

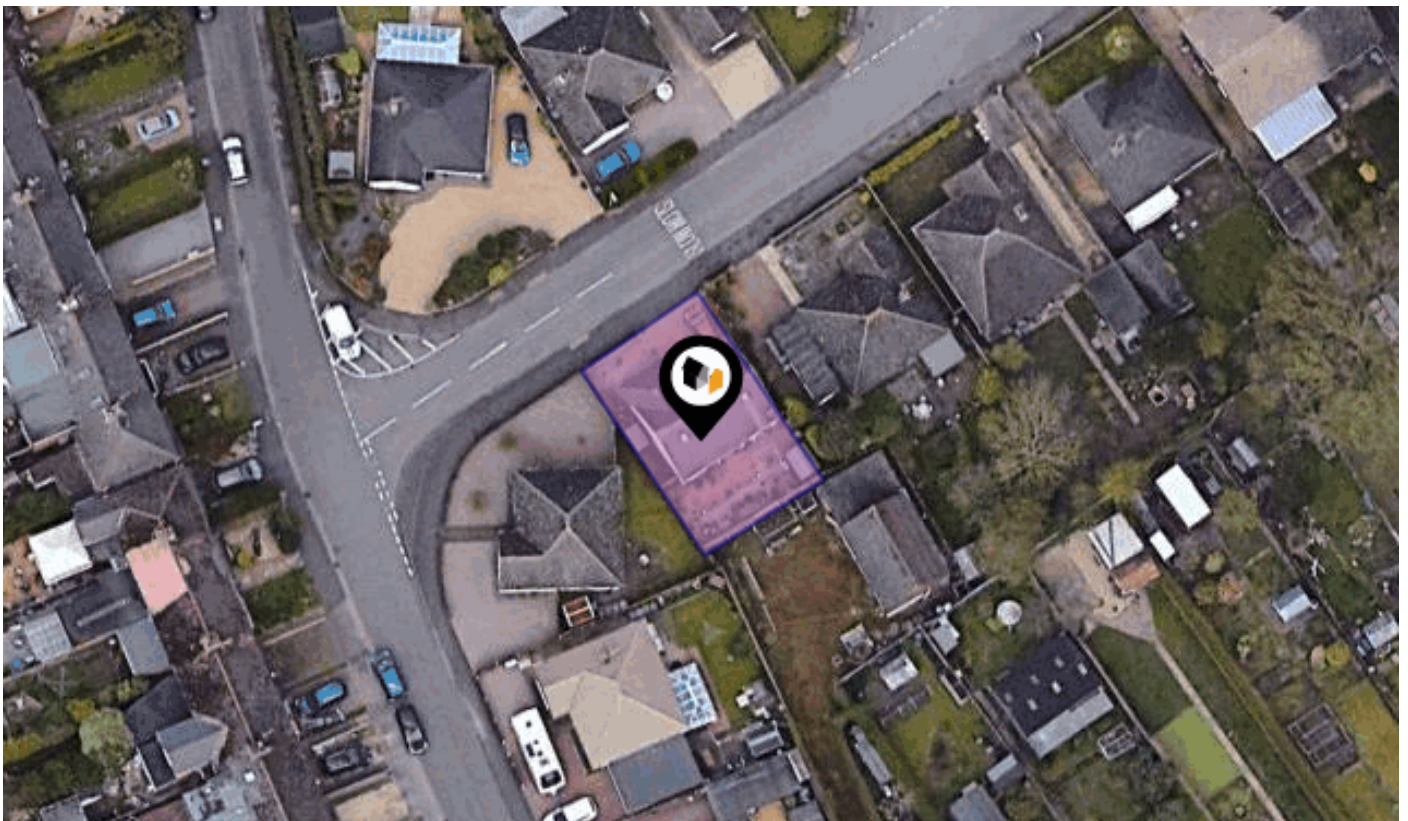


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th August 2024



2A, ST. HUGHS DRIVE, NORTH HYKEHAM, LINCOLN, LN6 8RD

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

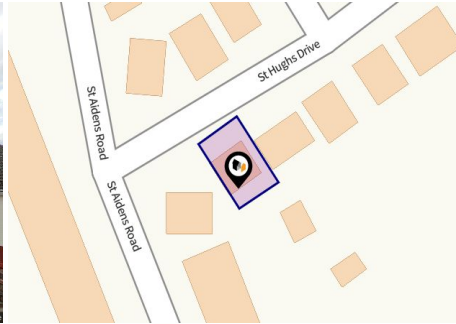
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Property Overview



