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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th October 2024



SAINT GERMAINS WAY, SCOTHERN, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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Property Overview



Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 2,303 ft ² / 214 m ² | | |
| Plot Area: | 0.12 acres | | |
| Year Built : | 2021 | | |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,699 | | |
| Title Number: | LL406976 | | |

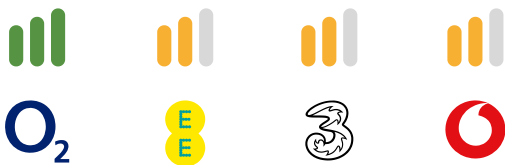
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 4 mb/s | 61 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Scothern, LN2

Energy rating

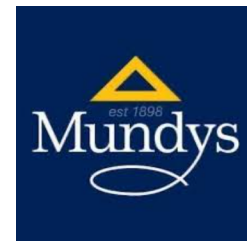
B

Valid until 03.05.2031

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property









EPC - Additional Data

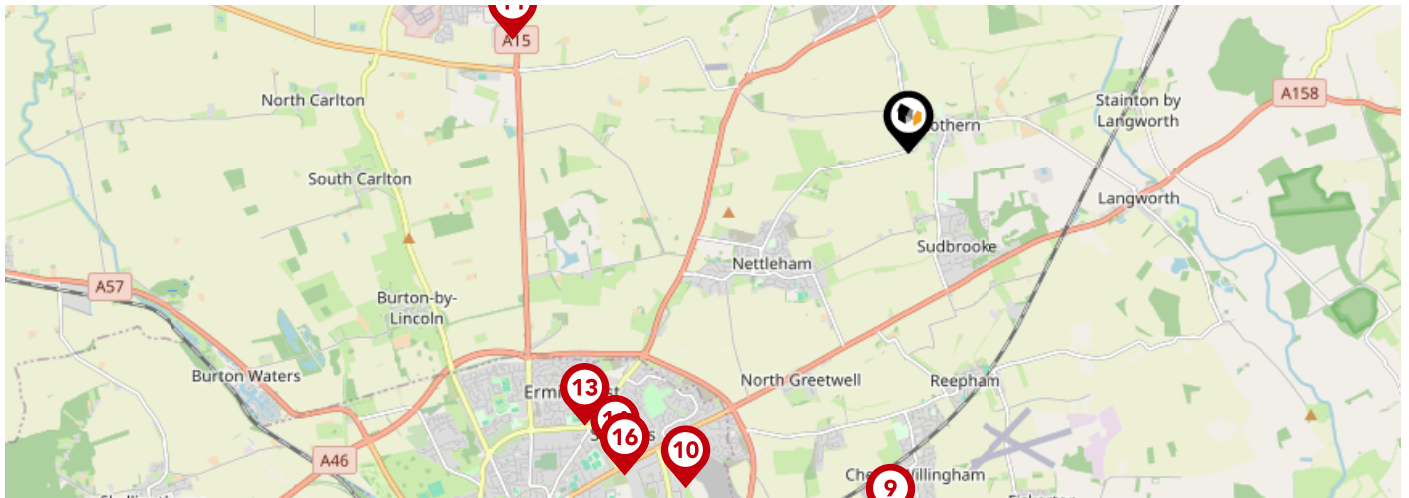










Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Gas: mains gas |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.25 W/m ² ·K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.11 W/m ² ·K |
| Roof Energy: | Very Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Time and temperature zone control |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Average thermal transmittance 0.14 W/m ² ·K |
| Total Floor Area: | 214 m ² |

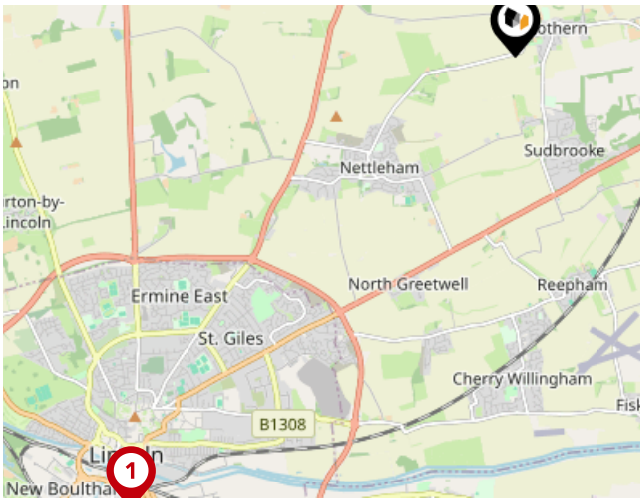


| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Elison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:0.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:1.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:1.55 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:1.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:1.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 381 Distance:1.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:2.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:2.65 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



