

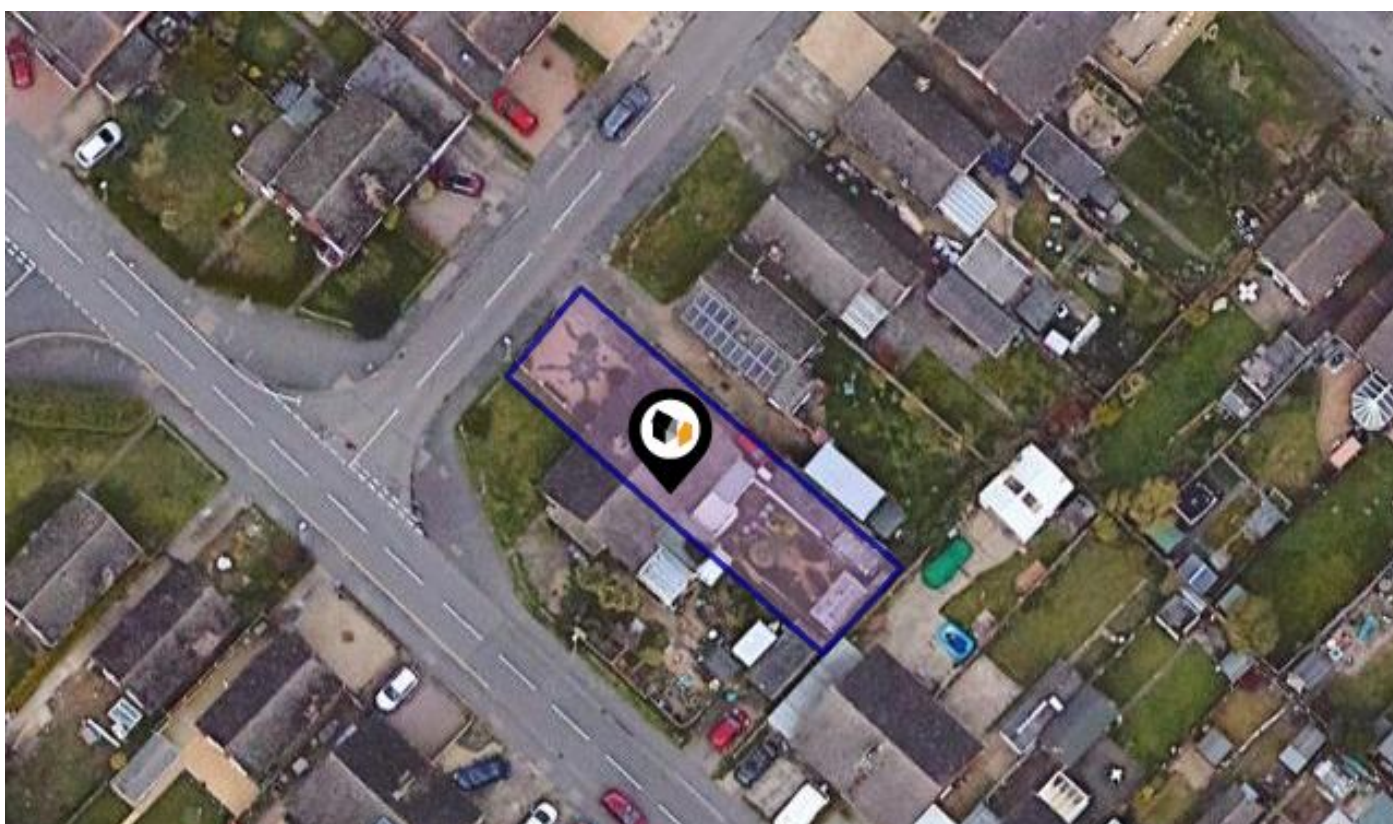


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 03<sup>rd</sup> January 2025



**67, HAREWOOD CRESCENT, NORTH HYKEHAM, LINCOLN,  
LN6 8JH**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

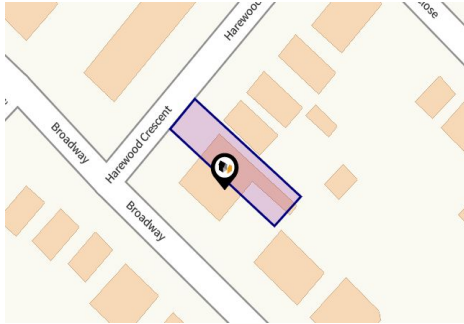
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# Property Overview



