

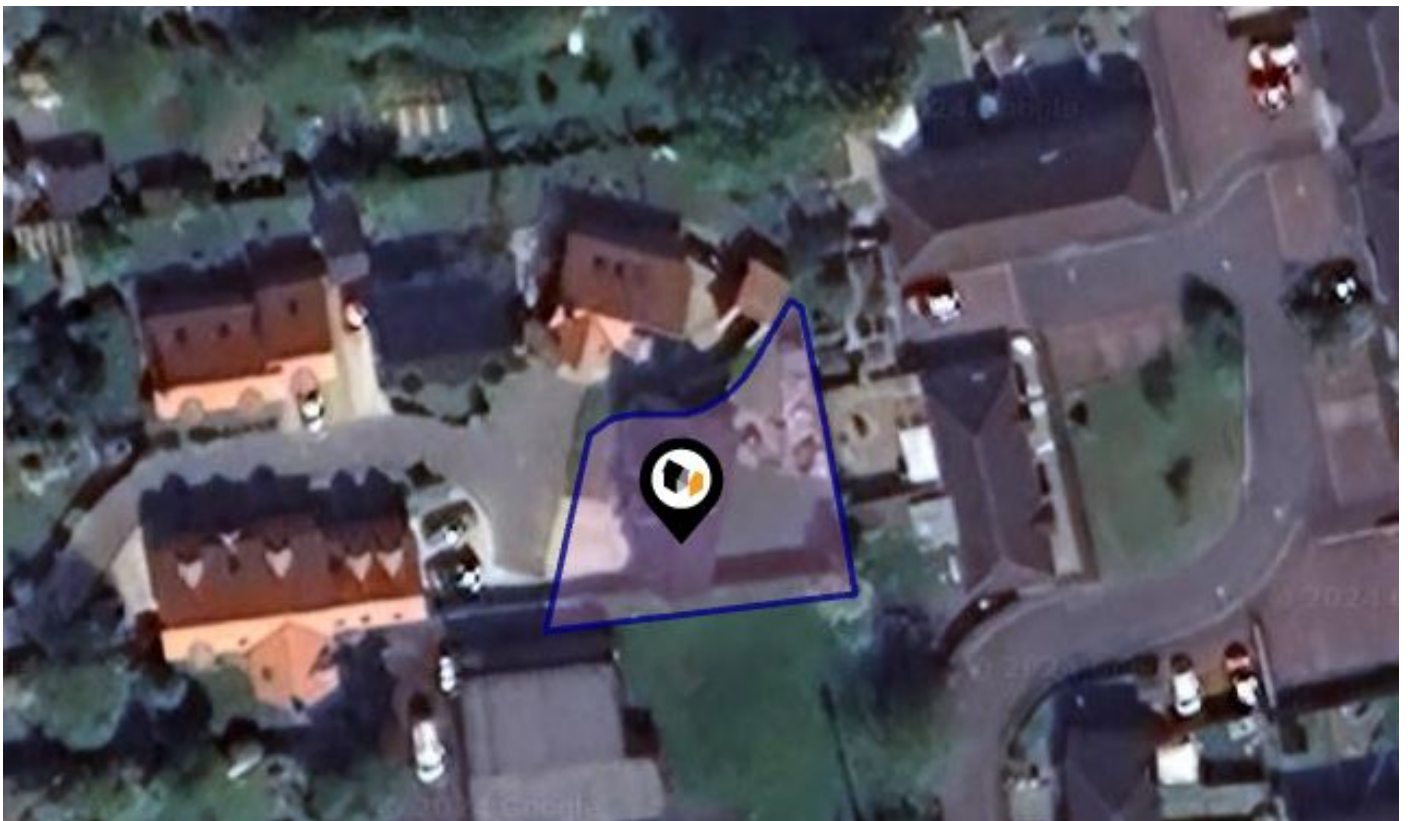


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 06<sup>th</sup> January 2025



