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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th January 2025



65, SOUTH PARK, LINCOLN, LN5 8ES

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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Property

Type:	Terraced	Last Sold Date:	11/12/2022
Bedrooms:	6	Last Sold Price:	£490,000
Floor Area:	3,487 ft ² / 324 m ²	Last Sold £/ft²:	£140
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band E		
Annual Estimate:	£2,678		
Title Number:	LL21747		
UPRN:	235017636		

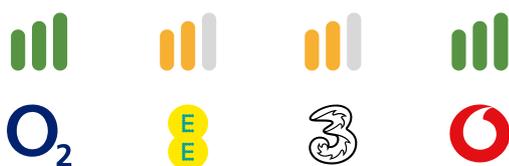
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 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: *65, South Park, Lincoln, LN5 8ES*

Reference - 2013/0623/F
Decision: Decided
Date: 03rd July 2013
Description: Erection of a two storey rear extension with balcony (Revision to balcony)

Reference - 2012/0189/F
Decision: Decided
Date: 28th March 2012
Description: Erection of a two storey rear extension over existing three storey off shoot.

Property EPC - Certificate



65, South Park, LN5 8ES

Energy rating

C

Valid until 27.03.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

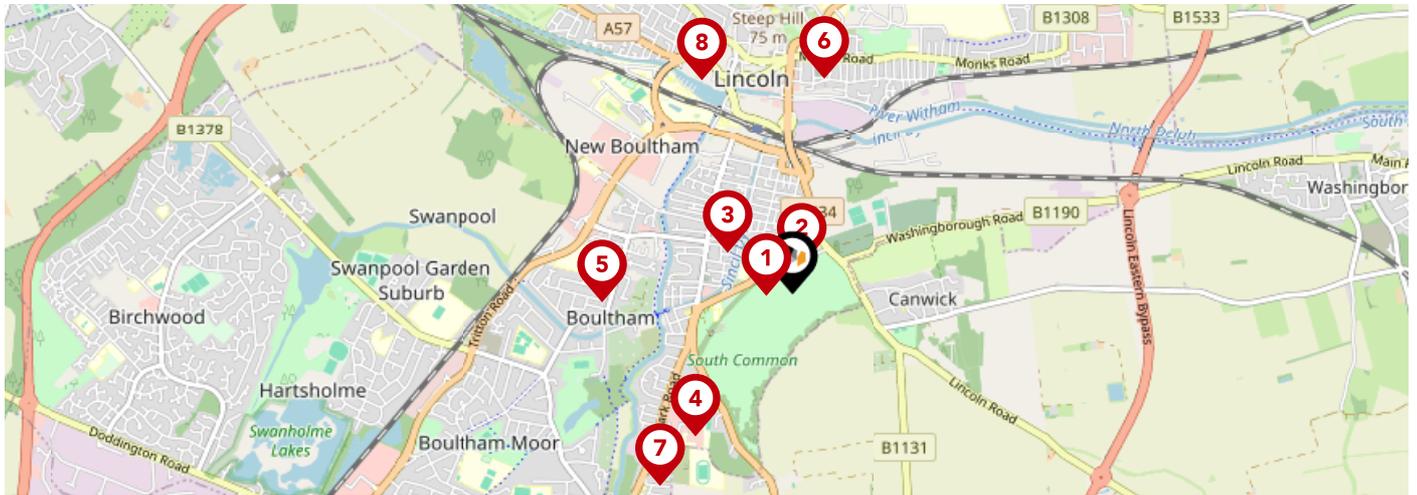
Property

EPC - Additional Data

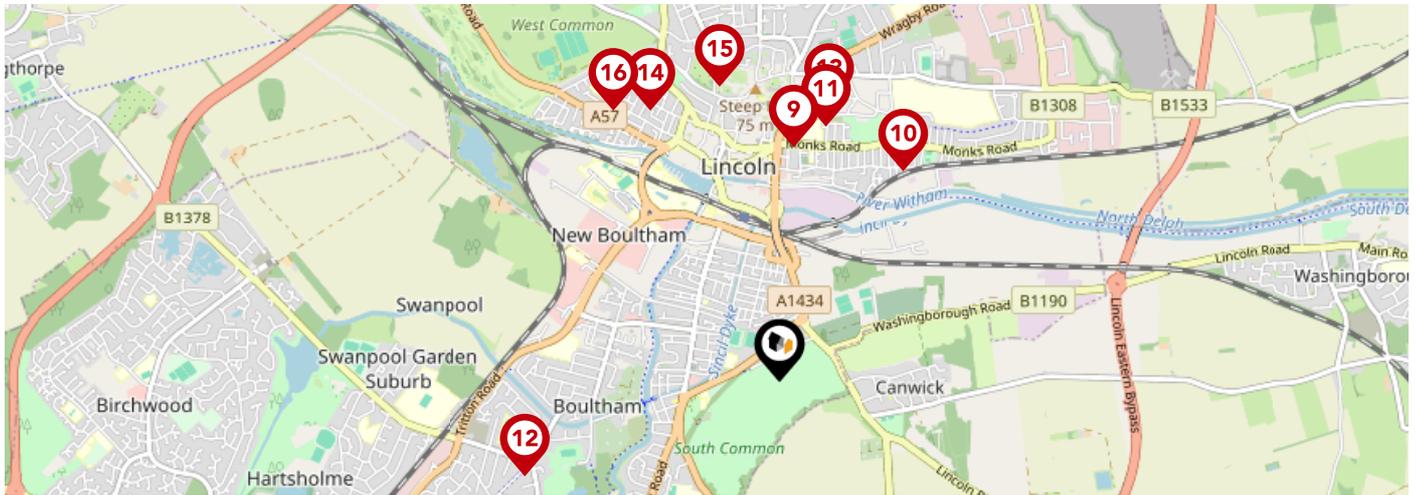


Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, insulated (assumed)
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 73% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	324 m ²

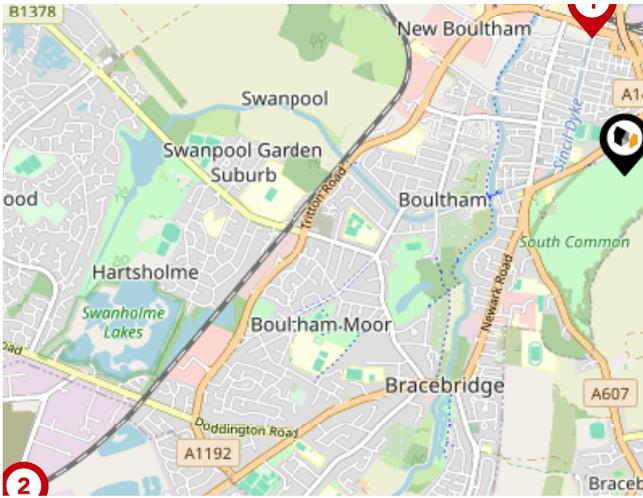


		Nursery	Primary	Secondary	College	Private
1	Athena School Ofsted Rating: Good Pupils: 113 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



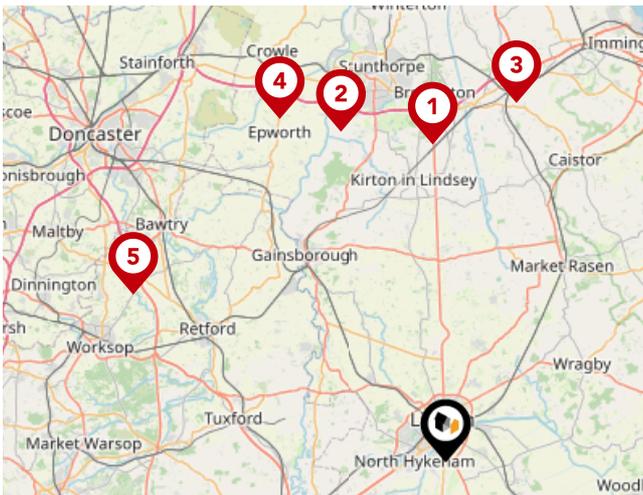
	Nursery	Primary	Secondary	College	Private
 Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:1.16	<input type="checkbox"/>	<input 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:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:1.42	<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	0.63 miles
2	Hykeham Rail Station	3.07 miles
3	Saxilby Rail Station	6.33 miles