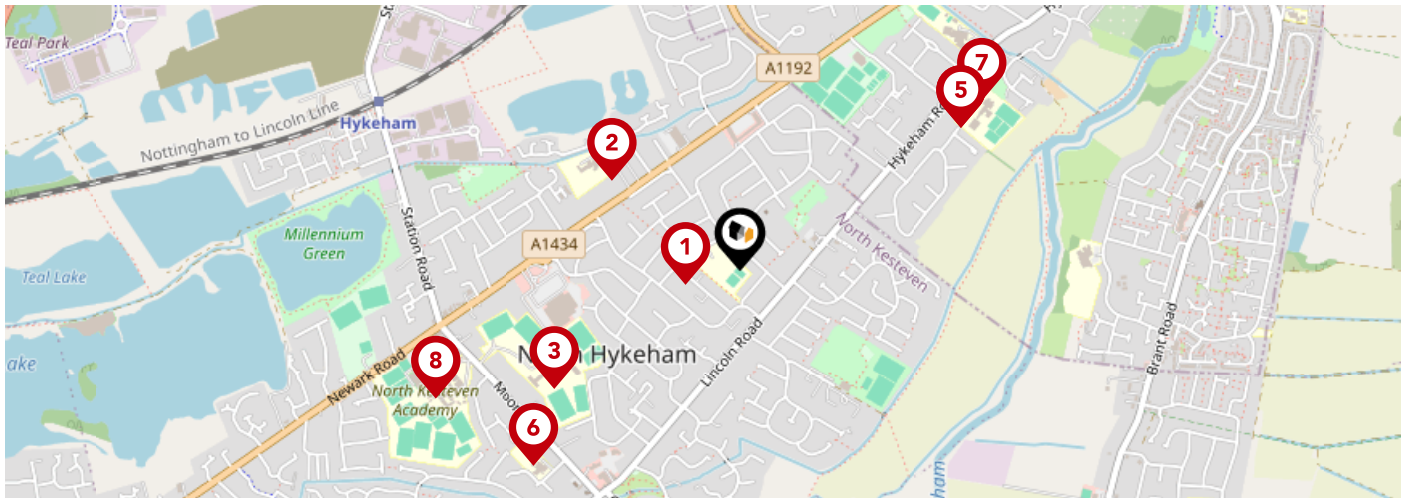
## Property









Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.08 acres		
Council Tax :	Band B		
Annual Estimate:	£1,701		
Title Number:	LL748		
UPRN:	10006512102		

## Local Area

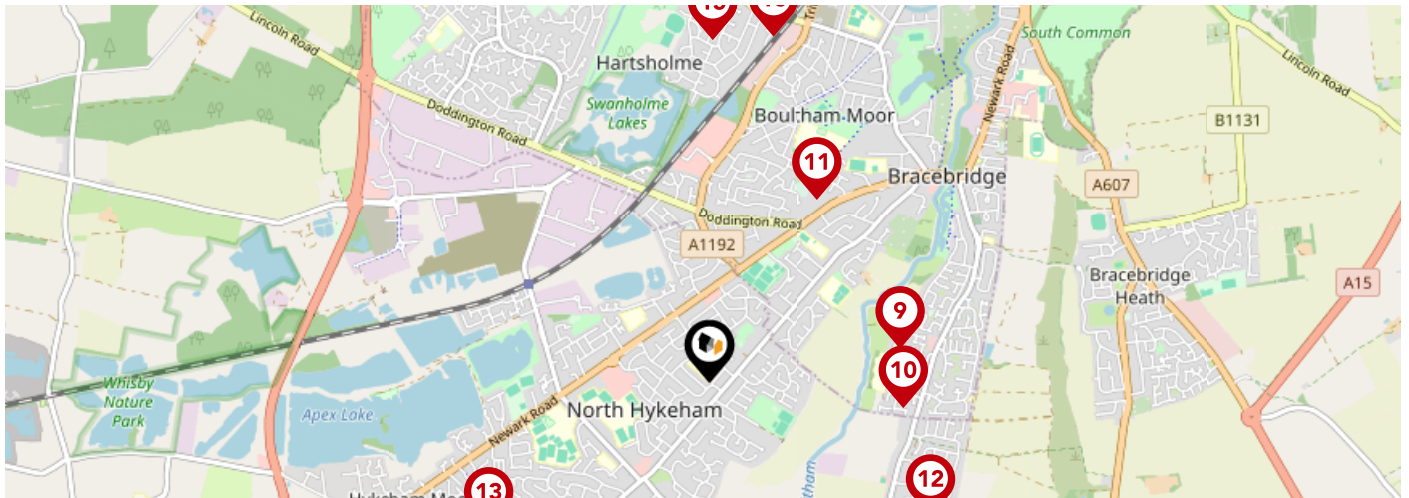
Local Authority:	Lincolnshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	No Risk	6	10000
● Surface Water	Very Low	mb/s	mb/s









Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



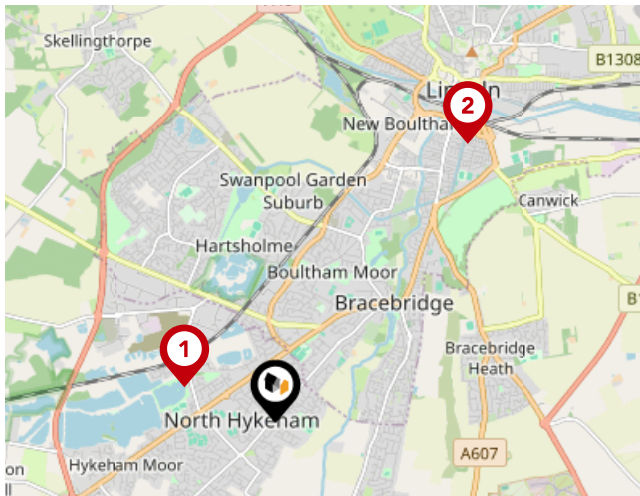
		Nursery	Primary	Secondary	College	Private
	<b>Fosse Way Academy</b> Ofsted Rating: Good   Pupils: 540   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ling Moor Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 413   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sir Robert Pattinson Academy</b> Ofsted Rating: Good   Pupils: 1308   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln Manor Leas Junior School</b> Ofsted Rating: Good   Pupils: 290   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln Manor Leas Infants School</b> Ofsted Rating: Good   Pupils: 163   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The North Hykeham All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln St Christopher's School</b> Ofsted Rating: Good   Pupils: 252   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Kesteven Academy</b> Ofsted Rating: Requires improvement   Pupils: 659   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





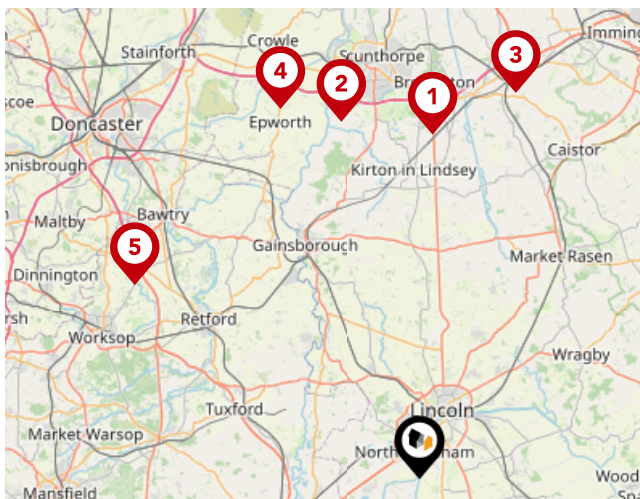
		Nursery	Primary	Secondary	College	Private
	<b>The Meadows Primary School</b> Ofsted Rating: Good   Pupils: 364   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Acorn Free School</b> Ofsted Rating: Good   Pupils: 3   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory Witham Academy</b> Ofsted Rating: Good   Pupils: 1110   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Waddington Redwood Primary Academy</b> Ofsted Rating: Good   Pupils: 301   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Farm Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hartsholme Academy</b> Ofsted Rating: Requires improvement   Pupils: 377   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Pilgrim School</b> Ofsted Rating: Good   Pupils: 4   Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory City of Lincoln Academy</b> Ofsted Rating: Requires improvement   Pupils: 980   Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	0.86 miles
2	Lincoln Central Rail Station	3 miles
3	Swinderby Rail Station	5.26 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	24.48 miles
2	M180 J3	25.95 miles
3	M180 J5	28.15 miles
4	M180 J2	27.98 miles
5	A1(M) J34	24.43 miles

