

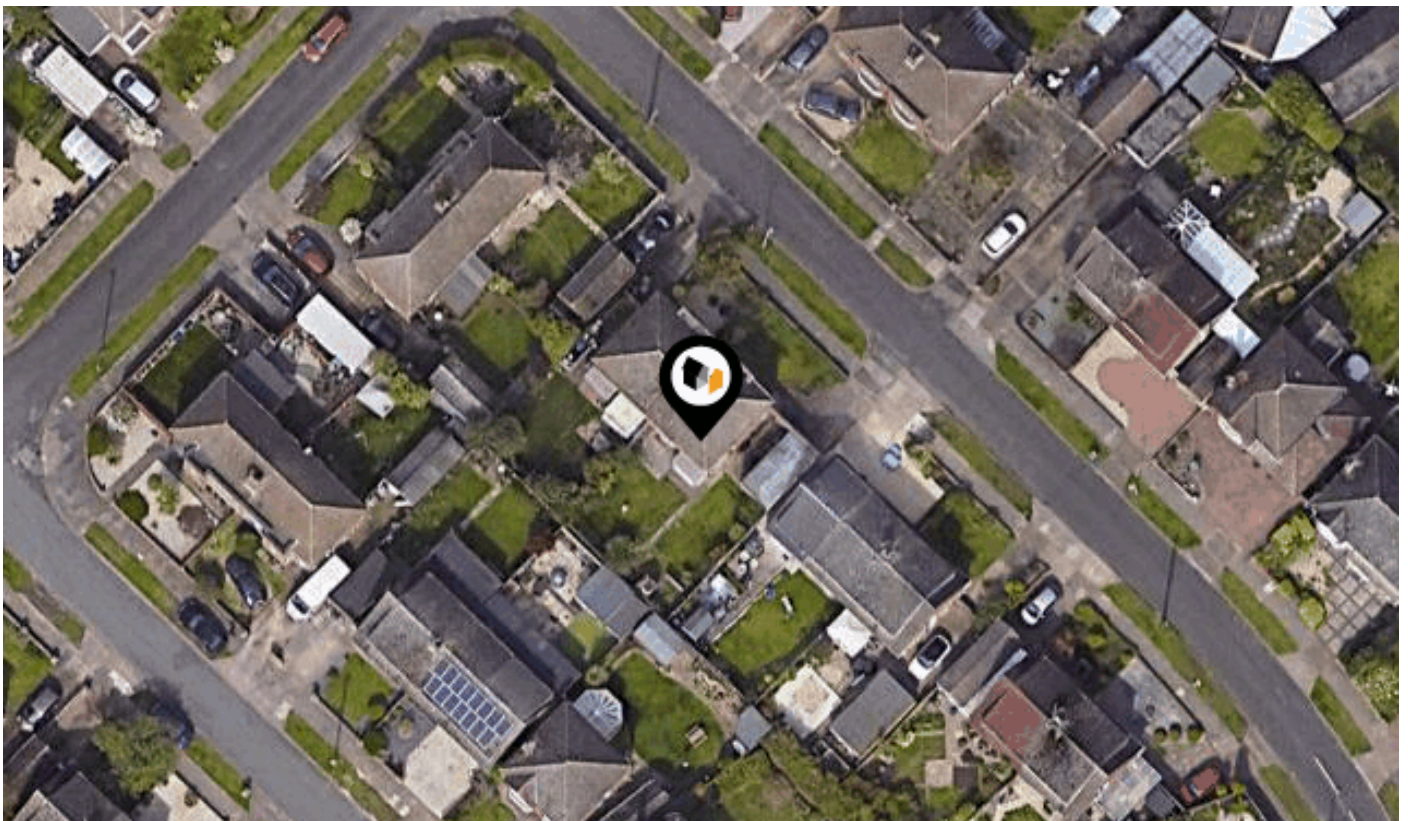


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st November 2024



8, BUTTERY CLOSE, LINCOLN, LN6 8SL

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

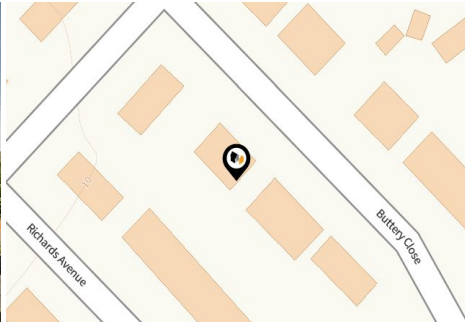
01522 510 044

amy.lee@mundys.net

www.mundys.net



Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Council Tax :	Band B
Annual Estimate:	£1,704
UPRN:	235004463

