

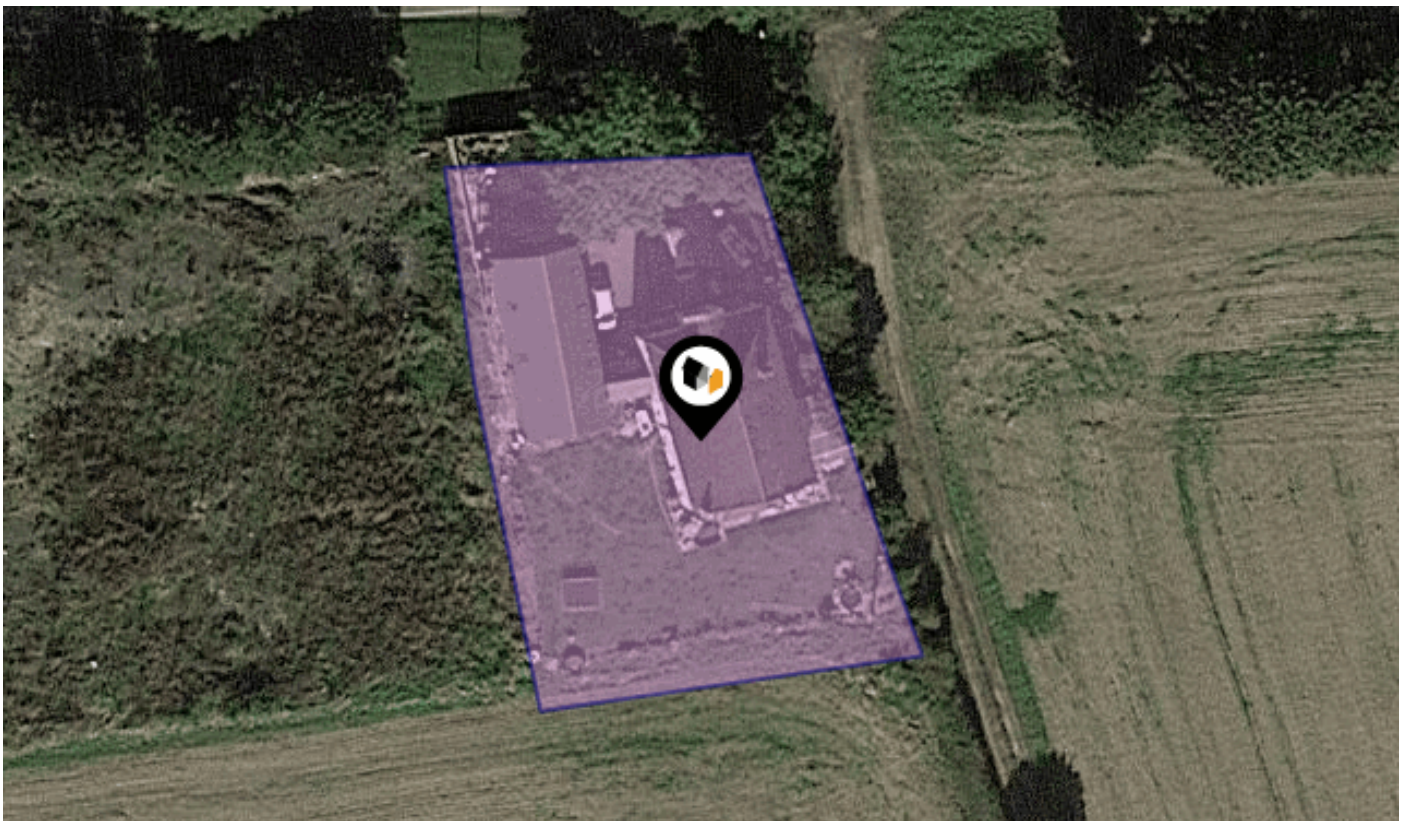


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24<sup>th</sup> September 2024



**LINCOLN ROAD, WELTON LE WOLD, LOUTH, LN11**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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tom.bell@mundys.net

www.mundys.net



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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	2,938 ft <sup>2</sup> / 273 m <sup>2</sup>		
<b>Plot Area:</b>	0.31 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,075		
<b>Title Number:</b>	LL48934		

## Local Area

<b>Local Authority:</b>	East lindsey
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>78</b> mb/s	<b>-</b> mb/s

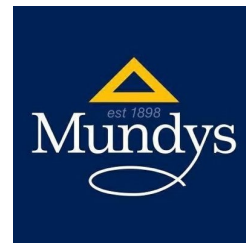
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History This Address



Planning records for: *Lincoln Road, Welton Le Wold, Louth, LN11*

Reference - N/200/01051/14	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd June 2014
<b>Description:</b>	Planning Permission - Erection of a granny annexe, double garage and log store attached to existi...