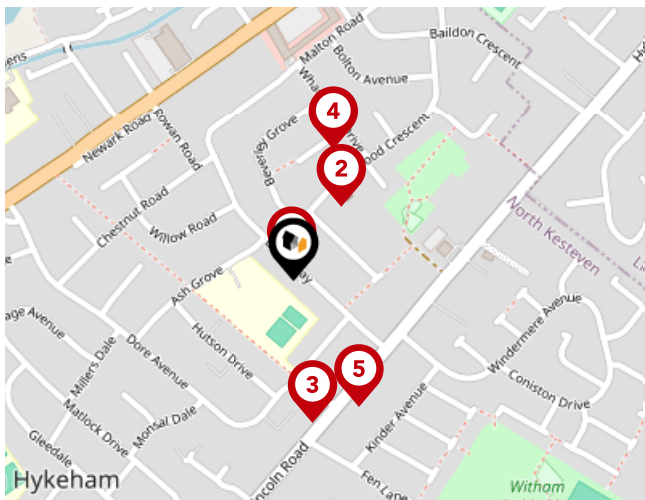


## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	28.8 miles
2	Finningley	26.8 miles
3	East Mids Airport	40.07 miles
4	Leeds Bradford Airport	64.57 miles

# Area

## Transport (Local)



### Bus Stops/Stations

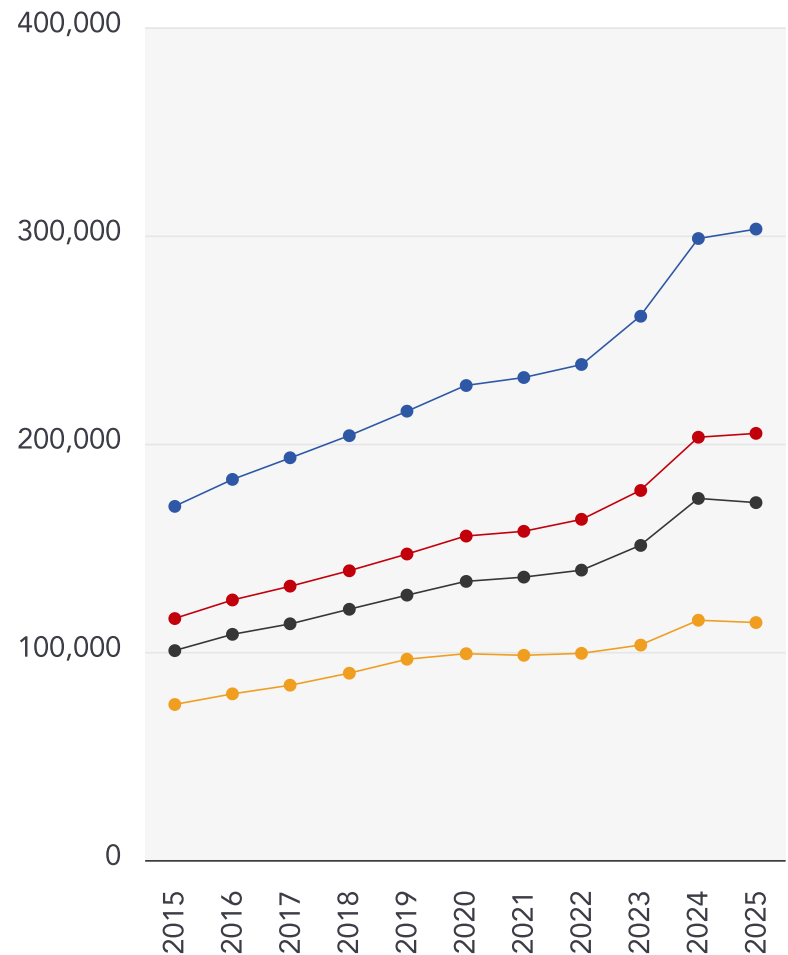
Pin	Name	Distance
1	Beverley Grove	0.01 miles
2	Runswick Close	0.1 miles
3	Mulberry Avenue	0.16 miles
4	Rosedale Close	0.15 miles
5	Broadway	0.16 miles

# Market

## House Price Statistics



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



Detached

**+78.41%**

Semi-Detached

**+76.69%**

Terraced

**+70.66%**

Flat

**+52.67%**



## 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

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