

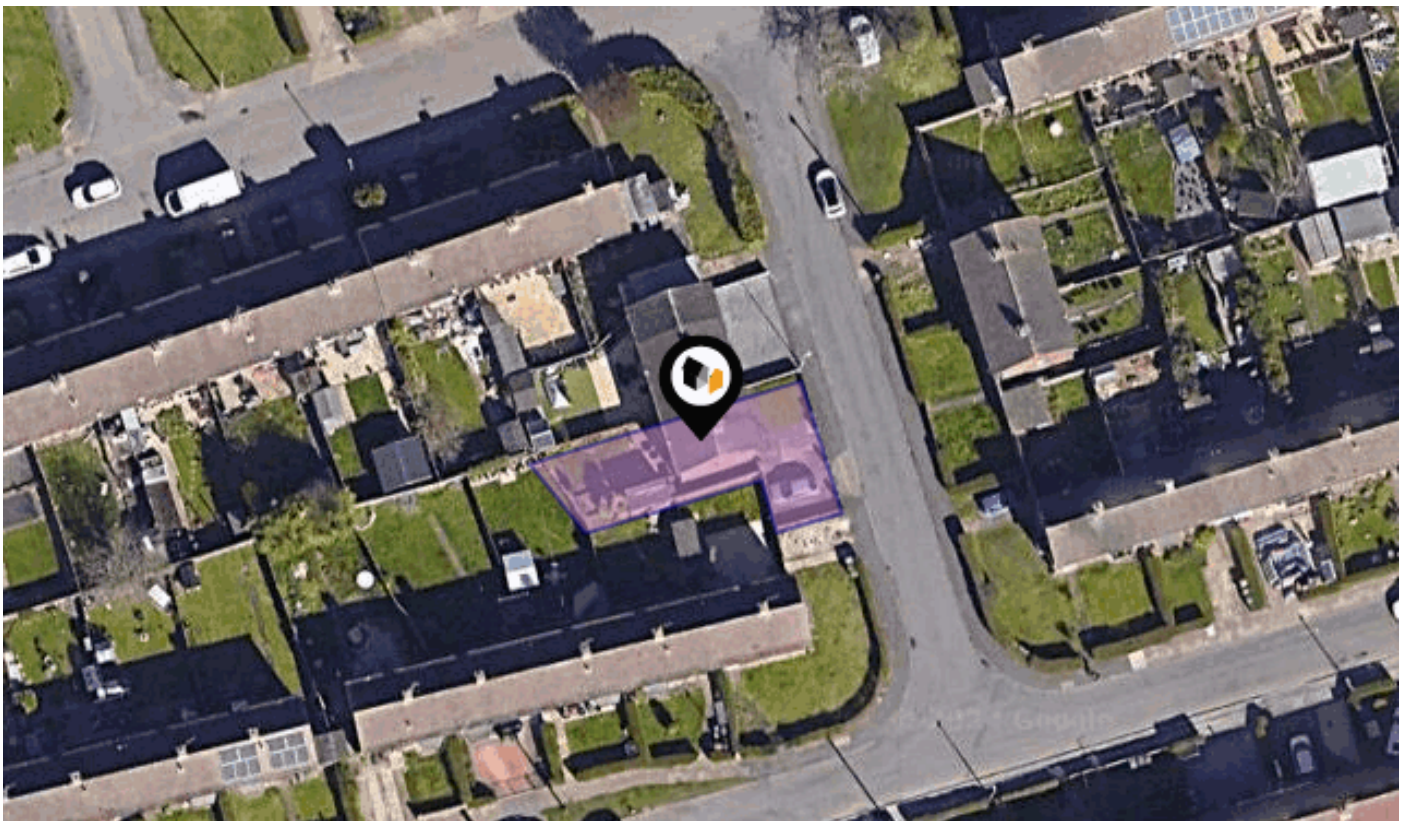


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th September 2024



DAVID AVENUE, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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www.mundys.net



Property Overview



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 710 ft² / 66 m²
Plot Area: 0.04 acres
Council Tax : Band A
Annual Estimate: £1,461
Title Number: LL39928

