

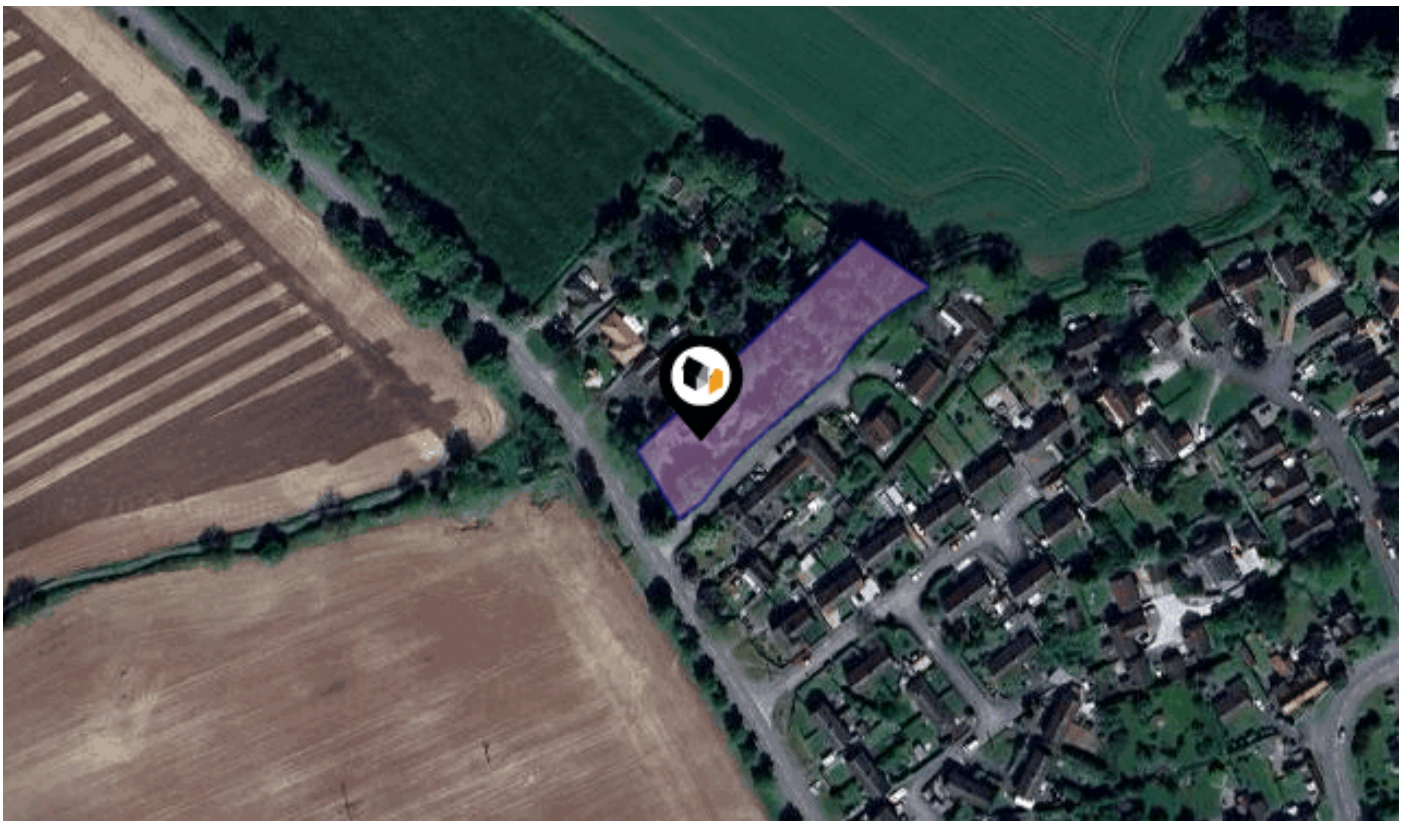


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th October 2024



14, KENNEL LANE, REEPHAM, LINCOLN, LN3 4DY

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

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www.mundys.net



Property Overview



Property



Type: Detached
Bedrooms: 2
Plot Area: 0.65 acres
Council Tax : Band D
Annual Estimate: £2,209
Title Number: LL358561
UPRN: 100030964485

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s **80** mb/s **1000** mb/s
  

Mobile Coverage:
(based on calls indoors)