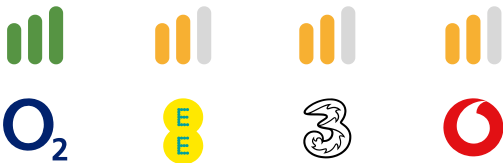
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

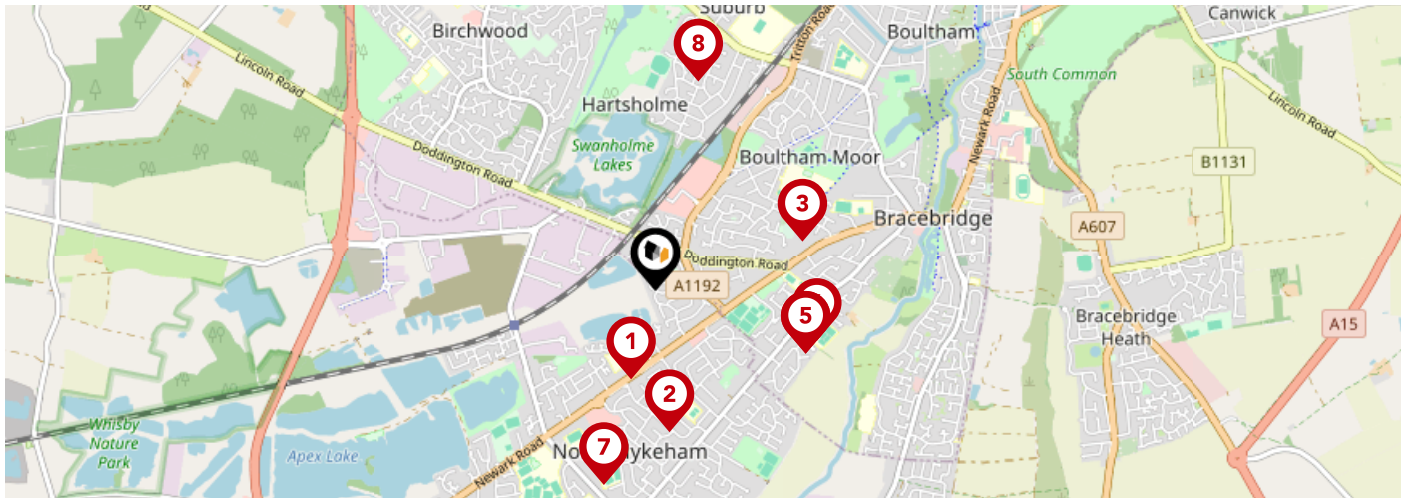
16 mb/s	80 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