# Property EPC - Certificate



LINCOLN ROAD, WELTON LE WOLD, LN11

Energy rating

**E**

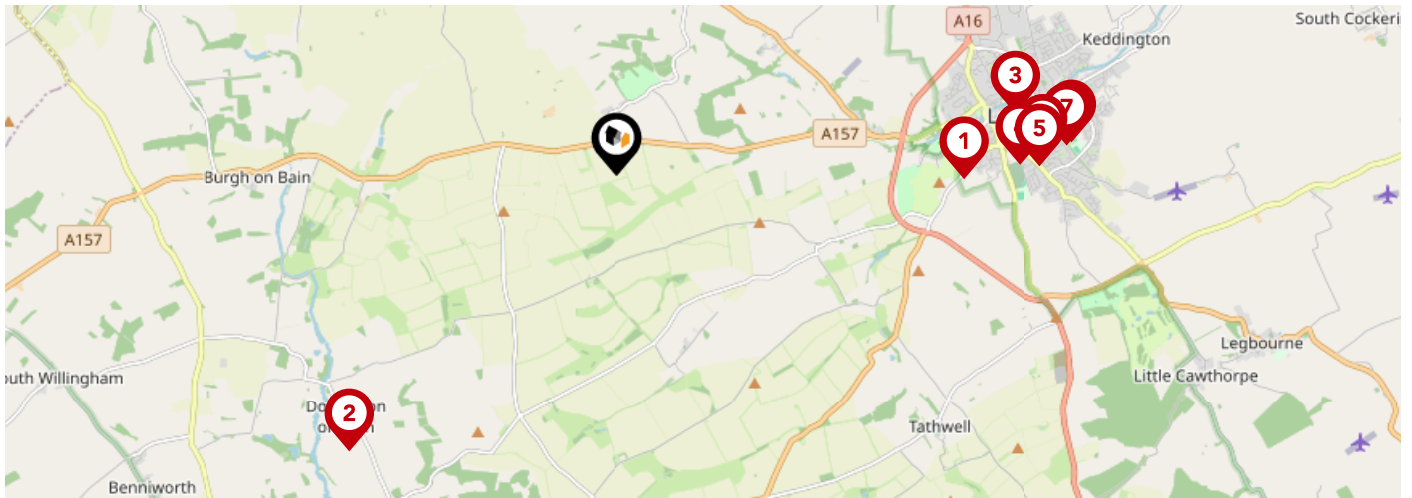
Valid until 18.09.2023

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		68   <b>D</b>
39-54	<b>E</b>	42   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

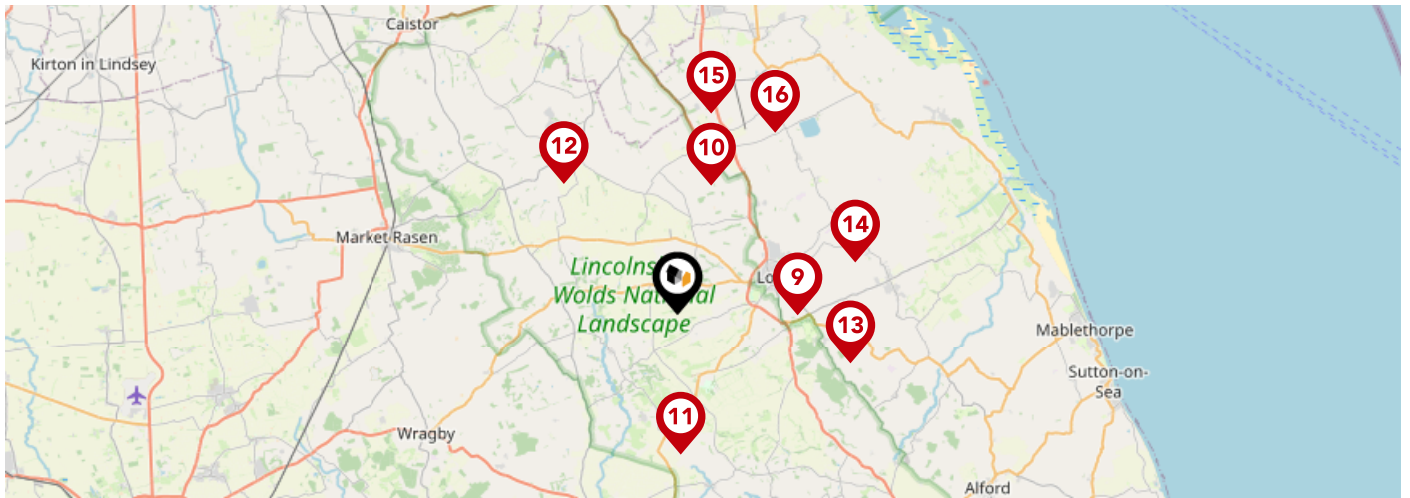
## Additional EPC Data









<b>Property Type:</b>	Detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Partial double glazing
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 69% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	273 m <sup>2</sup>