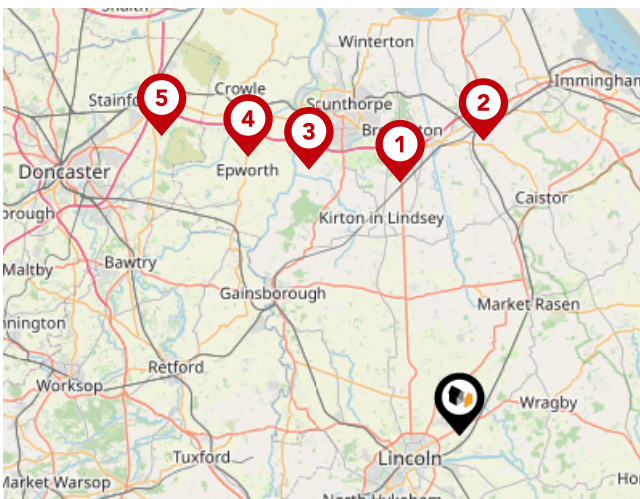
| | | Nursery | Primary | Secondary | College | Private |
|---|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:3.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:3.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Pollyplatt Primary School Ofsted Rating: Good Pupils: 81 Distance:3.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:3.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:3.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:3.75 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:3.79 | <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:3.79 | <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 | 5.26 miles |
| 2 | Market Rasen Rail Station | 8.51 miles |
| 3 | Hykeham Rail Station | 8.55 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M180 J4 | 18.46 miles |
| 2 | M180 J5 | 20.9 miles |
| 3 | M180 J3 | 21.67 miles |
| 4 | M180 J2 | 24.72 miles |
| 5 | M180 J1 | 29.82 miles |



Airports/HELIPADS

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Humberside Airport | 21.16 miles |
| 2 | Finningley | 26.58 miles |
| 3 | East Mids Airport | 48.15 miles |
| 4 | Leeds Bradford Airport | 63.84 miles |

Area

Transport (Local)



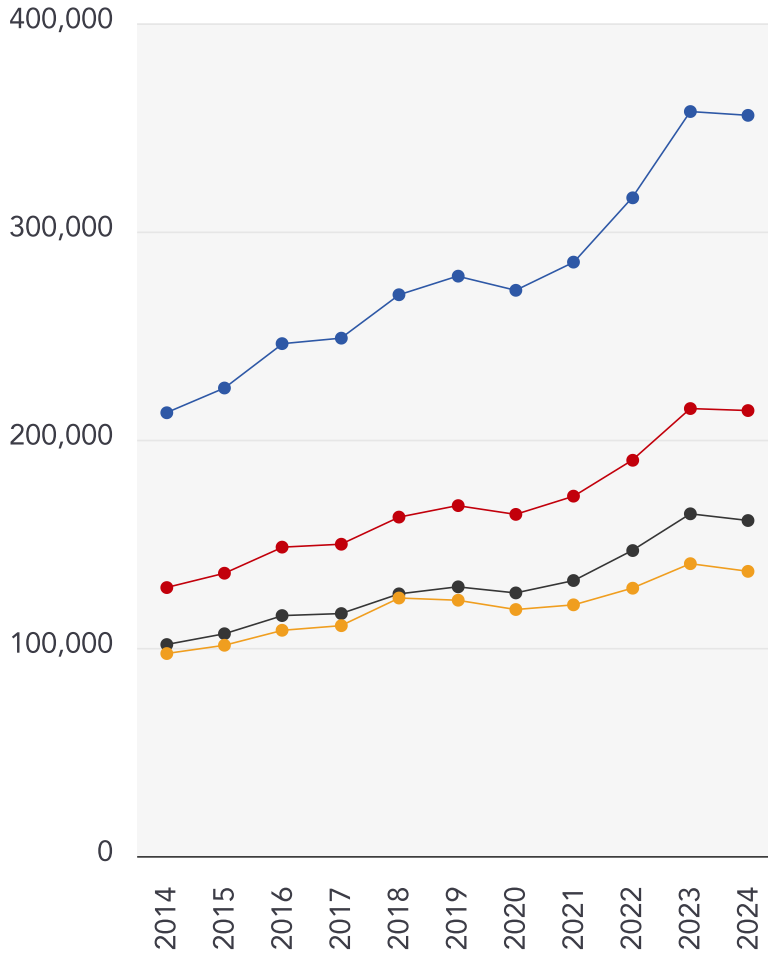
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | St German's Church | 0.22 miles |
| 2 | Meadow Close | 0.48 miles |
| 3 | Junction with Scothern Road | 1.03 miles |
| 4 | Maple Drive | 1.07 miles |
| 5 | Beech Close | 1.2 miles |

Market House Price Statistics



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



Detached

+67.09%

Semi-Detached

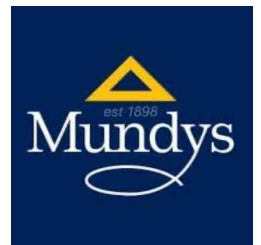
+65.93%

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



Important - Please Read

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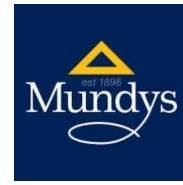


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