

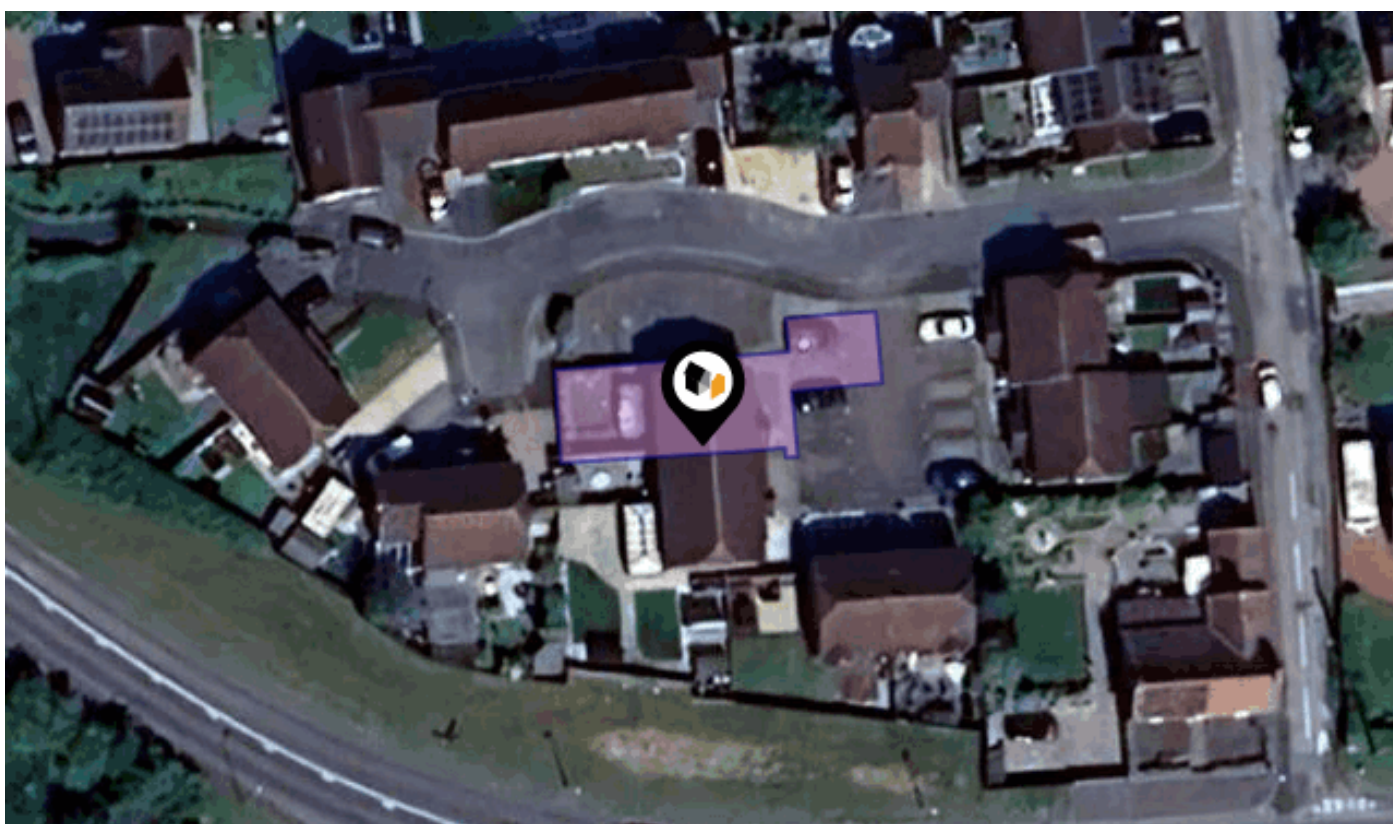


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 11<sup>th</sup> December 2024**