# Area Schools

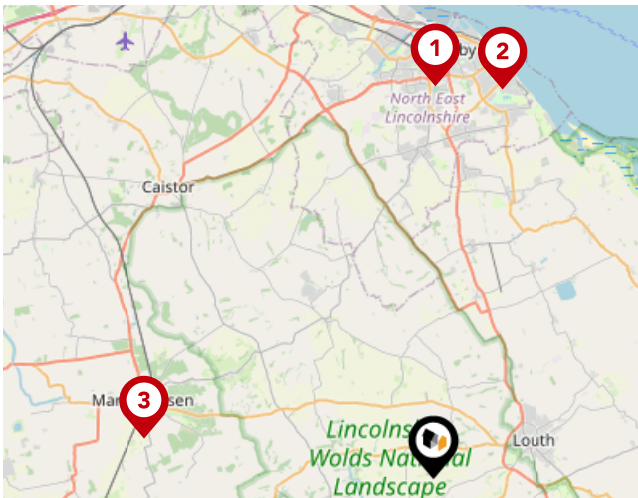


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>King Edward VI Grammar School</b> Ofsted Rating: Good   Pupils: 927   Distance:3.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Donington-on-Bain School</b> Ofsted Rating: Good   Pupils: 94   Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Greenwich House School</b> Ofsted Rating: Good   Pupils: 98   Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Louth Kidgate Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 421   Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Michael's Church of England School, Louth</b> Ofsted Rating: Good   Pupils: 307   Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Louth Academy</b> Ofsted Rating: Good   Pupils: 869   Distance:3.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Eastfield Infants and Nursery Academy</b> Ofsted Rating: Good   Pupils: 238   Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lacey Gardens Junior Academy</b> Ofsted Rating: Good   Pupils: 329   Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



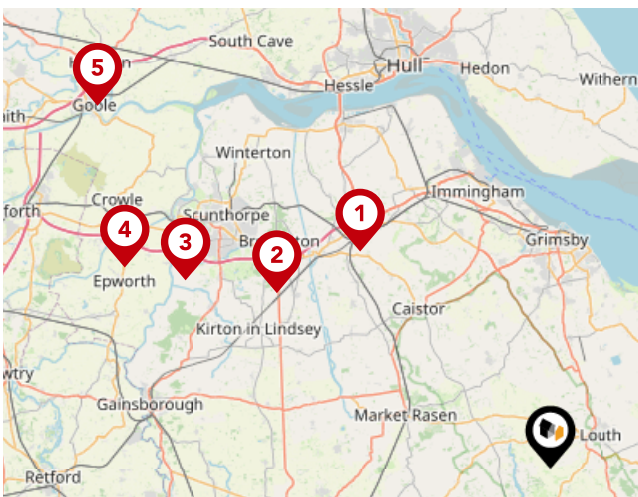
		Nursery	Primary	Secondary	College	Private
	<b>St Bernard's School</b> Ofsted Rating: Good   Pupils: 101   Distance:4.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Utterby Primary Academy</b> Ofsted Rating: Good   Pupils: 69   Distance:4.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Scamblesby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 61   Distance:4.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Binbrook CofE Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:6.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>East Wold Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 97   Distance:6.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Cockerington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 82   Distance:6.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Thoresby Primary Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:7.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fulstow Church of England Primary School</b> Ofsted Rating: Not Rated   Pupils: 30   Distance:7.32	<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	Grimsby Town Rail Station	13.82 miles
2	Cleethorpes Rail Station	13.91 miles
3	Market Rasen Rail Station	10.38 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	20.4 miles
2	M180 J4	23.03 miles
3	M180 J3	29.08 miles
4	M180 J2	33.29 miles
5	M62 J37	40.99 miles

