

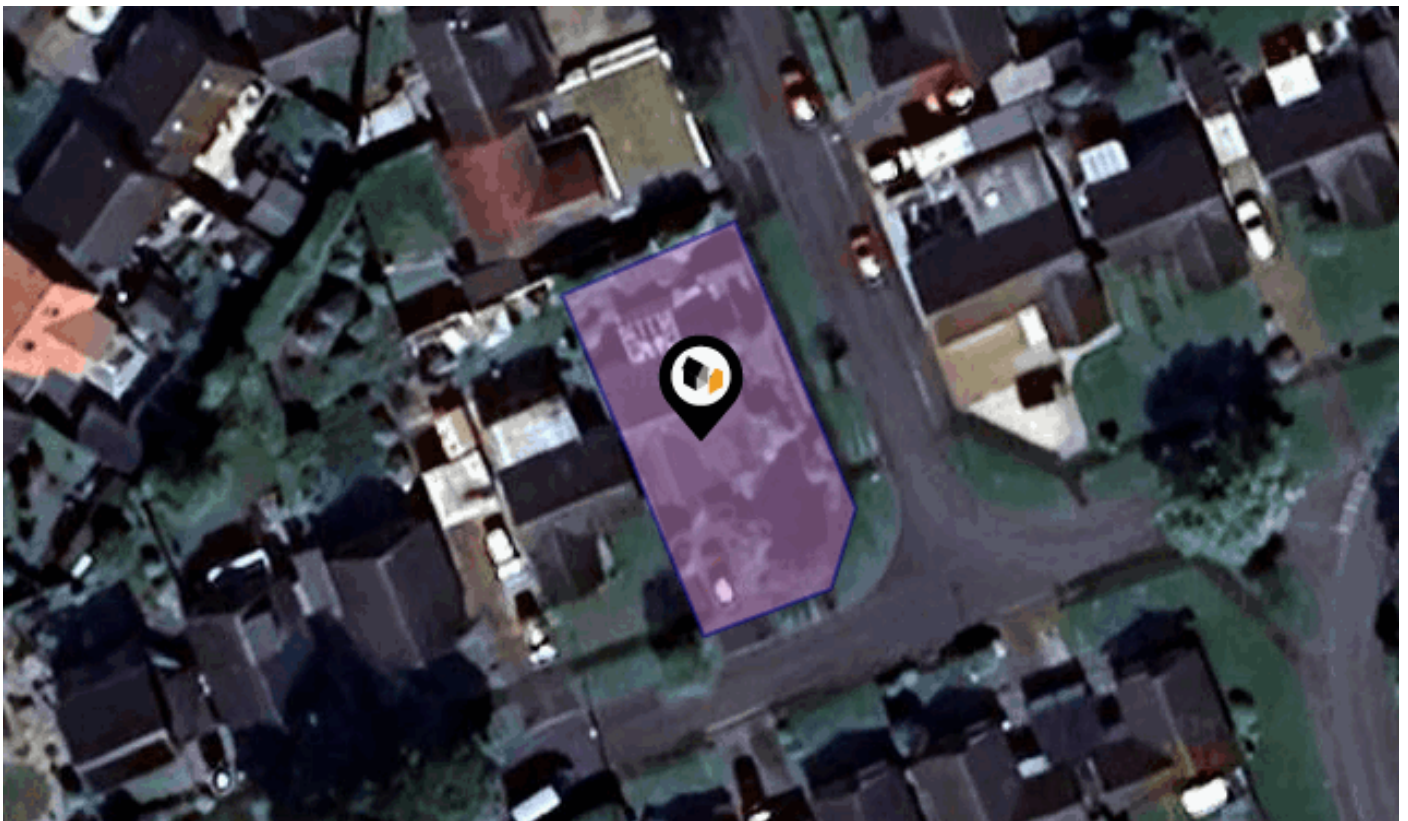


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th October 2024



WILLOWFIELD AVENUE, NETTLEHAM, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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www.mundys.net



Property Overview



Property

Type: Detached
Bedrooms: 3
Plot Area: 0.11 acres
Year Built : 1950-1966
Council Tax : Band C
Annual Estimate: £1,963
Title Number: LL140293