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

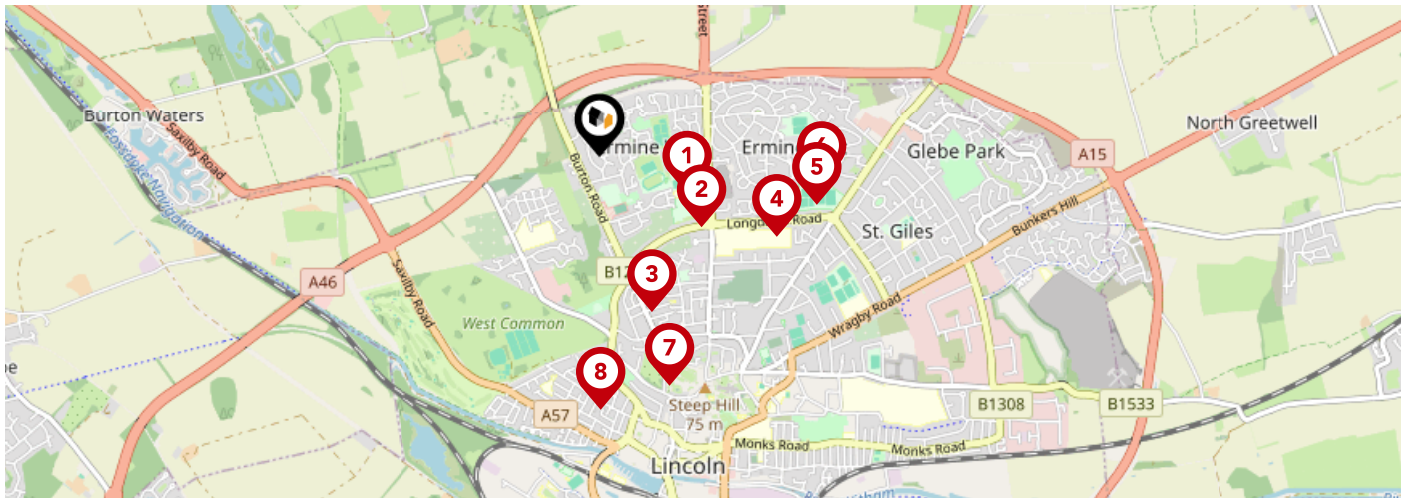
6 mb/s
37 mb/s
1000 mb/s

Mobile Coverage:
(based on calls indoors)

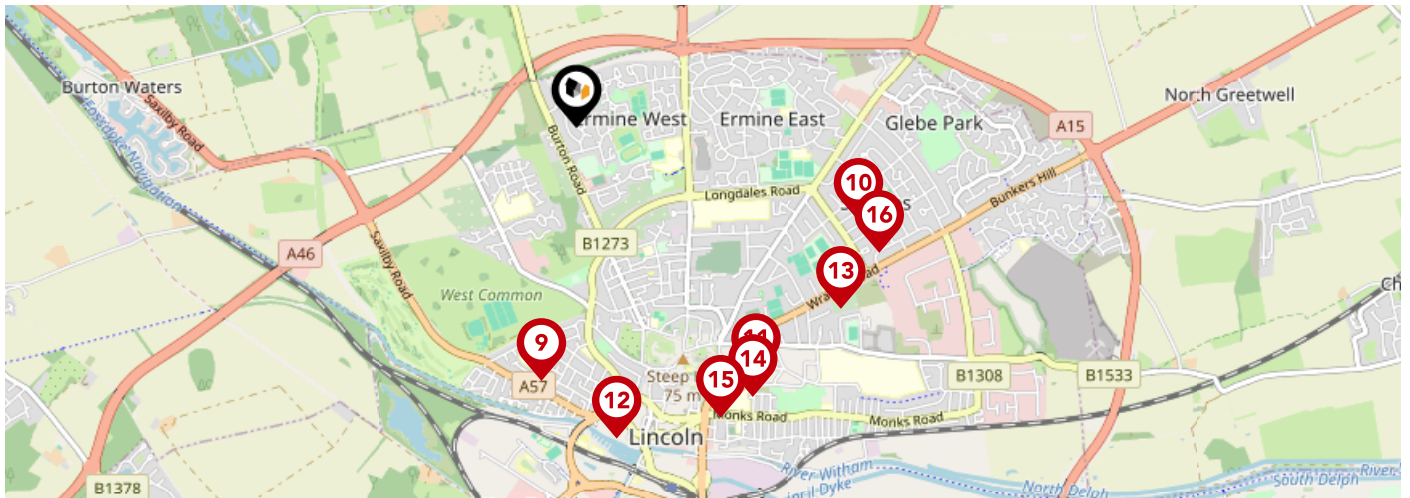










Satellite/Fibre TV Availability:



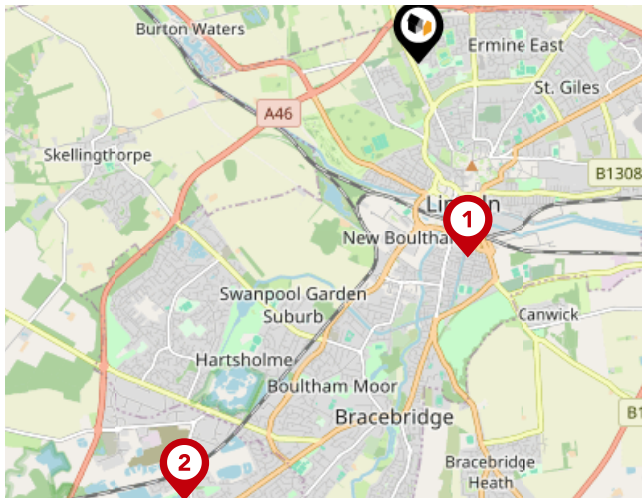


		Nursery	Primary	Secondary	College	Private
1	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



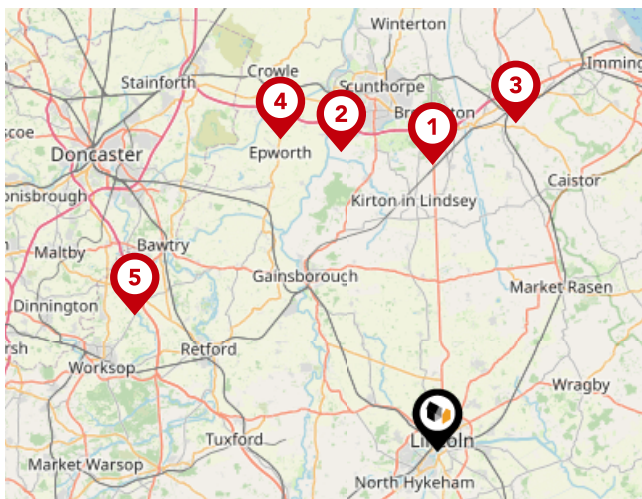
		Nursery	Primary	Secondary	College	Private
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:1.32	<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:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:1.46	<input checked="" type="checkbox"/>	<input 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	1.77 miles
2	Hykeham Rail Station	4.4 miles
3	Saxilby Rail Station	4.85 miles



Trunk Roads/Motorways

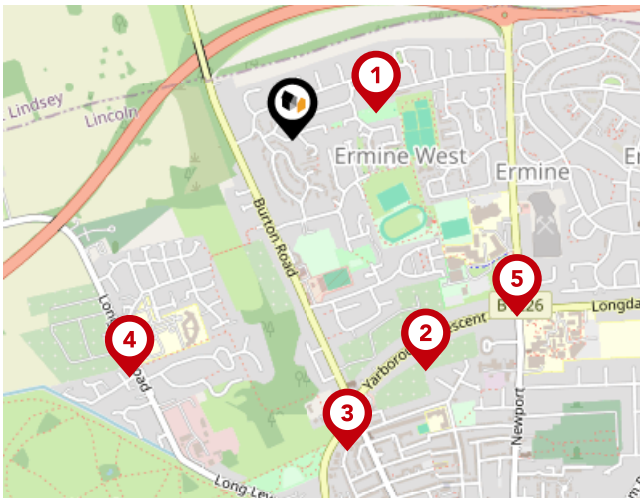
Pin	Name	Distance
1	M180 J4	20.28 miles
2	M180 J3	22.23 miles
3	M180 J5	23.78 miles
4	M180 J2	24.64 miles
5	A1(M) J34	23.46 miles



Airports/Helipads

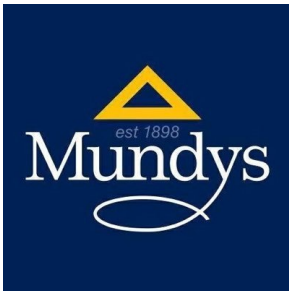
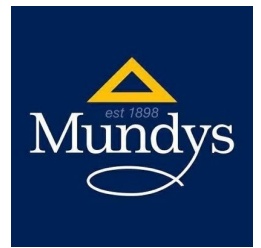
Pin	Name	Distance
1	Humberside Airport	24.43 miles
2	Finningley	24.77 miles
3	East Mids Airport	43.75 miles
4	Leeds Bradford Airport	62.49 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Trelawney Shops	0.19 miles
2	76 Yarborough Crescent	0.59 miles
3	231 Yarborough Road	0.7 miles
4	Carram Way	0.64 miles
5	Thonock Close	0.63 miles



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



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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