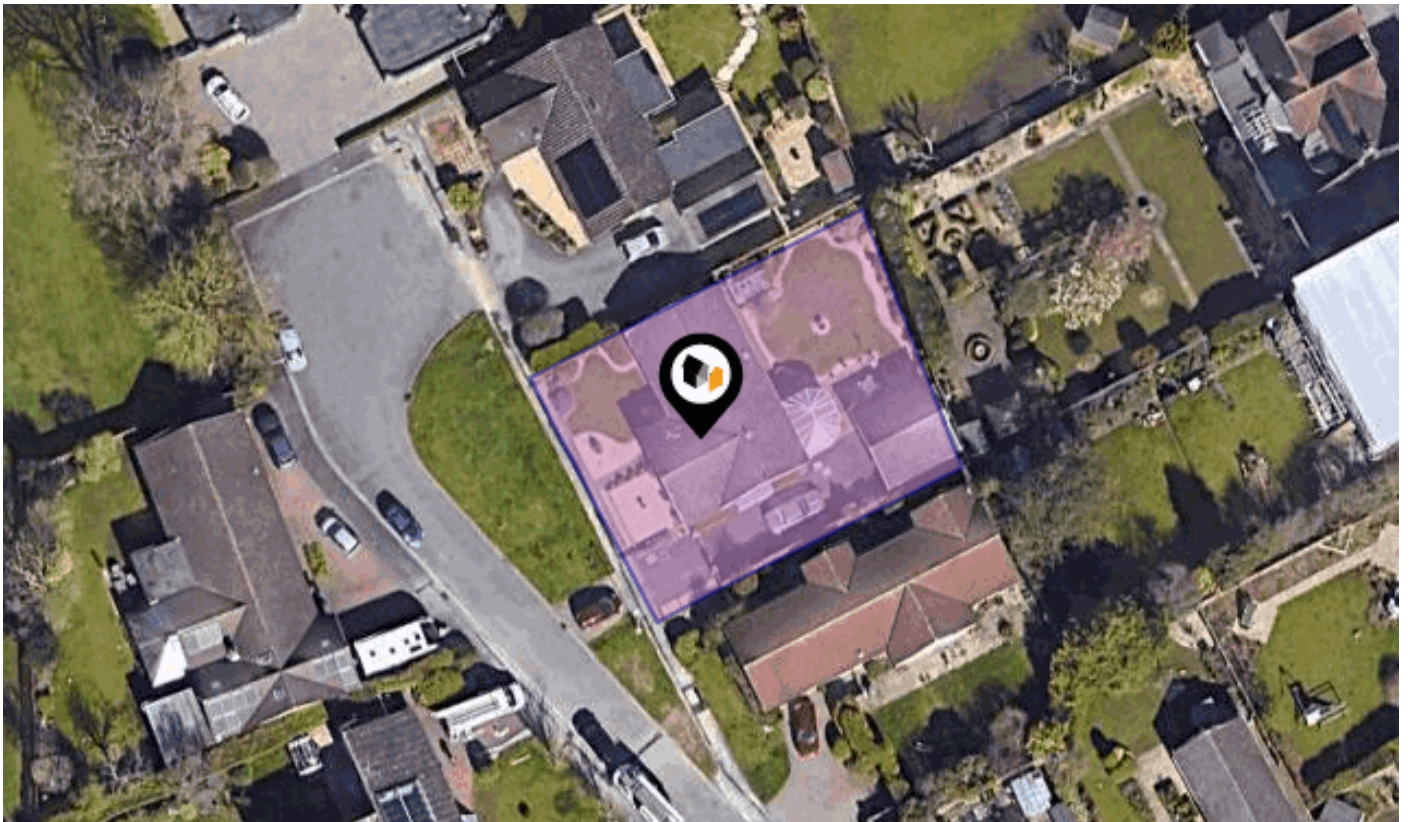


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13<sup>th</sup> September 2024