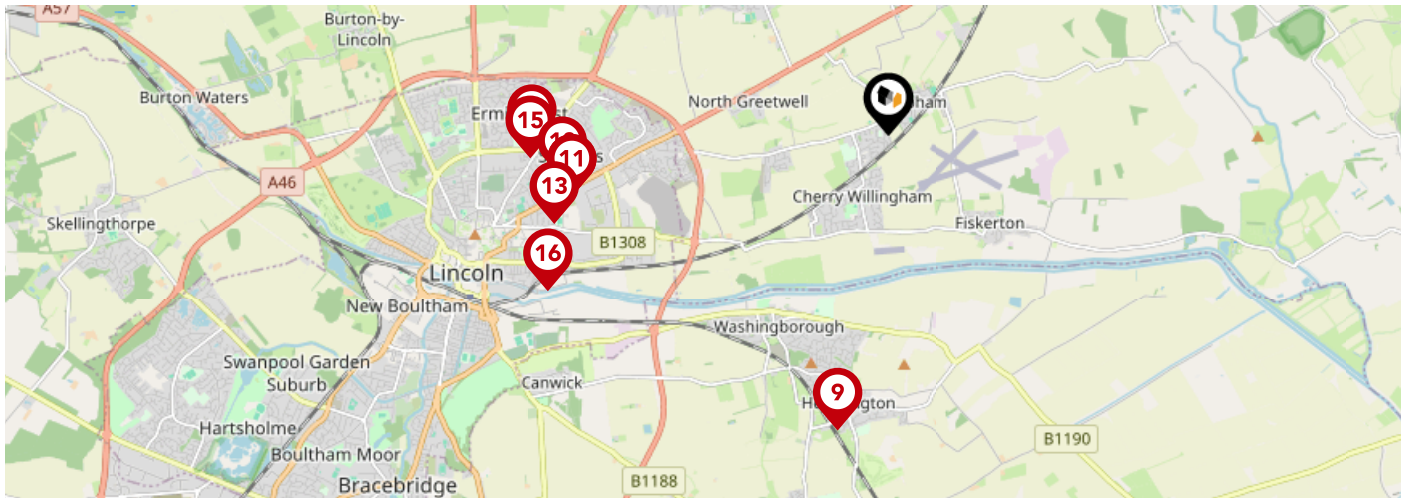










Satellite/Fibre TV Availability:



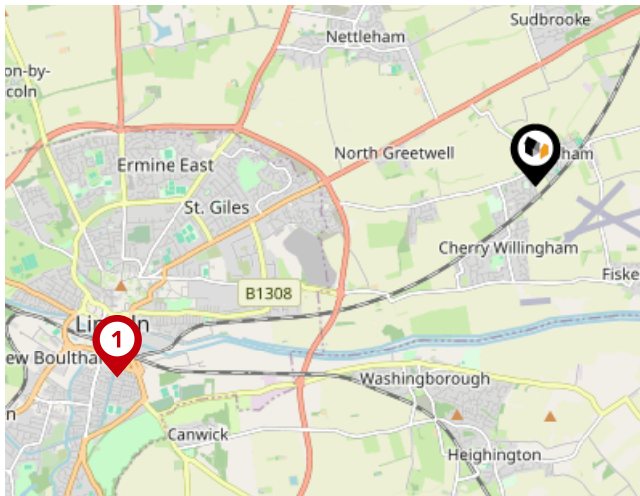
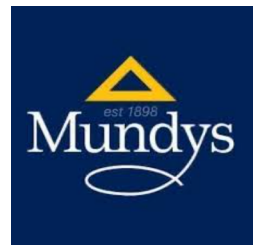


	Nursery	Primary	Secondary	College	Private
<p>1 Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:0.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:1.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:2.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:2.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:2.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:2.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



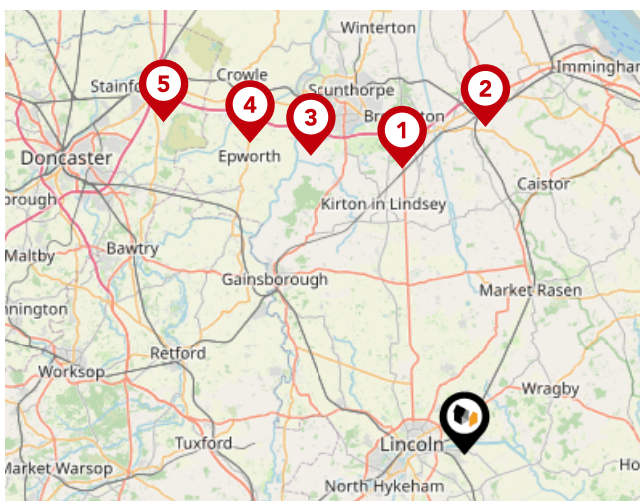
		Nursery	Primary	Secondary	College	Private
	Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:2.85	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:2.85	<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:2.92	<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:3.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:3.32	<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	4.08 miles
2	Hykeham Rail Station	7.32 miles
3	Saxilby Rail Station	8.94 miles