**19, ADDISON PLACE, FENTON, LINCOLN, LN1 2SB**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.05 acres
Year Built :	1996-2002
Council Tax :	Band B
Annual Estimate:	£1,718
Title Number:	LL133421
UPRN:	100030960712

Last Sold Date:	01/03/2013
Last Sold Price:	£112,000
Last Sold £/ft <sup>2</sup> :	£130
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>8</b>	<b>70</b>	<b>-</b>
mb/s	mb/s	mb/s

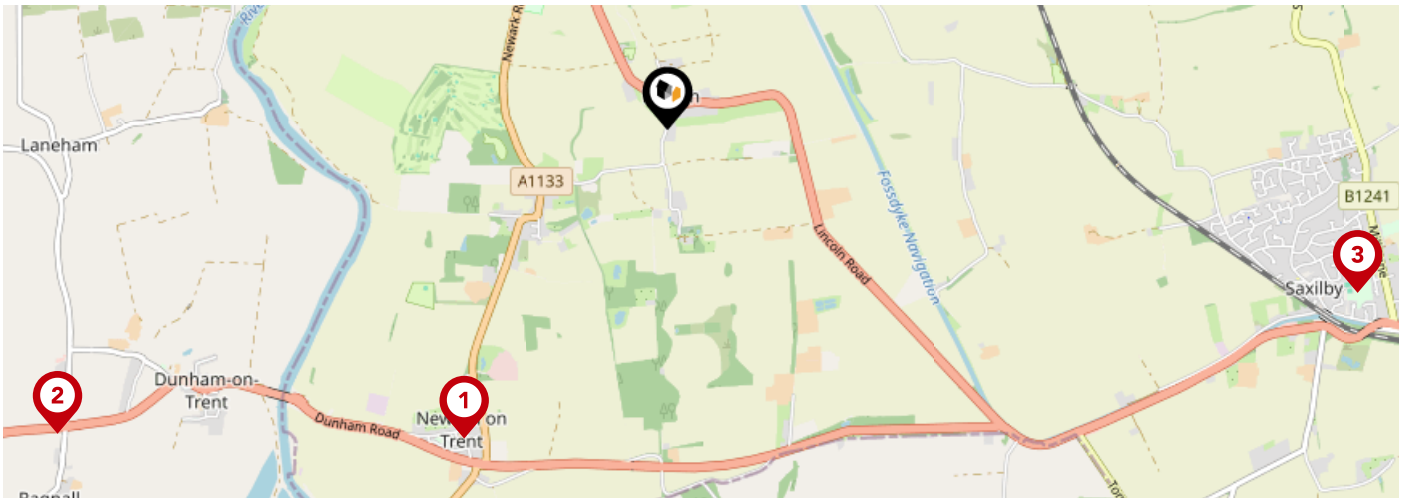
### Mobile Coverage:

(based on calls indoors)

