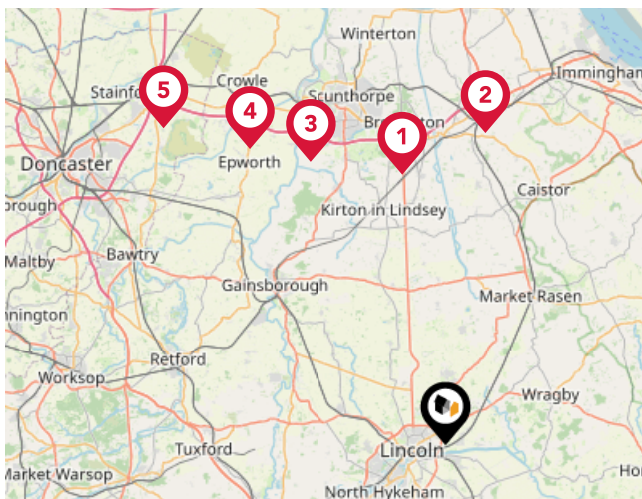
| | | Nursery | Primary | Secondary | College | Private |
|---|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:2.14 | <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:2.14 | <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:2.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:2.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:2.42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:2.43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:2.44 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:2.65 | <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 | 3.61 miles |
| 2 | Hykeham Rail Station | 6.9 miles |
| 3 | Saxilby Rail Station | 7.5 miles |



Trunk Roads/Motorways

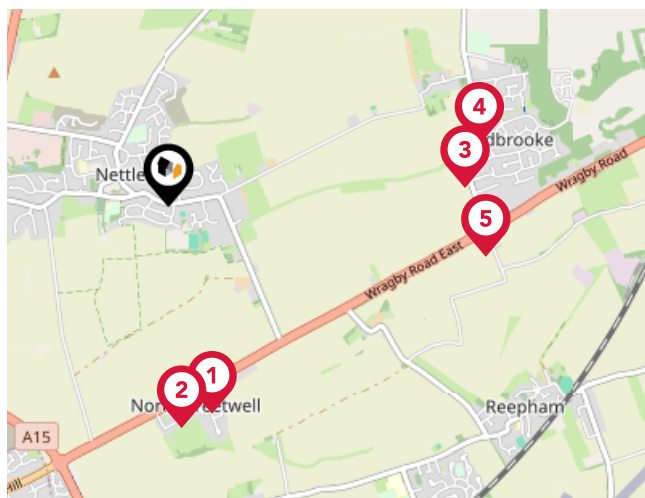
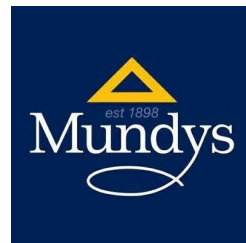
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M180 J4 | 19.49 miles |
| 2 | M180 J5 | 22.27 miles |
| 3 | M180 J3 | 22.29 miles |
| 4 | M180 J2 | 25.14 miles |
| 5 | M180 J1 | 30.01 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Humberside Airport | 22.63 miles |
| 2 | Finningley | 26.36 miles |
| 3 | East Mids Airport | 46.52 miles |
| 4 | Leeds Bradford Airport | 63.84 miles |

Area Transport (Local)



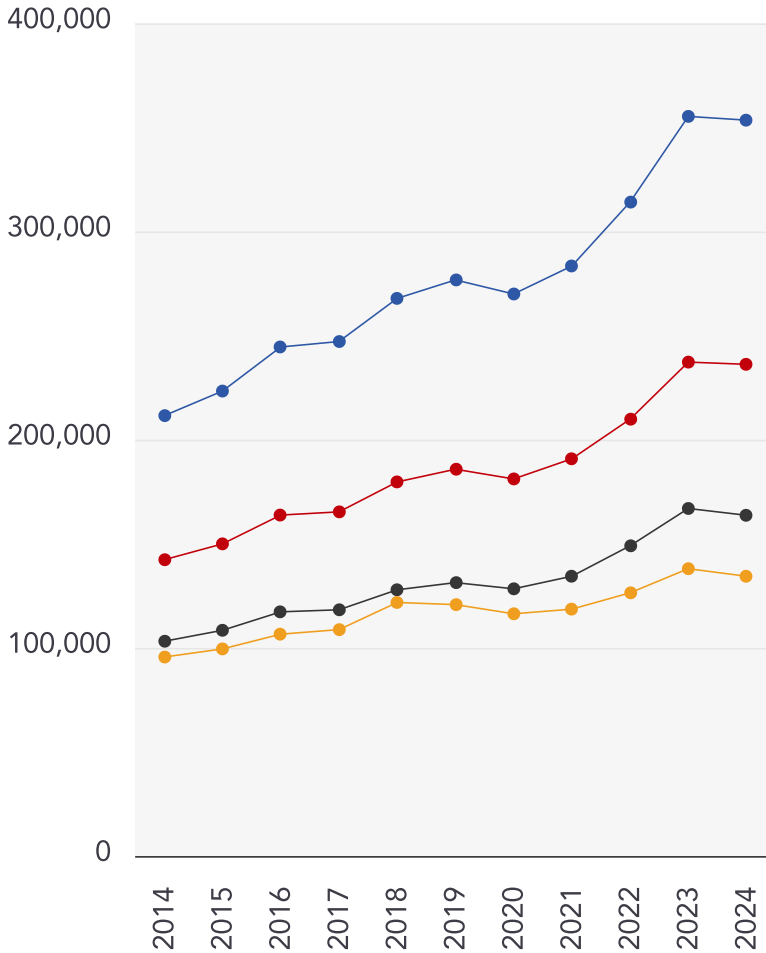
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | Westfield Drv | 0.94 miles |
| 2 | Service Station | 0.98 miles |
| 3 | Beech Close | 1.32 miles |
| 4 | Junction with Scothern Road | 1.41 miles |
| 5 | Wragby Road East | 1.42 miles |

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN2



Detached

+67.09%

Semi-Detached

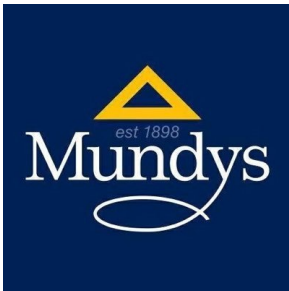
+65.93%

Terraced

+58.63%

Flat

+40.58%



Mundys

We offer an exceptional choice of properties within Lincoln and a 15 mile radius and have longer opening hours for convenient viewings.

We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

We are open 7 days a week. We also offer weekday evening viewings until 7.30 pm.

We have three offices within Lincolnshire, Lincoln City Centre on Silver Street and Museum Court, and on Queen Street, Market Rasen.

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

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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