

Supporting evidence

from zoopla.com

Rental evidence:



£1,600 pcm (£369 pw)

[See if you could afford to buy](#)

Property timeline

Reduced	November 2024	£1,699 pcm -£99 (5.5%)
Increased	November 2024	£1,700 pcm £1 (< 0.1%)
Increased	December 2024	£1,800 pcm £100 (5.9%)
Reduced	January 2025	£1,600 pcm -£200 (11.1%)
Listed	September 2024	£1,798 pcm

Marketing evidence:



19 Photos 1 Floor plan Map Street view

Offers over
£280,000 (£174/sq. ft)
See how much I could borrow

Property timeline

Listed	September 2024	£280,000
Listed	June 2024	£300,000
<div><div> 5 beds</div><div> 3 baths</div><div> 2 receptions</div></div> <div></div> <div></div> <div></div> <div></div> <div>+13</div>		
Sold	March 2022	£290,000
Listed	July 2021	£295,000
<div><div> 5 beds</div><div> 2 baths</div><div> 2 receptions</div></div> <div></div> <div></div> <div></div> <div></div> <div>+17</div>		

Email from Estate Agents:

Fwd: 15 St Andrews drive, LN6 7UG



To: Jessica White

You replied to this message on 28/01/2025 10:44.

Hi Jessica,

Please see email from estate agent below.

Thanks
Esther

----- Forwarded message -----

From: Neil Arnold <neil.arnold@burnett-lee.co.uk>
Date: Mon, 27 Jan 2025 at 15:05
Subject: 15 St Andrews drive, LN6 7UG
To: [REDACTED]

Hi Esther,

Thank you for your email.

We can confirm that the property at 15 St Andrews Drive, LN6 7UG has been actively marketed by Burnett and Lee since 17th June 2024 till date.

The property has been advertised on our website at a reasonable open market price for both purchase and rental purpose.

Please find below the link to the listing for your reference: <https://www.burnett-lee.co.uk/property-for-rent-st-andrews-drive-lincoln-pl-burn743.htm>
<https://www.burnett-lee.co.uk/property-for-sale-st-andrews-drive-lincoln-pl-burn705.htm>

Should you require any further details regarding the marketing activities undertaken, please do not hesitate to contact us.

Kind regards,
Burnett and Lee



BURNETT & LEE
PROPERTY CONSULTANTS
BEYOND EXPECTATION

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Marketing Evidence

Similar properties sold locally:

13, Brancaster Drive, Lincoln, Lincolnshire LN6 7UF

 Semi-Detached  2  Freehold

20 Dec 2022  €235,000

4 Dec 1998  €51,000

8, St Andrews Drive, Lincoln, Lincolnshire LN6 7UG

 Semi-Detached  3  Freehold

30 Sep 2024  €237,500

16 Apr 2003  €94,000

[View +1 more](#)

5, Bristol Drive, Lincoln, Lincolnshire LN6 7UE

 Semi-Detached  3  Freehold

21 Sep 2023  €239,950

12 Jun 2000  €54,000

[View +1 more](#)

19, Bristol Drive, Lincoln, Lincolnshire LN6 7UE

 Semi-Detached  3  Freehold

21 Jun 2024  €222,000

21 Dec 2011  €130,000

[View +1 more](#)

24, Bristol Drive, Lincoln, Lincolnshire LN6 7UE

 Semi-Detached  3  Freehold

3 Jun 2024  €210,000

3 May 2016  €153,000

[View +3 more](#)