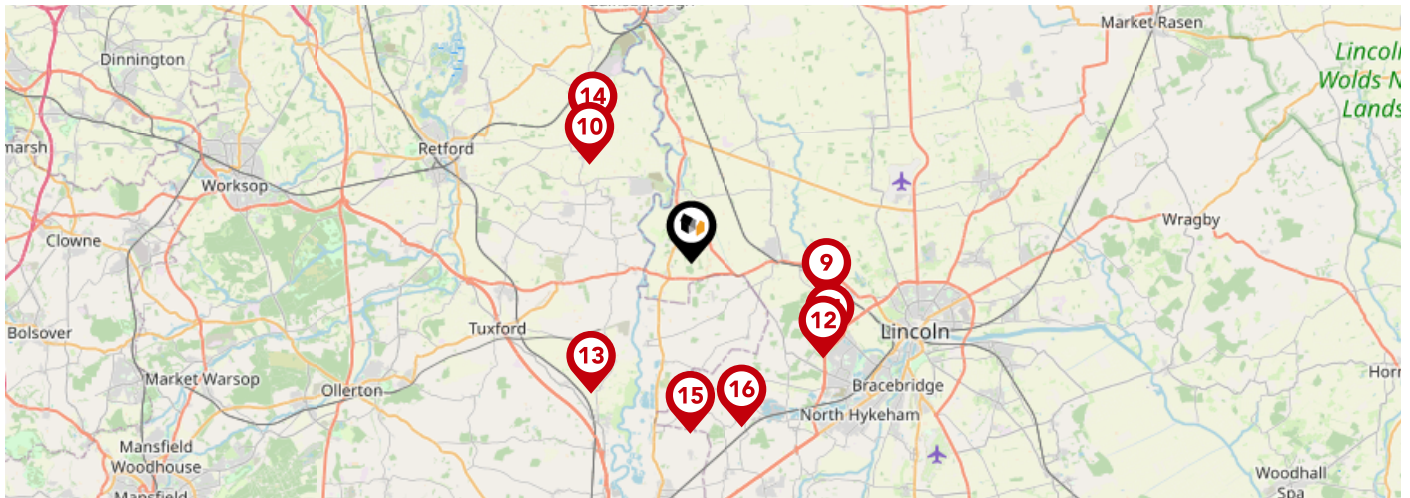


### Satellite/Fibre TV Availability:





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Newton-on-Trent CofE Primary School</b> Ofsted Rating: Good   Pupils: 56   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Dunham-on-Trent CofE Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Saxilby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 378   Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Marton Academy</b> Ofsted Rating: Good   Pupils: 93   Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>North Clifton Primary School</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Rampton Primary School</b> Ofsted Rating: Good   Pupils: 97   Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Sturton by Stow Primary School</b> Ofsted Rating: Good   Pupils: 171   Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Queen Eleanor Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

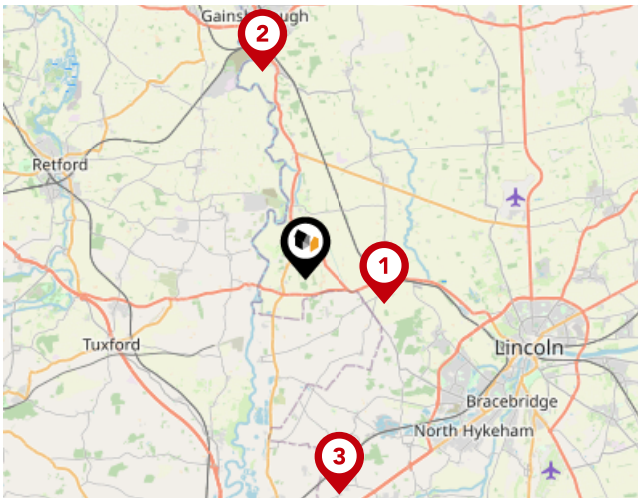


		Nursery	Primary	Secondary	College	Private
	<b>Burton Hathow Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 106   Distance:4.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leverton Church of England Academy</b> Ofsted Rating: Good   Pupils: 89   Distance:5.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Lawrence Church of England Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:5.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Skellingthorpe the Holt Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:5.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Matthew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 53   Distance:5.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sturton CofE Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:5.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Scarle Primary School</b> Ofsted Rating: Requires improvement   Pupils: 50   Distance:6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eagle Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 63   Distance:6.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



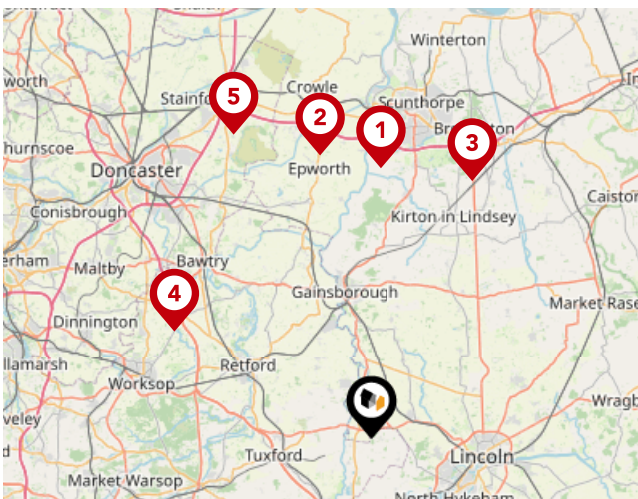
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Saxilby Rail Station	2.93 miles
	Gainsborough Lea Road Rail Station	7.52 miles
	Swinderby Rail Station	7.73 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M180 J3	19.2 miles
	M180 J2	20.35 miles
	M180 J4	19.65 miles
	A1(M) J34	15.85 miles
	M180 J1	23.57 miles



