

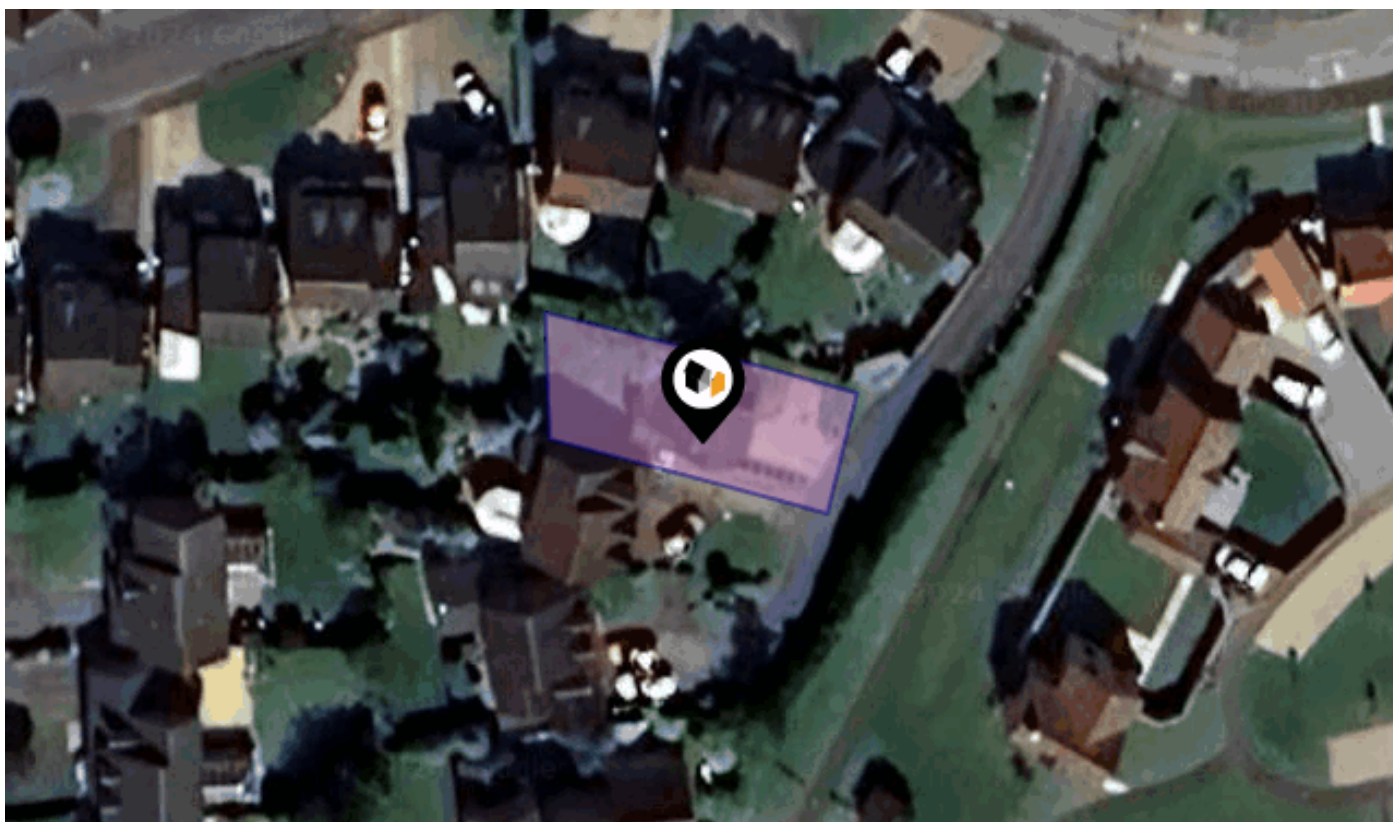


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th January 2025



48, HEADLAND WAY, NAVENBY, LINCOLN, LN5 0TR

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

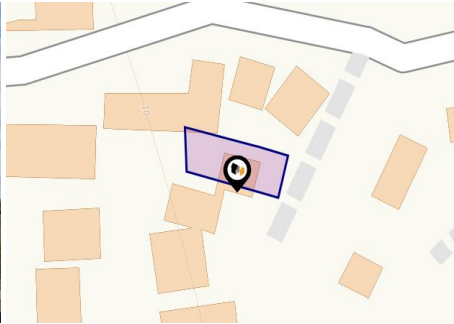
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Property Overview