Tenure: Freehold

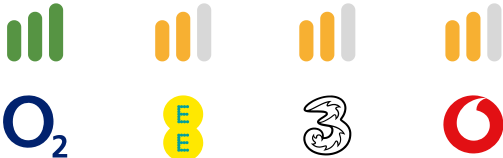
Local Area

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



Planning History This Address

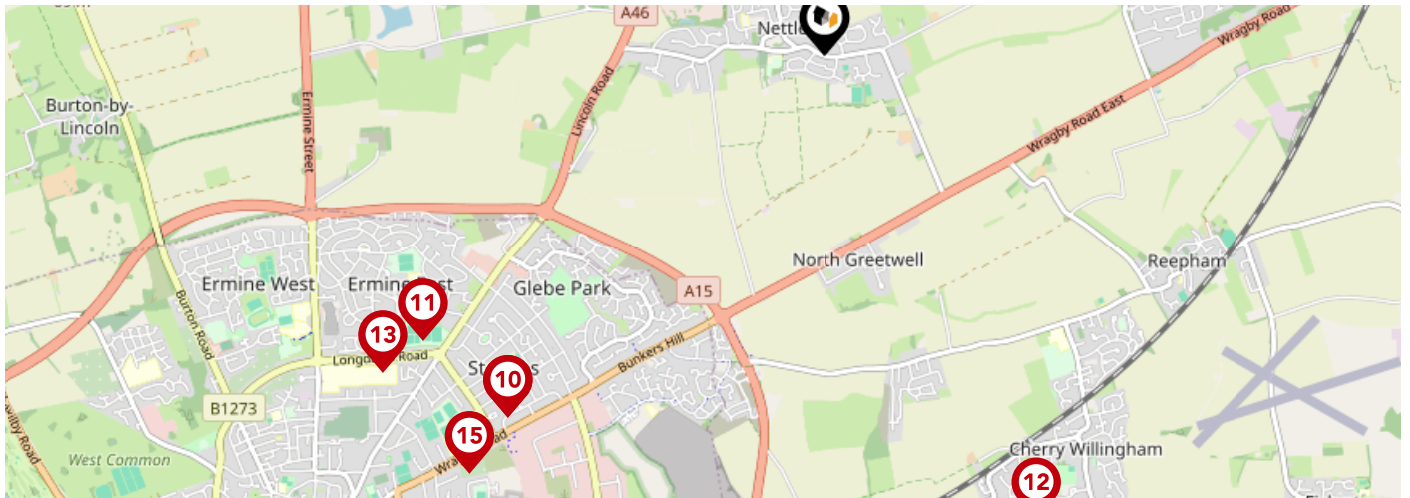


Planning records for: *Willowfield Avenue, Nettleham, Lincoln, LN2*

Reference - M03/P/0929	
Decision:	Decided
Date:	07th August 2003
Description:	PLANNING APPLICATION TO ERECT PITCHED ROOF OVER BEDROOM

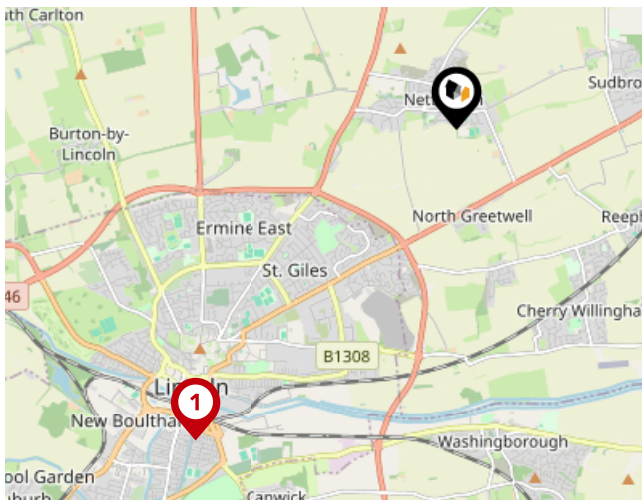


		Nursery	Primary	Secondary	College	Private
1	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:0.34	<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:1.76	<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:1.79	<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:1.92	<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:2.09	<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:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



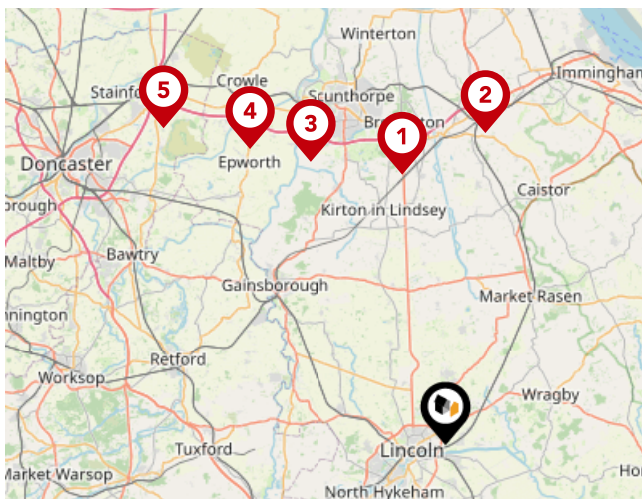
	Nursery	Primary	Secondary	College	Private
<p>9 The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:2.14</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:2.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:2.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:2.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:2.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:2.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:2.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:2.63</p>	<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	7.47 miles



