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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 30th October 2024

1, BECK LANE, HEIGHINGTON, LINCOLN, LN4 1JU

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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The Property Ombudsman

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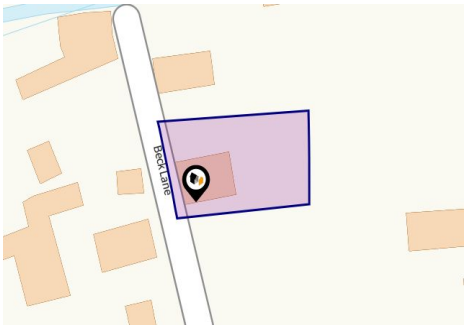
Property
Overview



Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,280 ft^2 / 119 m^2		
Plot Area:	0.19 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£1,944		
Title Number:	LL321464		
UPRN:	100030837840		

Local Area

Local Authority:	Lincolnshire
Conservation Area:	Heighington
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Property
EPC - Certificate

1, Beck Lane, Heighington, LN4 1JU

Energy rating

E

Valid until 16.09.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 | B
69-80	C		
55-68	D		
39-54	E	39 | E	
21-38	F		
1-20	G		

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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	119 m^2

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Area
Schools

		Nursery	Primary	Secondary	College	Private
1	**Heighington Millfield Primary Academy** Ofsted Rating: Good | Pupils: 233 | Distance:0.11		✓			
2	**Washingborough Academy** Ofsted Rating: Good | Pupils: 271 | Distance:0.9		✓			
3	**Branston Junior Academy** Ofsted Rating: Good | Pupils: 170 | Distance:1.25		✓			
4	**Branston Community Academy** Ofsted Rating: Requires improvement | Pupils: 1243 | Distance:1.25			✓		
5	**Branston Church of England Infant Academy** Ofsted Rating: Outstanding | Pupils: 134 | Distance:1.34		✓			
6	**Cherry Willingham Primary Academy** Ofsted Rating: Good | Pupils: 205 | Distance:1.63		✓			
7	**The Priory Pembroke Academy** Ofsted Rating: Good | Pupils: 567 | Distance:2.28			✓		
8	**The Potterhanworth Church of England Primary School** Ofsted Rating: Good | Pupils: 137 | Distance:2.51		✓			

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Area
Schools

	Nursery	Primary	Secondary	College	Private
9 **Reepham Church of England Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:2.62		✓			
10 **Lincoln Carlton Academy** Ofsted Rating: Outstanding | Pupils: 421 | Distance:2.75		✓			
11 **Lincoln Monks Abbey Primary School** Ofsted Rating: Good | Pupils: 594 | Distance:2.96		✓			
12 **Lincoln Christ's Hospital School** Ofsted Rating: Good | Pupils: 1286 | Distance:3.21			✓		
13 **The Lincoln Bishop King Church of England Primary School** Ofsted Rating: Good | Pupils: 459 | Distance:3.21		✓			
14 **The Lincoln St Giles Nursery School** Ofsted Rating: Outstanding | Pupils: 112 | Distance:3.22	✓				
15 **St Giles Academy** Ofsted Rating: Requires improvement | Pupils: 405 | Distance:3.22		✓			
16 **Lincoln College** Ofsted Rating: Good | Pupils:0 | Distance:3.34			✓		