Property

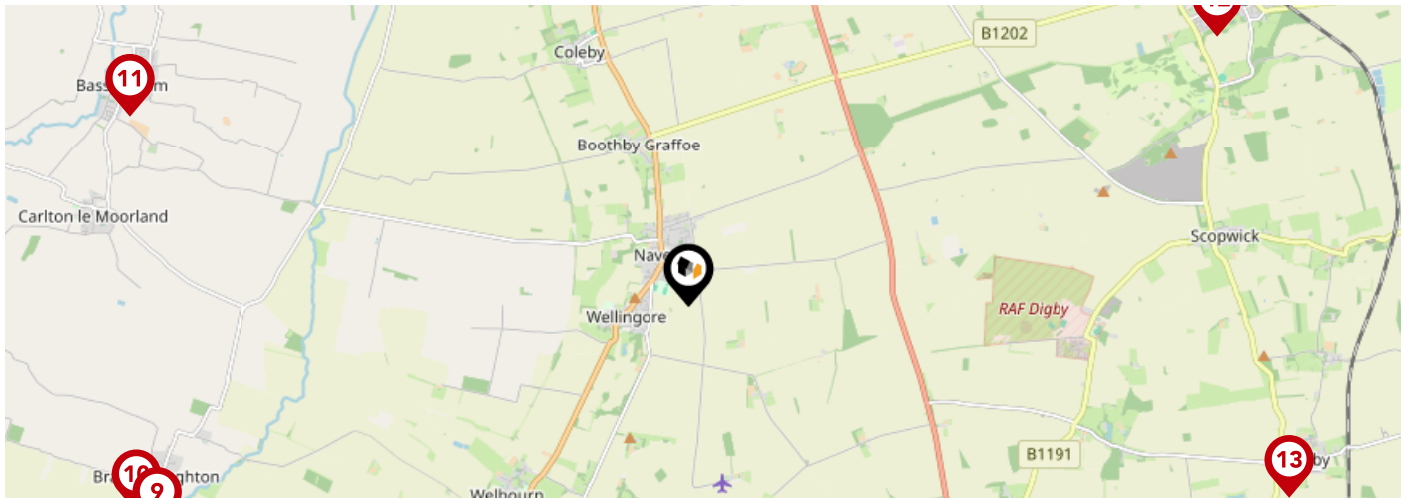
Type:	Detached	Last Sold Date:	08/02/2008
Bedrooms:	3	Last Sold Price:	£189,000
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	2008		
Council Tax :	Band C		
Annual Estimate:	£1,944		
Title Number:	LL293389		
UPRN:	10006530794		









Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	17 mb/s	58 mb/s	1000 mb/s
Flood Risk:				
● Rivers & Seas	No Risk			
● Surface Water	Very Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

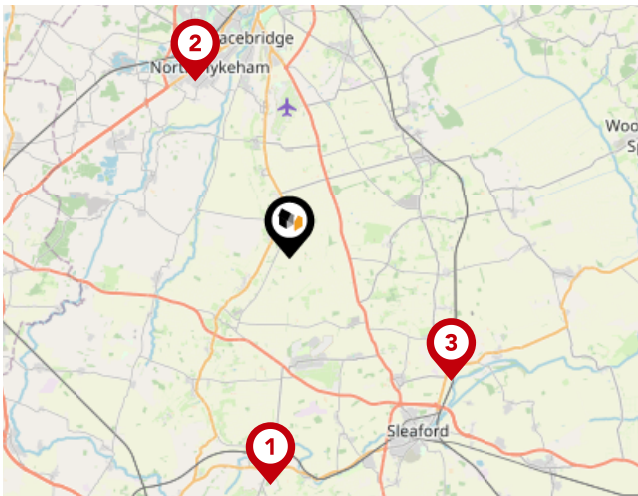


		Nursery	Primary	Secondary	College	Private
1	Navenby Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coleby Church of England (Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 49 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Welbourn Church of England Primary School Ofsted Rating: Good Pupils: 64 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sir William Robertson Academy, Welbourn Ofsted Rating: Good Pupils: 1028 Distance:2.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Digby the Tedder Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Leadenham Church of England Academy Ofsted Rating: Good Pupils: 57 Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cranwell Primary School (Foundation) Ofsted Rating: Good Pupils: 303 Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