## HILTON COURT, SAXILBY, LINCOLN, LN1

### Mundys

29 – 30 Silver Street Lincoln LN2 1AS

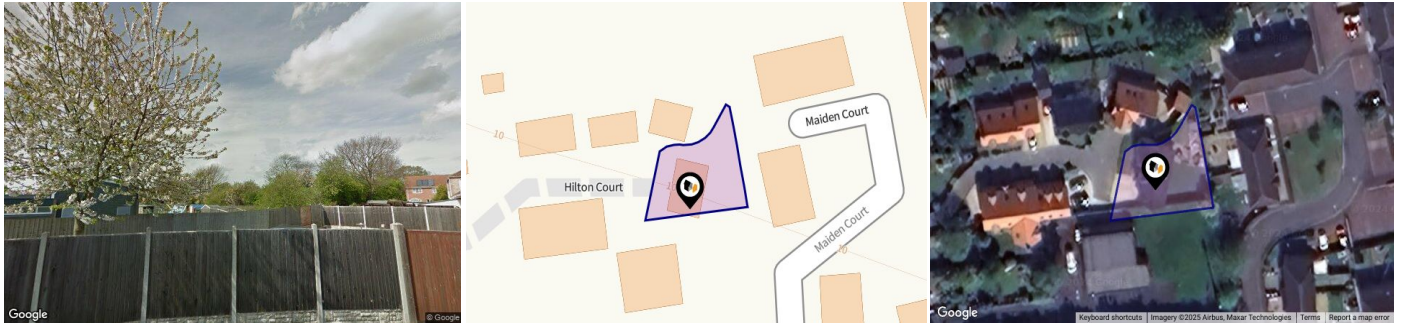
01522 510 044

tom.bell@mundys.net

www.mundys.net



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,517 ft <sup>2</sup> / 141 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,209		
<b>Title Number:</b>	LL386016		

## Local Area

<b>Local Authority:</b>	Lincolnshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>18</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Hilton Court, Saxilby, LN1