Trunk Roads/Motorways

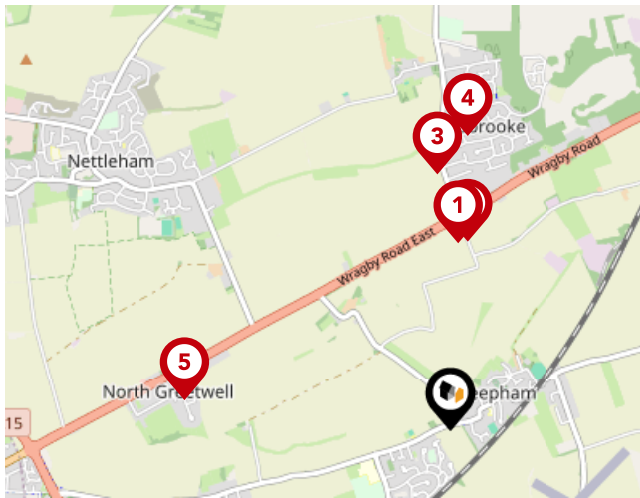
Pin	Name	Distance
1	M180 J4	20.78 miles
2	M180 J5	23.19 miles
3	M180 J3	23.84 miles
4	M180 J2	26.77 miles
5	M180 J1	31.7 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	23.37 miles
2	Finningley	28.09 miles
3	East Mids Airport	46.91 miles
4	Leeds Bradford Airport	65.57 miles

Area Transport (Local)



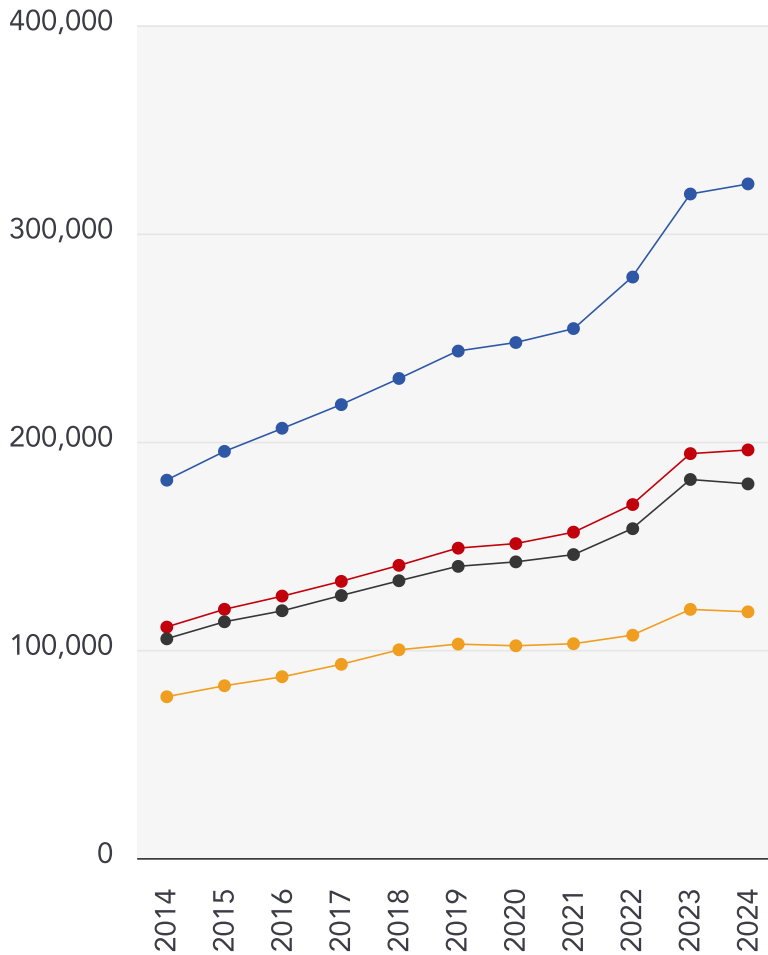
Bus Stops/Stations

Pin	Name	Distance
1	Wragby Road East	0.83 miles
2	Cherry Tree Cafe	0.84 miles
3	Beech Close	1.14 miles
4	Maple Drive	1.31 miles
5	Westfield Drv	1.18 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN3



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

+52.67%



Mundys

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

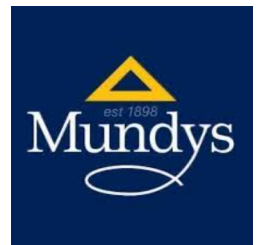
We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

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.

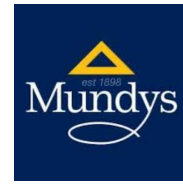


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Valuation Office
Agency