Trunk Roads/Motorways

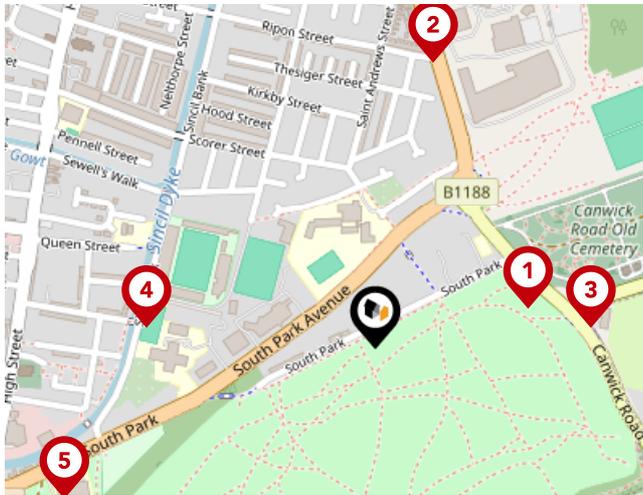
Pin	Name	Distance
1	M180 J4	22.63 miles
2	M180 J3	24.64 miles
3	M180 J5	25.94 miles
4	M180 J2	27 miles
5	A1(M) J34	25.03 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	26.47 miles
2	Finningley	26.76 miles
3	East Mids Airport	42.67 miles
4	Leeds Bradford Airport	64.53 miles

Area Transport (Local)



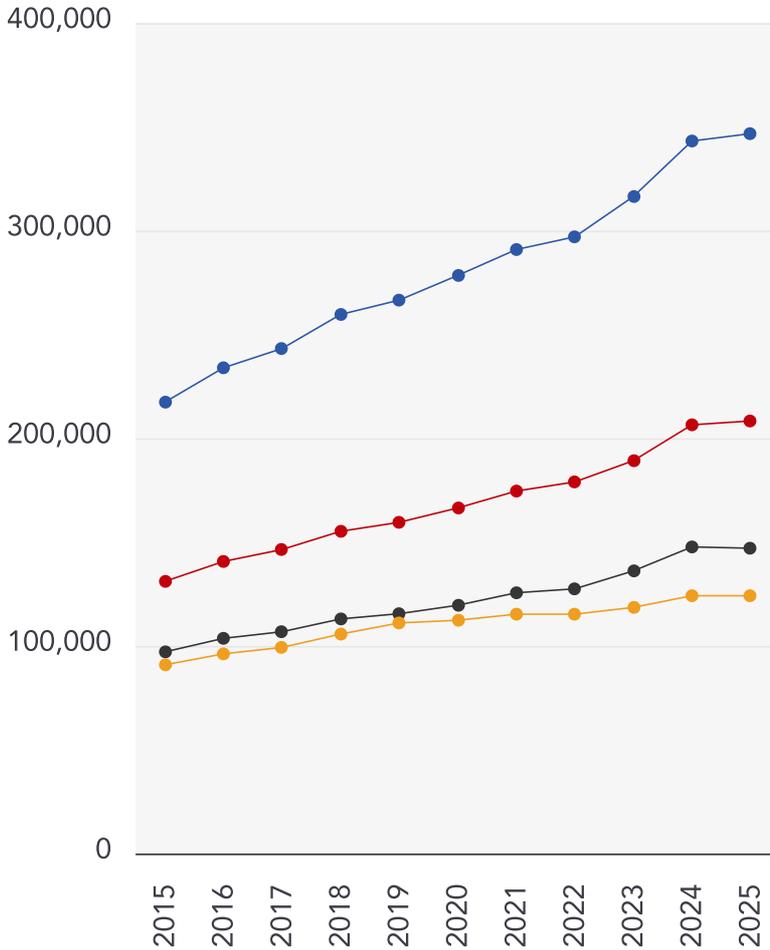
Bus Stops/Stations

Pin	Name	Distance
1	Canwick Road Cemetery	0.17 miles
2	Ripon Street	0.32 miles
3	Cemetery	0.24 miles
4	Football Ground	0.25 miles
5	Queens Park School	0.38 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN5



Detached

+59.47%

Semi-Detached

+58.92%

Terraced

+51.39%

Flat

+36.6%



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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