### Airports/Helipads

Pin	Name	Distance
	Finningley	18.04 miles
	Humberside Airport	26.27 miles
	East Mids Airport	40.02 miles
	Leeds Bradford Airport	55.79 miles

# Area

## Transport (Local)



### Bus Stops/Stations

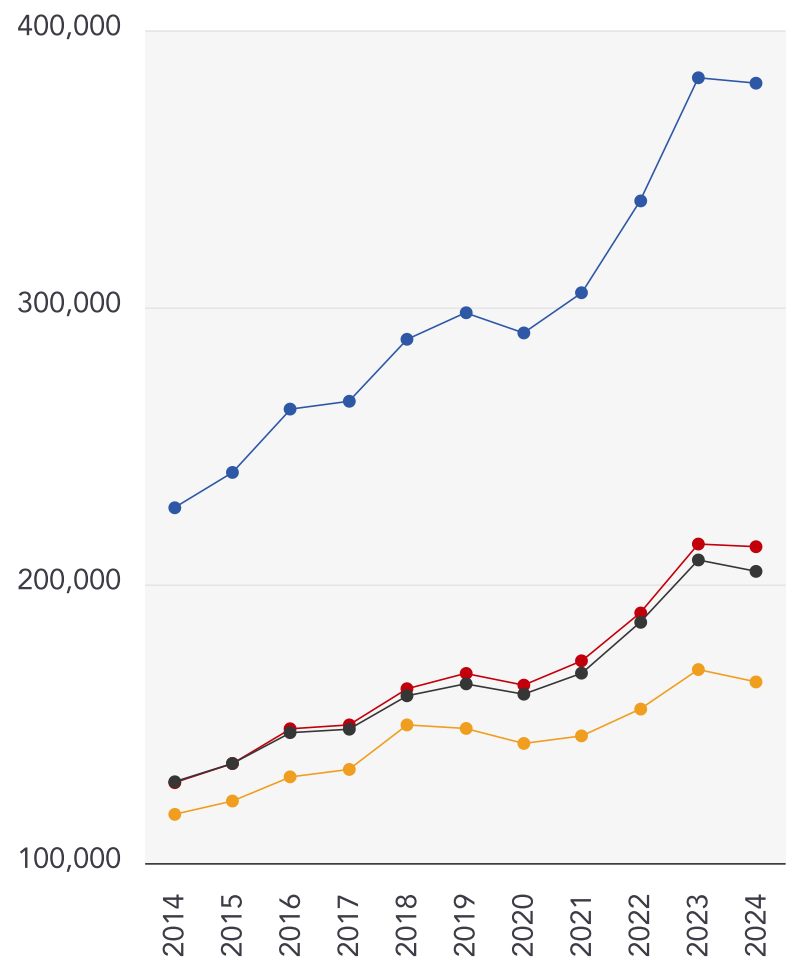
Pin	Name	Distance
1	Demand Responsive Area	0.03 miles
2	Carpenters Arms PH	0.05 miles
3	Kettle Cottage	0.1 miles
4	Village Lane End	0.29 miles
5	Demand Responsive Area	0.45 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in LN1



Detached

**+67.09%**

Semi-Detached

**+65.93%**

Terraced

**+58.63%**

Flat

**+40.58%**



## 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.

## Financial Services

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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



/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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