## AUDEN CLOSE, LINCOLN, LN2

### Mundys

29 – 30 Silver Street Lincoln LN2 1AS

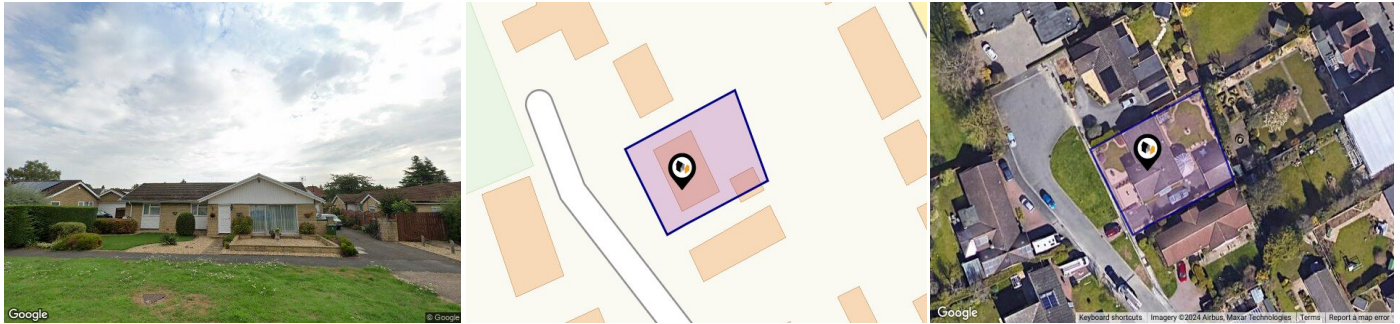
01522 510 044

tom.bell@mundys.net

www.mundys.net



# Property Overview



## Property

|                         |            |                |          |
|-------------------------|------------|----------------|----------|
| <b>Type:</b>            | Detached   | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 3          |                |          |
| <b>Plot Area:</b>       | 0.16 acres |                |          |
| <b>Council Tax :</b>    | Band F     |                |          |
| <b>Annual Estimate:</b> | £3,165     |                |          |
| <b>Title Number:</b>    | LL87253    |                |          |

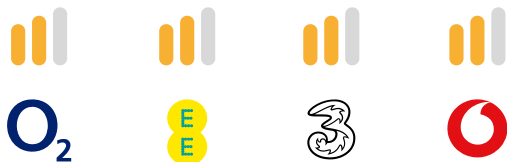
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>14</b><br>mb/s | <b>36</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                   |                     |

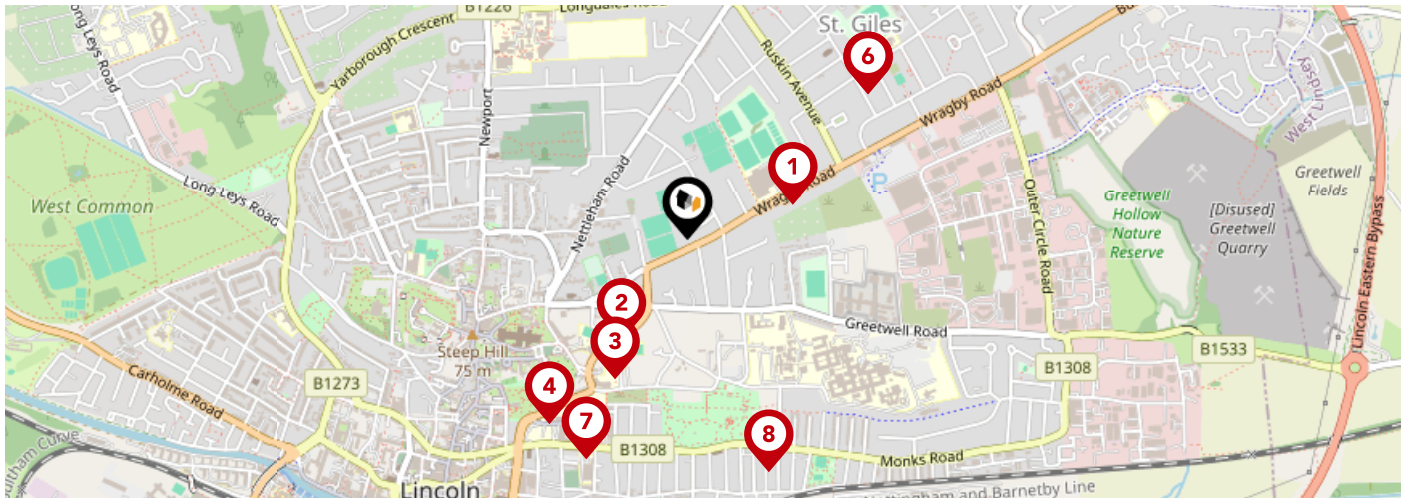
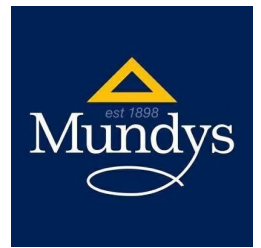
### Mobile Coverage: (based on calls indoors)