Property

Type:	Detached	Last Sold Date:	02/04/2007
Bedrooms:	3	Last Sold Price:	£153,000
Plot Area:	0.05 acres	Tenure:	Freehold
Council Tax :	Band C		
Annual Estimate:	£1,944		
Title Number:	LL259722		
UPRN:	10006528884		

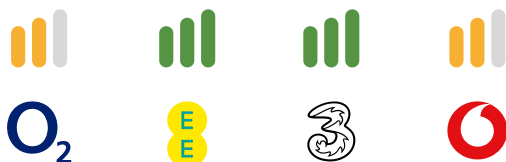
Local Area

Local Authority:	North kesteven
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

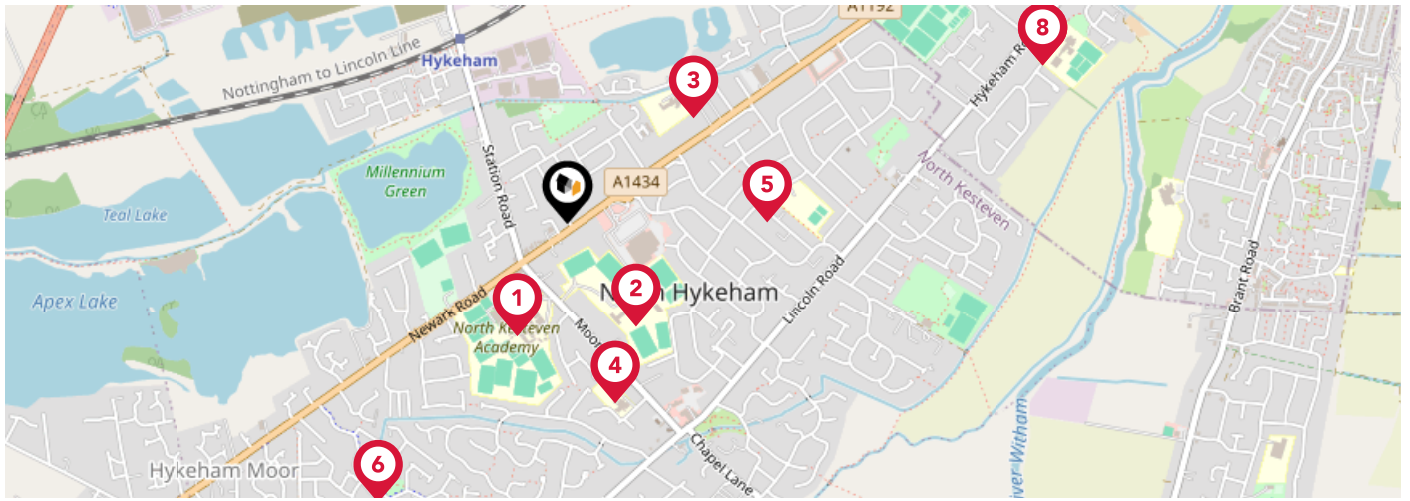
7 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