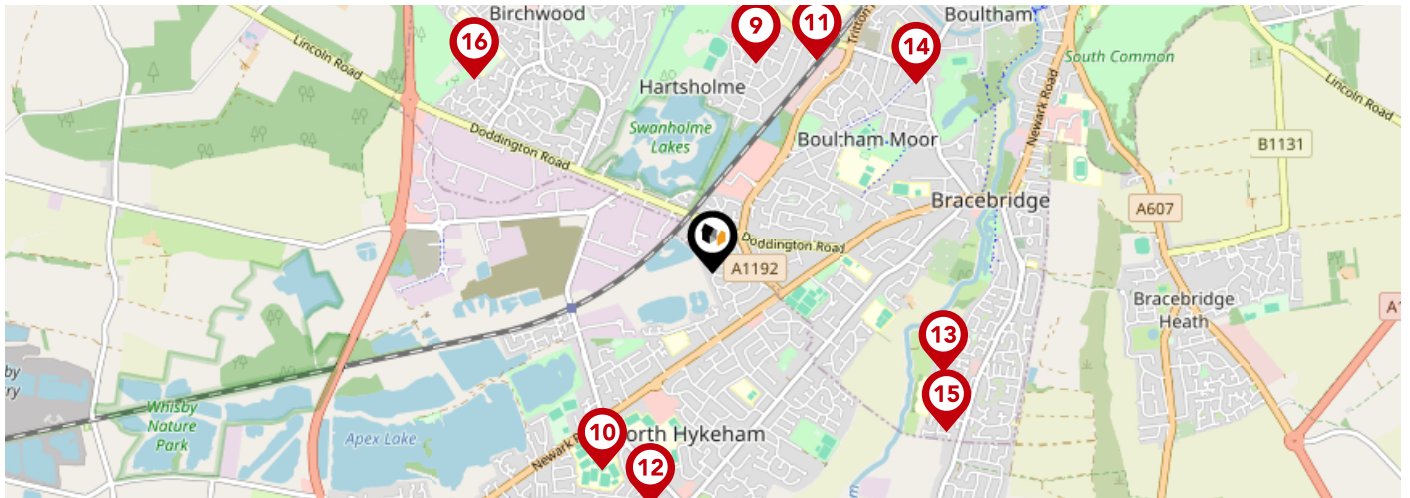
Satellite/Fibre TV Availability:





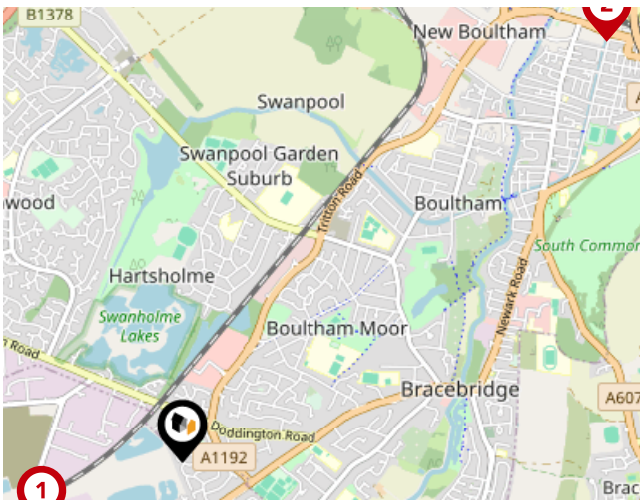
		Nursery	Primary	Secondary	College	Private
1	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



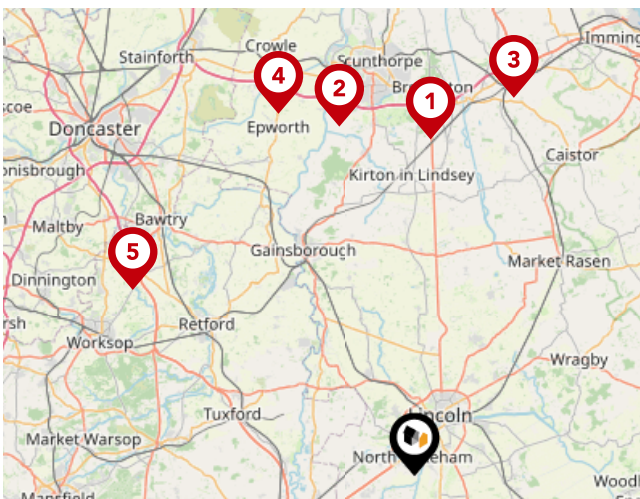
	Nursery	Primary	Secondary	College	Private
<p>9 The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:1.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Priory City of Lincoln Academy Ofsted Rating: Requires improvement Pupils: 980 Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:1.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:1.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:1.37</p>	<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	Hykeham Rail Station	0.69 miles
2	Lincoln Central Rail Station	2.65 miles
3	Swinderby Rail Station	5.29 miles