Energy rating

# B

Valid until 07.02.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

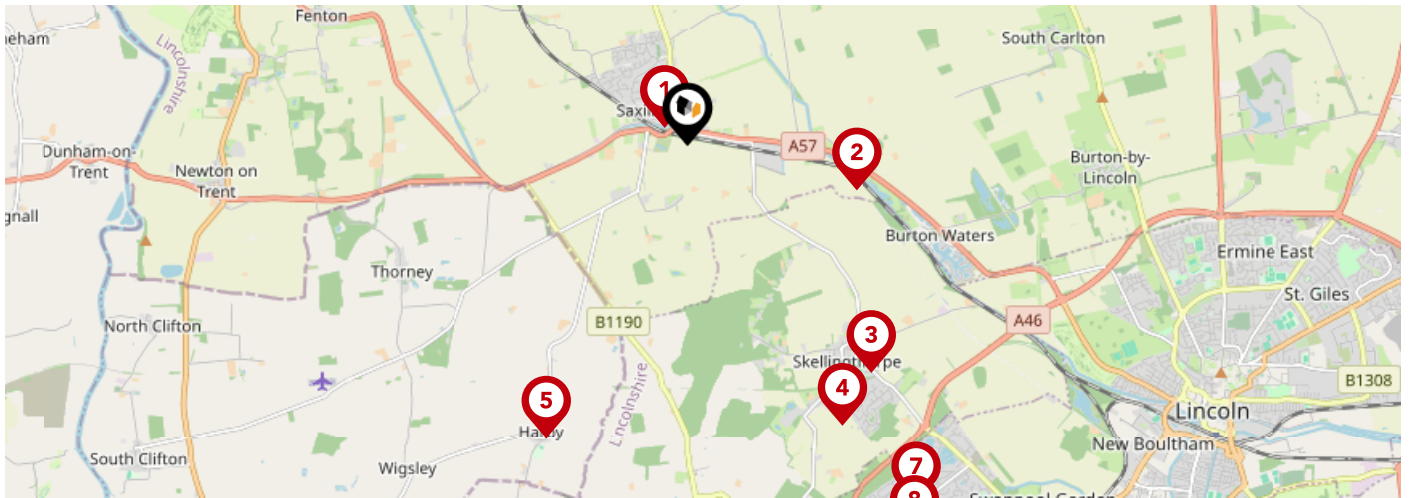
# Property

## EPC - Additional Data



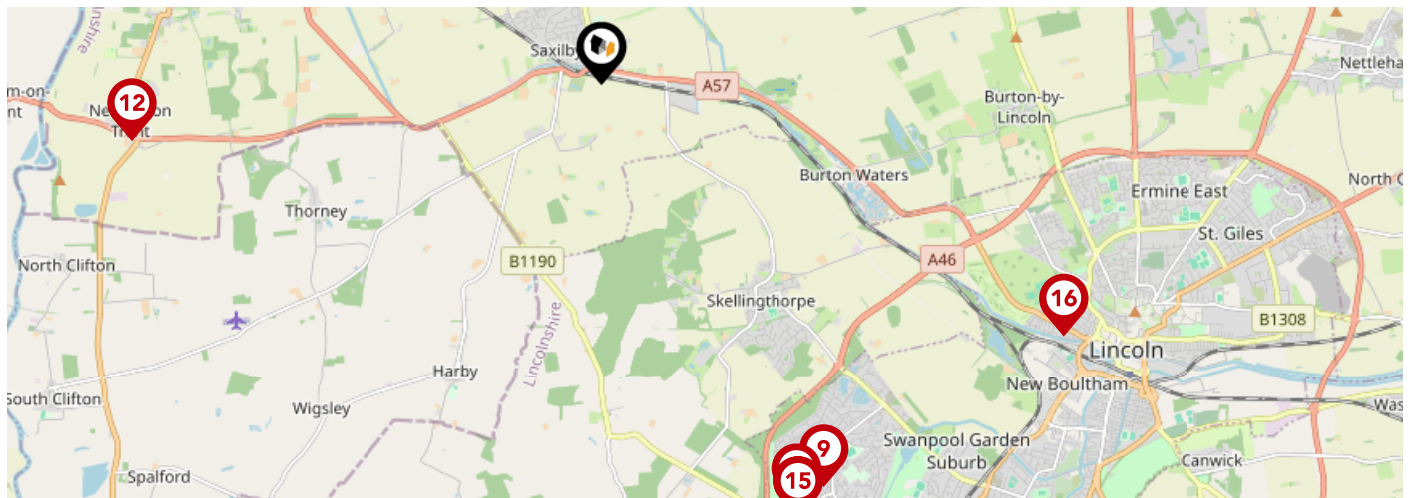
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and underfloor heating, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.12 W/m <sup>2</sup> K
<b>Total Floor Area:</b>	141 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Saxilby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 378   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Burton Hathow Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 106   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>St Lawrence Church of England Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Skellingthorpe the Holt Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Queen Eleanor Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Sturton by Stow Primary School</b> Ofsted Rating: Good   Pupils: 171   Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Woodlands Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 106   Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Lincoln Birchwood Junior School</b> Ofsted Rating: Good   Pupils: 255   Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

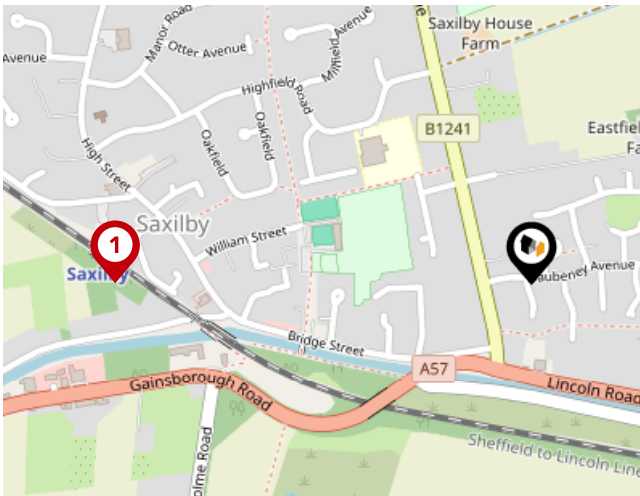
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>The Lancaster School</b> Ofsted Rating: Good   Pupils: 115   Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Scampton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Hugh's Catholic Primary, A Voluntary Academy</b> Ofsted Rating: Outstanding   Pupils: 274   Distance:4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Newton-on-Trent CofE Primary School</b> Ofsted Rating: Good   Pupils: 56   Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>The Kingsdown Nursery School, Lincoln</b> Ofsted Rating: Good   Pupils: 80   Distance:4.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Leslie Manser Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Fortuna School</b> Ofsted Rating: Outstanding   Pupils: 80   Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>The St Faith's Church of England Infant and Nursery School, Lincoln</b> Ofsted Rating: Good   Pupils: 278   Distance:4.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

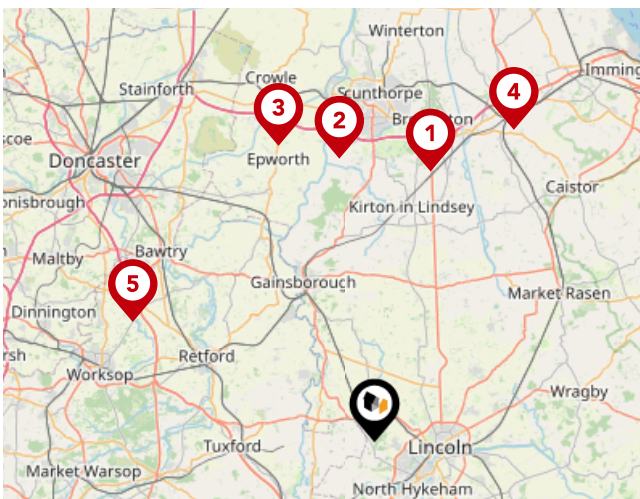


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Saxilby Rail Station	0.46 miles
2	Hykeham Rail Station	5.45 miles
3	Lincoln Central Rail Station	5.48 miles