Trunk Roads/Motorways

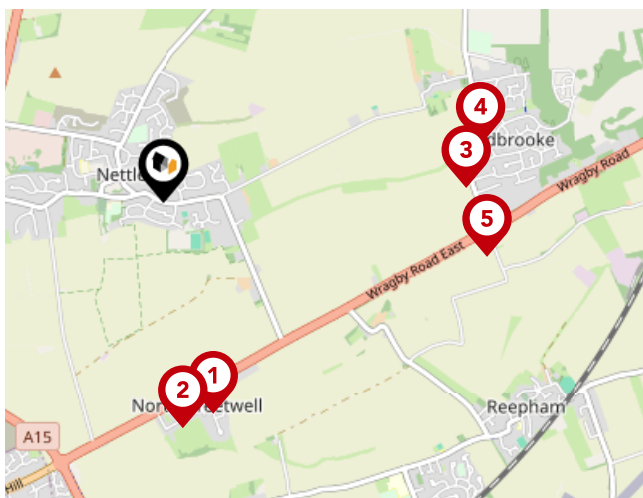
Pin	Name	Distance
1	M180 J4	19.47 miles
2	M180 J5	22.26 miles
3	M180 J3	22.27 miles
4	M180 J2	25.11 miles
5	M180 J1	29.98 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	22.62 miles
2	Finningley	26.33 miles
3	East Mids Airport	46.51 miles
4	Leeds Bradford Airport	63.81 miles

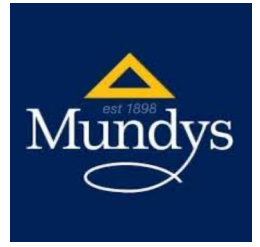
Area Transport (Local)



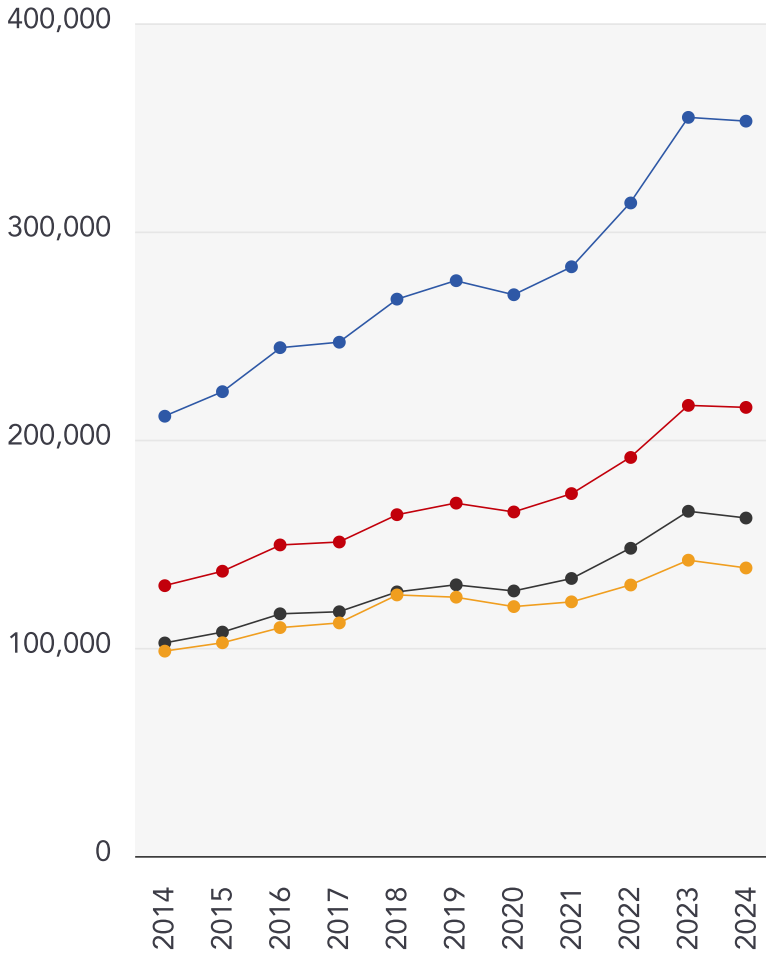
Bus Stops/Stations

Pin	Name	Distance
1	Westfield Drv	0.96 miles
2	Service Station	1 miles
3	Beech Close	1.35 miles
4	Junction with Scothern Road	1.43 miles
5	Wragby Road East	1.45 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

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.

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Mundys

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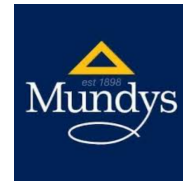


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