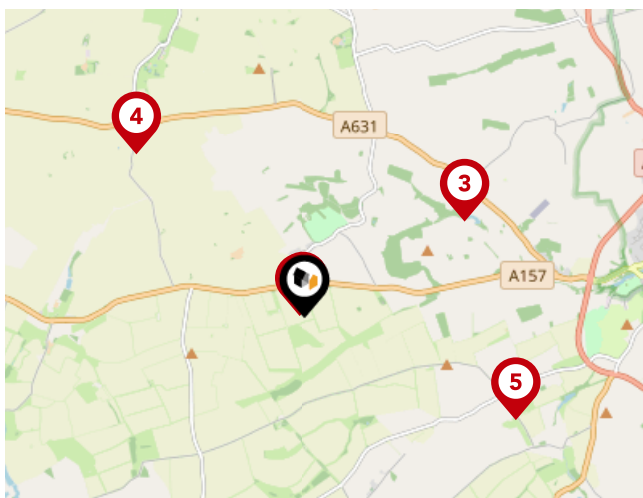
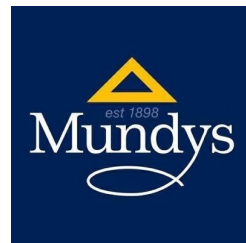


## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	18.6 miles
2	Finningley	38.9 miles
3	East Mids Airport	63.58 miles
4	Leeds Bradford Airport	73.36 miles



# Area Transport (Local)



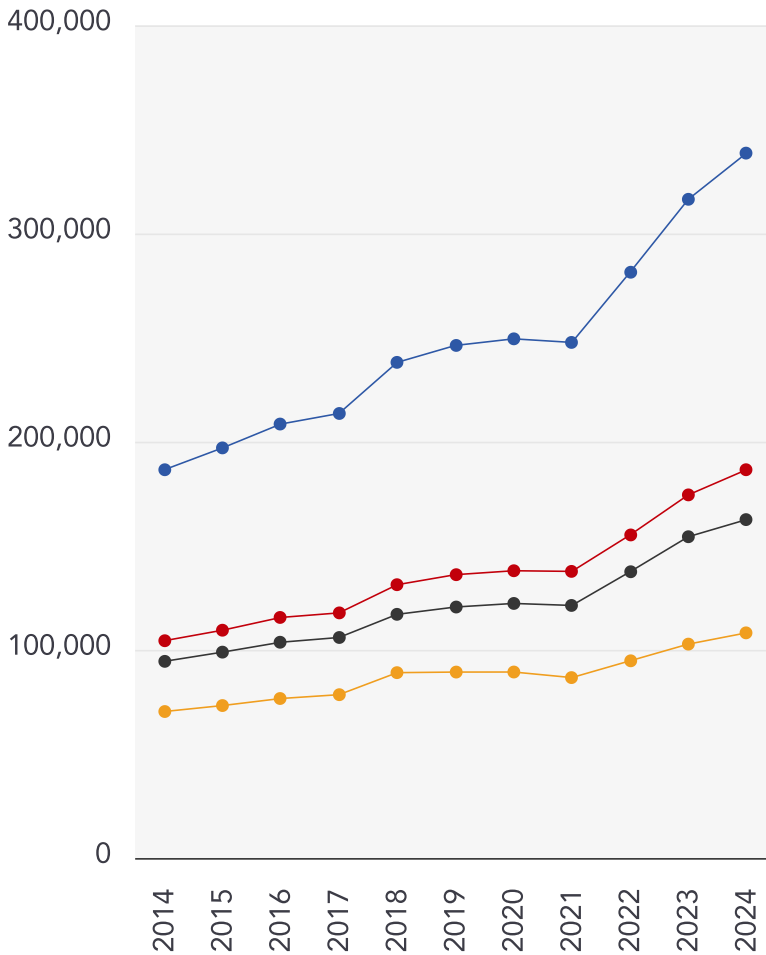
## Bus Stops/Stations

Pin	Name	Distance
1	Welton Top	0.03 miles
2	Welton Top	0.04 miles
3	Demand Responsive Area	1.66 miles
4	Kelstern Crossroads	2.07 miles
5	Demand Responsive Area	2.08 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN11



Detached

**+81.54%**

Semi-Detached

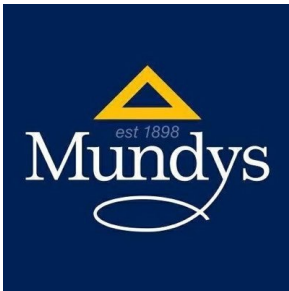
**+78.68%**

Terraced

**+72.05%**

Flat

**+53.69%**



## Mundys

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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

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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



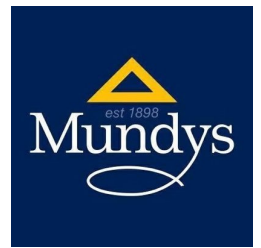
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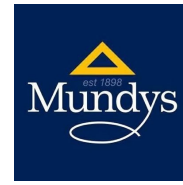


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