## Trunk Roads/Motorways

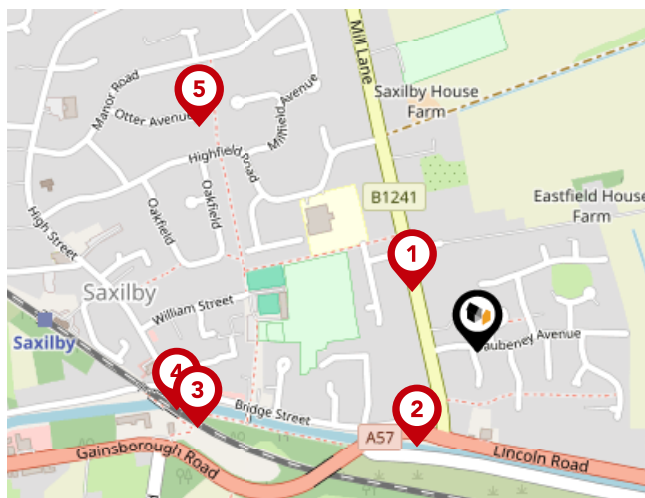
Pin	Name	Distance
1	M180 J4	19.56 miles
2	M180 J3	20.22 miles
3	M180 J2	21.99 miles
4	M180 J5	24.1 miles
5	A1(M) J34	19.14 miles



## Airports/Helipads

Pin	Name	Distance
1	Finningley	20.88 miles
2	Humberside Airport	25.21 miles
3	East Mids Airport	41.49 miles
4	Leeds Bradford Airport	58.67 miles

# Area Transport (Local)



## Bus Stops/Stations

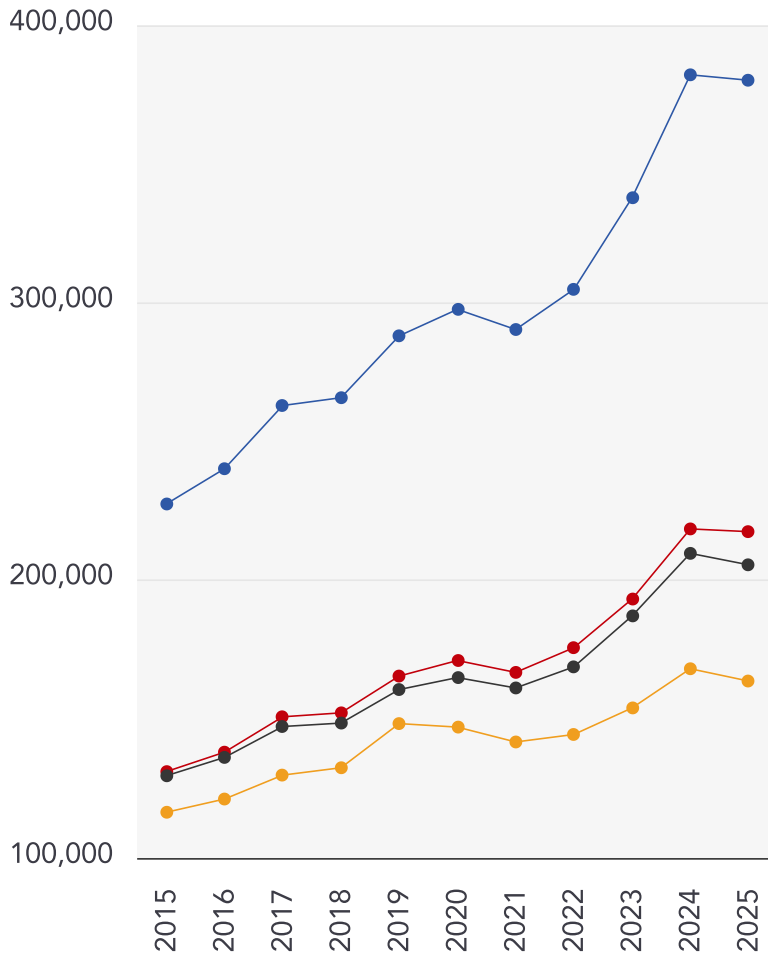
Pin	Name	Distance
1	Fosdyke Gardens	0.1 miles
2	1 Queensway	0.12 miles
3	Fire Station	0.32 miles
4	Fire Station	0.34 miles
5	Demand Responsive Area	0.4 miles



# Market House Price Statistics



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



Detached

**+67.09%**

Semi-Detached

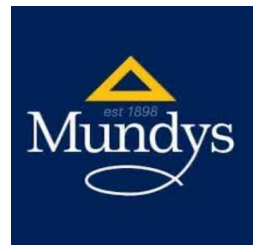
**+65.93%**

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

# Agent Disclaimer



## Important - Please Read

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# Mundys

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