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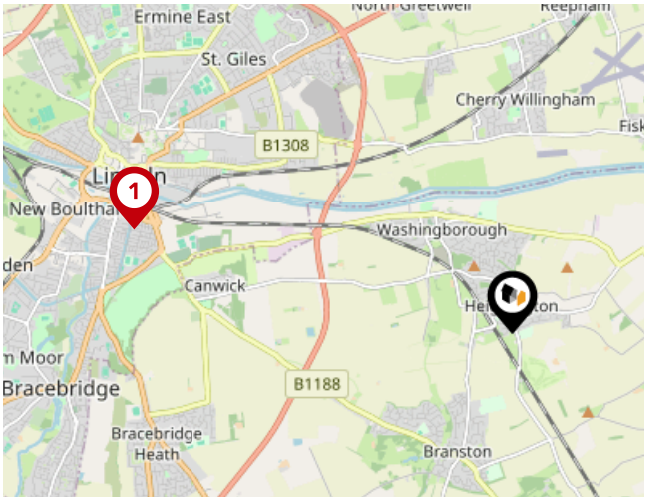
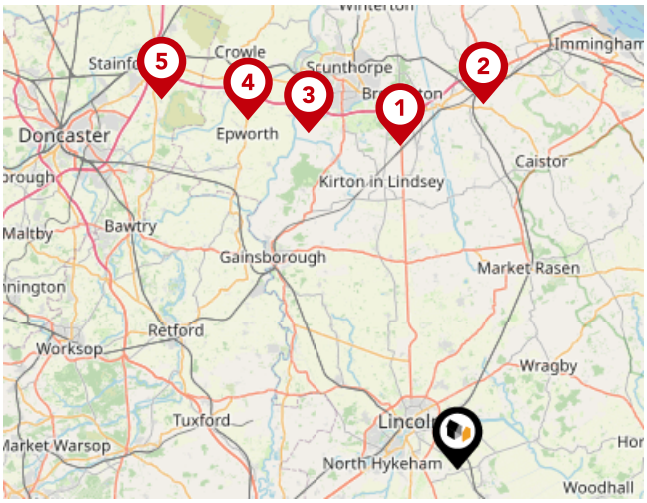
Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.49 miles
2	Hykeham Rail Station	6.01 miles
3	Saxilby Rail Station	9.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	23.28 miles
2	M180 J5	25.83 miles
3	M180 J3	26.06 miles
4	M180 J2	28.79 miles
5	M180 J1	33.49 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	26.01 miles
2	Finningley	29.39 miles
3	East Mids Airport	45.05 miles
4	Leeds Bradford Airport	67.07 miles

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Area
Transport (Local)

Bus Stops/Stations

Pin	Name	Distance
1	Flag Pole	0.06 miles
2	Clarke Avenue	0.25 miles
3	Canterbury Drive	0.64 miles
4	Park Lane Shops	0.71 miles
5	Community College Bus Park	1.05 miles

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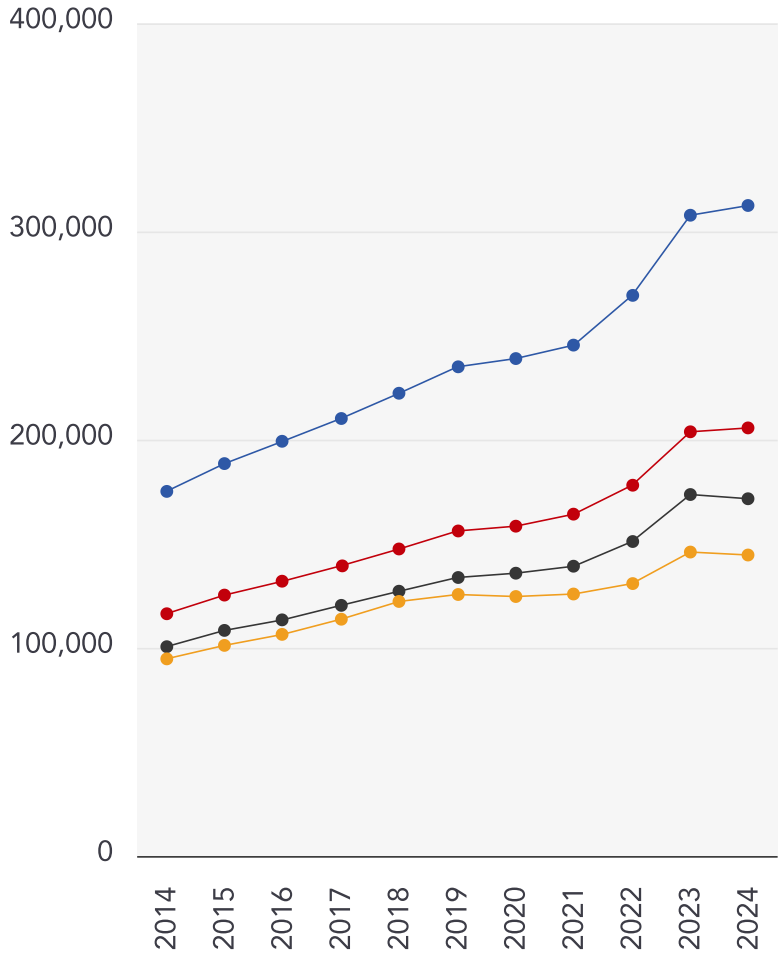
Market
House Price Statistics

10 Year History of Average House Prices by Property Type in LN4



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

+52.67%

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Mundys
About Us

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.

Mundys
Testimonials

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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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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