Trunk Roads/Motorways

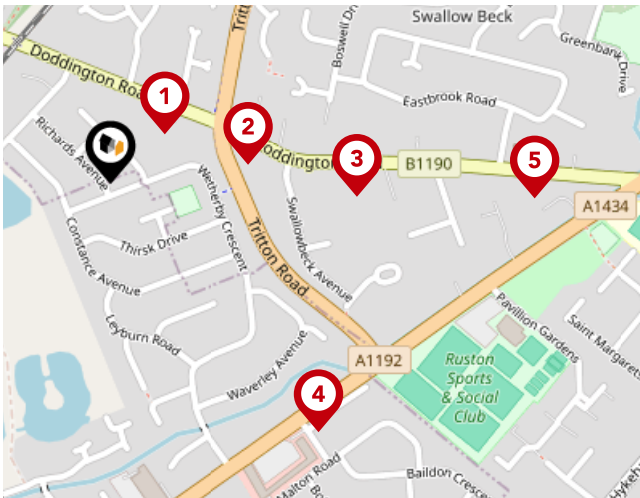
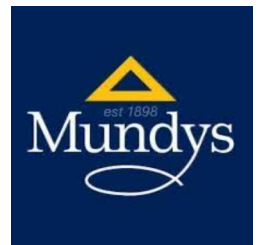
Pin	Name	Distance
1	M180 J4	23.89 miles
2	M180 J3	25.33 miles
3	M180 J5	27.62 miles
4	M180 J2	27.36 miles
5	A1(M) J34	23.95 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	28.3 miles
2	Finningley	26.24 miles
3	East Mids Airport	40.31 miles
4	Leeds Bradford Airport	64.01 miles

Area Transport (Local)



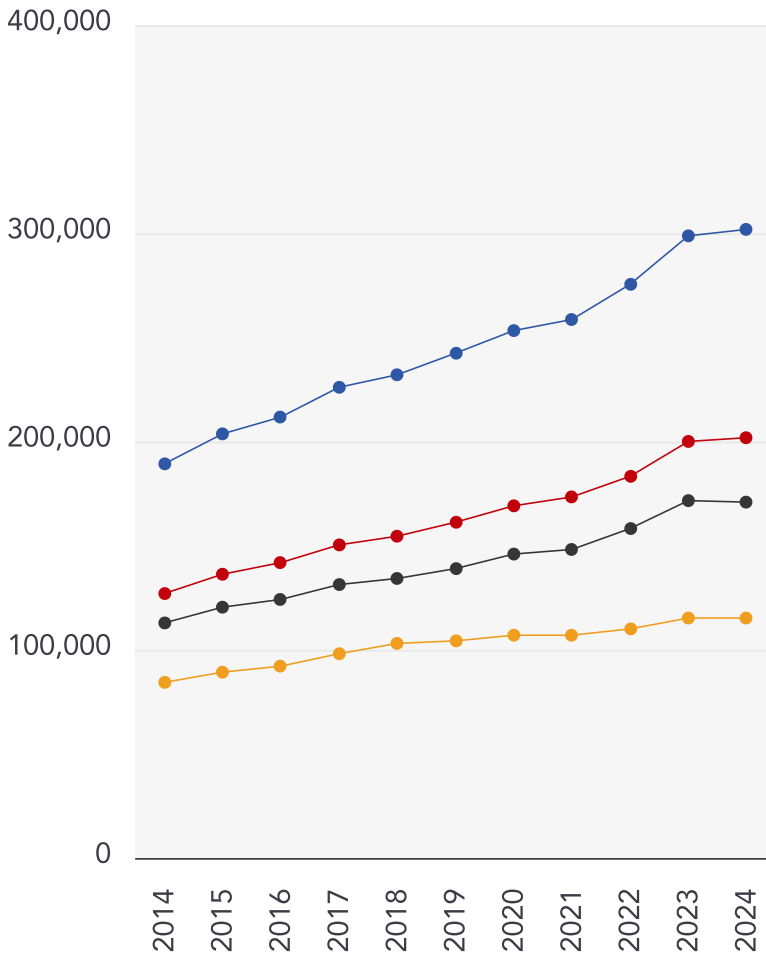
Bus Stops/Stations

Pin	Name	Distance
1	Redcote Drive	0.08 miles
2	Bupa Dentist Surgery	0.15 miles
3	Foxes Lane	0.27 miles
4	Fosse Drive	0.36 miles
5	St George's Church	0.47 miles

Market House Price Statistics



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



Detached

+59.47%

Semi-Detached

+58.92%

Terraced

+51.39%

Flat

+36.6%



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

amy.lee@mundys.net

www.mundys.net