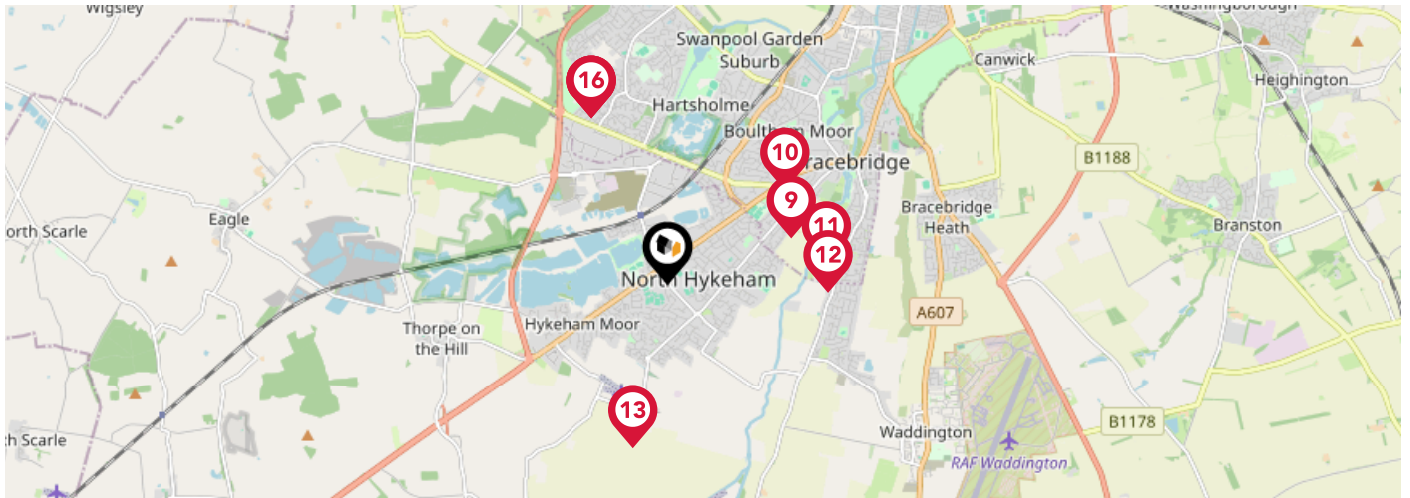










Satellite/Fibre TV Availability:



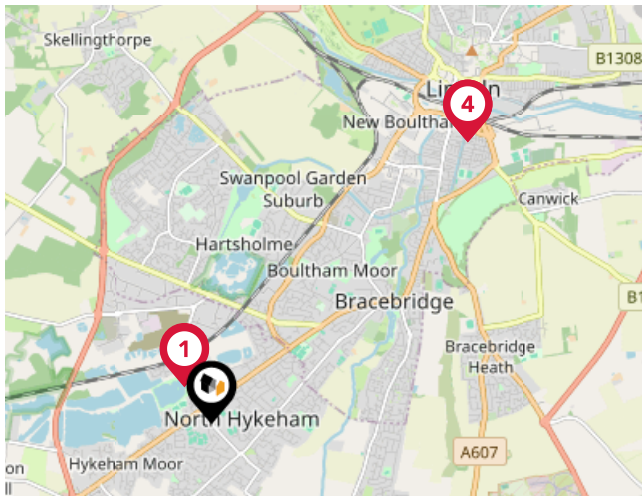


		Nursery	Primary	Secondary	College	Private
1	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



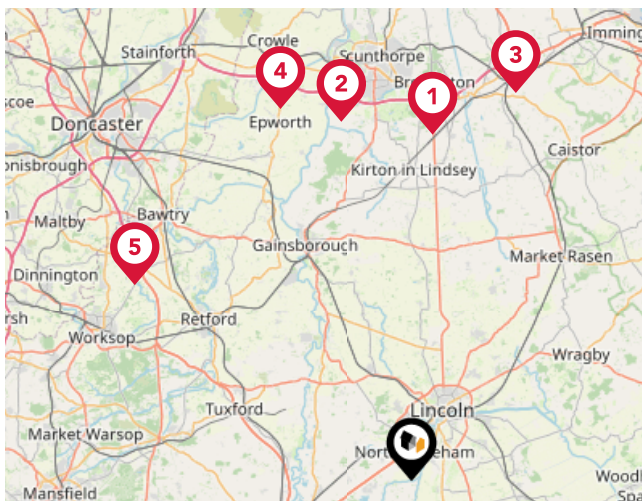
		Nursery	Primary	Secondary	College	Private
	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:1.64	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



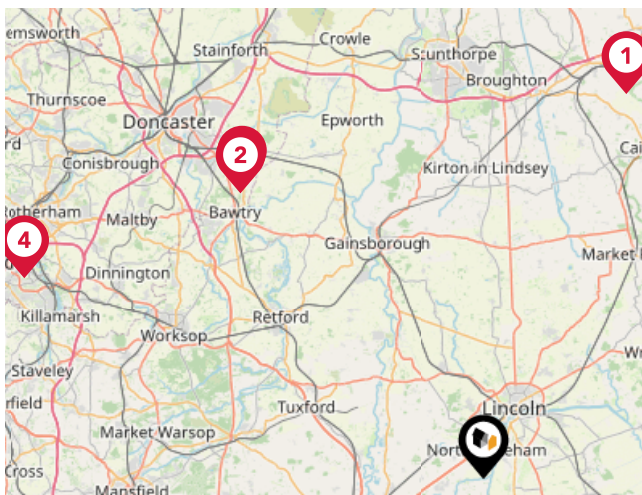
National Rail Stations

Pin	Name	Distance
1	Railway Station	0.42 miles
2	Hykeham Rail Station	0.42 miles
3	Lincoln Central Rail Station	3.38 miles
4	Rail Station	3.38 miles