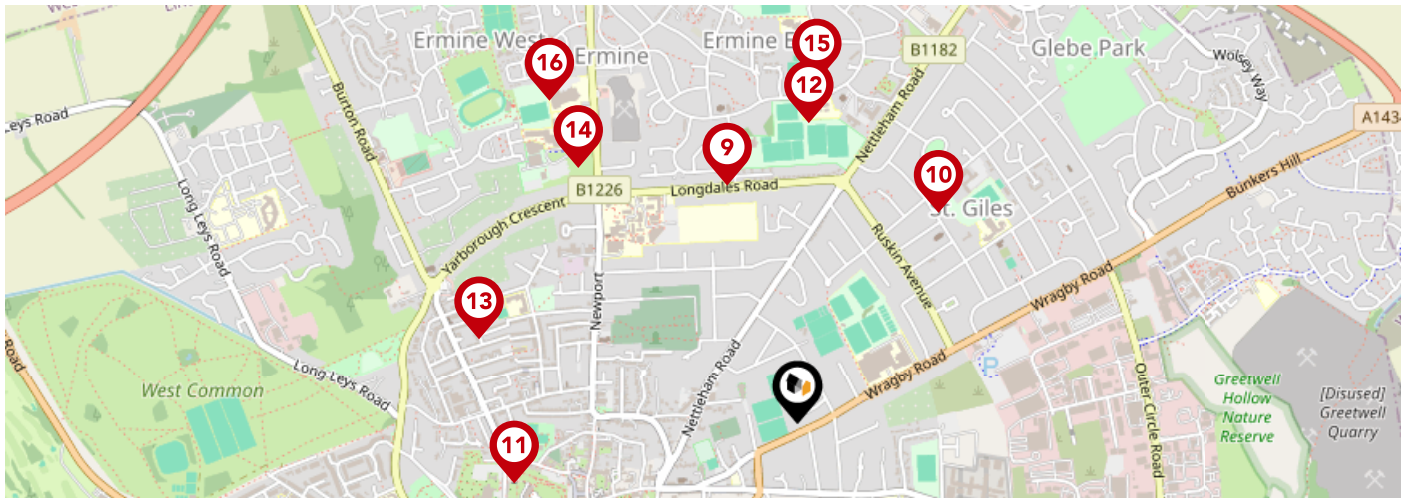
### Satellite/Fibre TV Availability:











# Area Schools

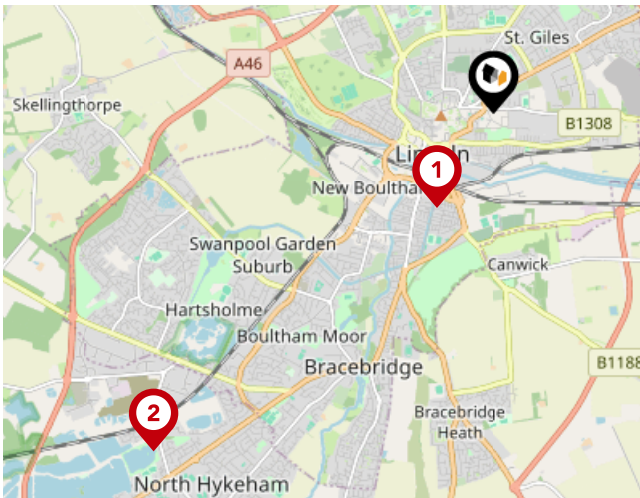


|   | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>1</b> <b>Lincoln Christ's Hospital School</b></p> <p>Ofsted Rating: Good   Pupils: 1286   Distance:0.24</p>   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>2</b> <b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b></p> <p>Ofsted Rating: Requires improvement   Pupils: 89   Distance:0.27</p> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>3</b> <b>Lincoln Minster School</b></p> <p>Ofsted Rating: Not Rated   Pupils: 473   Distance:0.35</p>   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>4</b> <b>Lincoln UTC</b></p> <p>Ofsted Rating: Good   Pupils: 369   Distance:0.51</p>   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>5</b> <b>The Lincoln St Giles Nursery School</b></p> <p>Ofsted Rating: Outstanding   Pupils: 112   Distance:0.51</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>6</b> <b>St Giles Academy</b></p> <p>Ofsted Rating: Requires improvement   Pupils: 405   Distance:0.51</p>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>7</b> <b>Lincoln College</b></p> <p>Ofsted Rating: Good   Pupils:0   Distance:0.54</p>  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>8</b> <b>Lincoln Monks Abbey Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 594   Distance:0.54</p>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



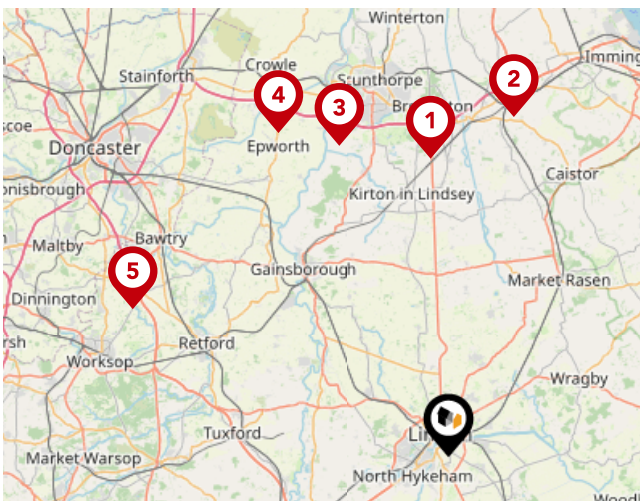
|   |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  <b>Castles Education</b><br>Ofsted Rating: Inadequate   Pupils: 93   Distance:0.55   |  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Springwell Alternative Academy Lincoln</b><br>Ofsted Rating: Good   Pupils: 48   Distance:0.56                           |  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Westgate Academy</b><br>Ofsted Rating: Good   Pupils: 430   Distance:0.65  |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Our Lady of Lincoln Catholic Primary School A Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 204   Distance:0.67 |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Mount Street Academy</b><br>Ofsted Rating: Outstanding   Pupils: 318   Distance:0.73                                     |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Lincoln Castle Academy</b><br>Ofsted Rating: Not Rated   Pupils: 680   Distance:0.75                                     |  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Ermine Primary Academy</b><br>Ofsted Rating: Good   Pupils: 393   Distance:0.76  |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>The St Francis Special School, Lincoln</b><br>Ofsted Rating: Outstanding   Pupils: 161   Distance:0.9                    |  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)



## National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Lincoln Central Rail Station | 0.98 miles |
| 2   | Hykeham Rail Station         | 4.26 miles |
| 3   | Saxilby Rail Station         | 6.01 miles |



## Trunk Roads/Motorways

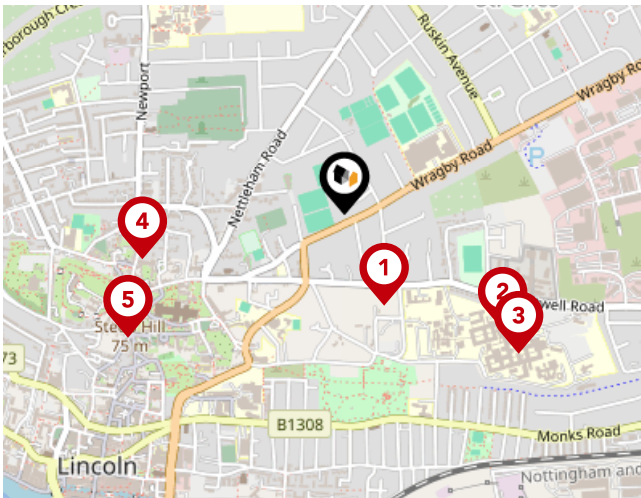
| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | M180 J4   | 21.2 miles  |
| 2   | M180 J5   | 24.45 miles |
| 3   | M180 J3   | 23.37 miles |
| 4   | M180 J2   | 25.86 miles |
| 5   | A1(M) J34 | 24.69 miles |



## Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Humberside Airport     | 24.97 miles |
| 2   | Finningley             | 26.07 miles |
| 3   | East Mids Airport      | 43.88 miles |
| 4   | Leeds Bradford Airport | 63.78 miles |

# Area Transport (Local)



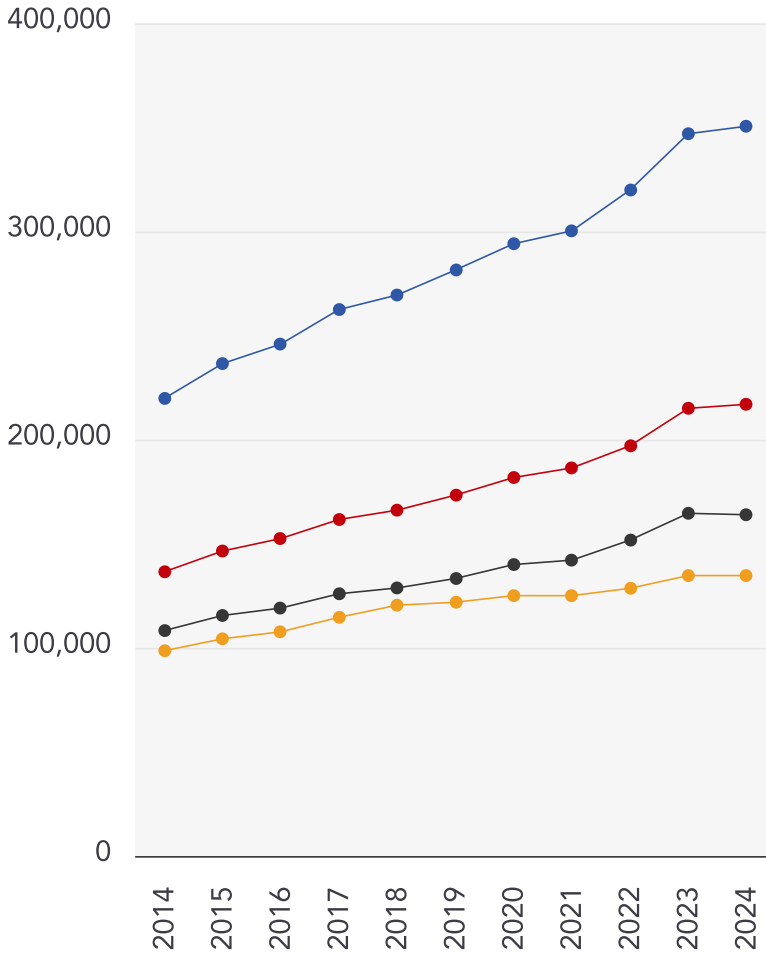
## Bus Stops/Stations

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Greetwell Road                | 0.22 miles |
| 2   | HM Prison                     | 0.44 miles |
| 3   | County Hospital Main Entrance | 0.49 miles |
| 4   | Bailgate Methodist Church     | 0.46 miles |
| 5   | Tourist Information Centre    | 0.56 miles |

# Market House Price Statistics



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



Detached

**+59.47%**

Semi-Detached

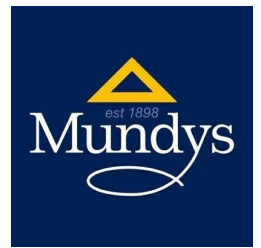
**+58.92%**

Terraced

**+51.39%**

Flat

**+36.6%**



## Mundys

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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.

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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



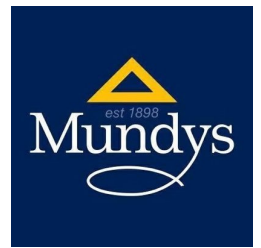
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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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