Trunk Roads/Motorways

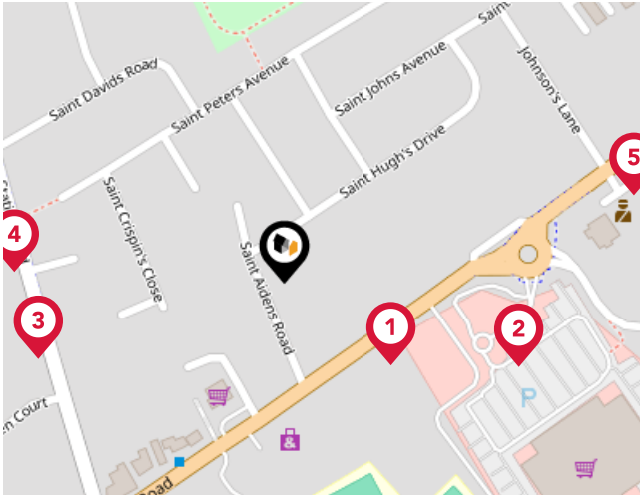
Pin	Name	Distance
1	M180 J4	24.55 miles
2	M180 J3	25.88 miles
3	M180 J5	28.33 miles
4	M180 J2	27.82 miles
5	A1(M) J34	23.99 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	29.03 miles
2	Robin Hood Doncaster Sheffield Airport	26.46 miles
3	Robin Hood Doncaster Sheffield Airport	26.68 miles
4	Sheffield City Airport	35.56 miles

Area Transport (Local)



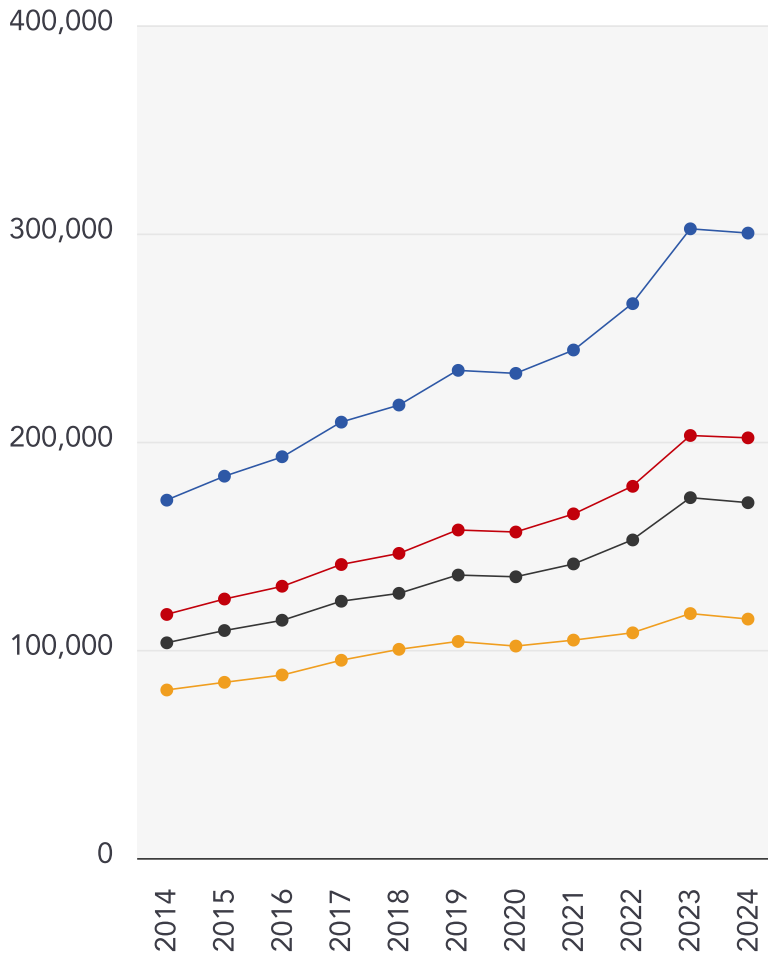
Bus Stops/Stations

Pin	Name	Distance
1	Asda Goods Entrance	0.08 miles
2	Asda Layby	0.14 miles
3	Kesteven Court	0.14 miles
4	Hamilton Road	0.15 miles
5	Chatsworth Drive	0.2 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN6



Detached

+74.63%

Semi-Detached

+72.49%

Terraced

+65.1%

Flat

+42.2%



Mundys

We offer an exceptional choice of properties within Lincoln and a 15 mile radius and have longer opening hours for convenient viewings.

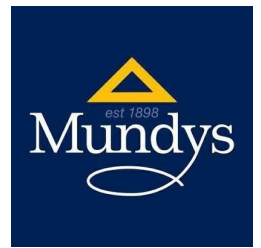
We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

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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