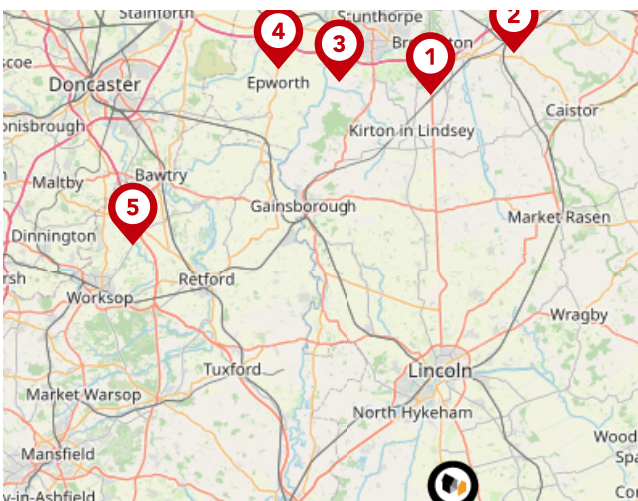
		Nursery	Primary	Secondary	College	Private
	Broughton House College Ofsted Rating: Not Rated Pupils:0 Distance:5.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brant Broughton Church of England and Methodist Primary School Ofsted Rating: Good Pupils: 86 Distance:5.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:5.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Metherringham Primary School Ofsted Rating: Good Pupils: 273 Distance:5.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Digby Church of England School Ofsted Rating: Requires improvement Pupils: 60 Distance:5.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waddington Redwood Primary Academy Ofsted Rating: Good Pupils: 301 Distance:5.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunston St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 66 Distance:5.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:5.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



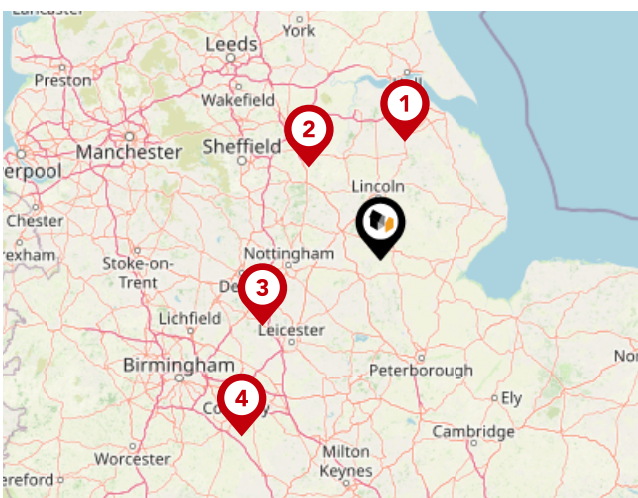
National Rail Stations

Pin	Name	Distance
1	Ancaster Rail Station	8.06 miles
2	Hykeham Rail Station	7.15 miles
3	Ruskington Rail Station	7.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	30.5 miles
2	M180 J5	33.58 miles
3	M180 J3	32.38 miles
4	M180 J2	34.5 miles
5	A1(M) J34	30.15 miles

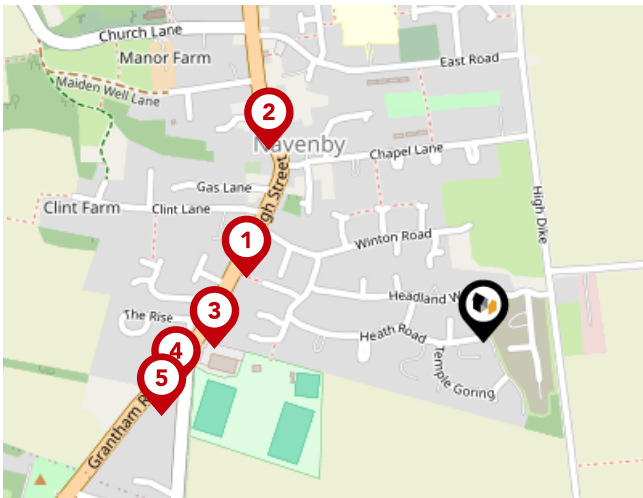


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	33.9 miles
2	Finningley	33.06 miles
3	East Mids Airport	38.84 miles
4	Baginton	64.77 miles

Area

Transport (Local)



Bus Stops/Stations

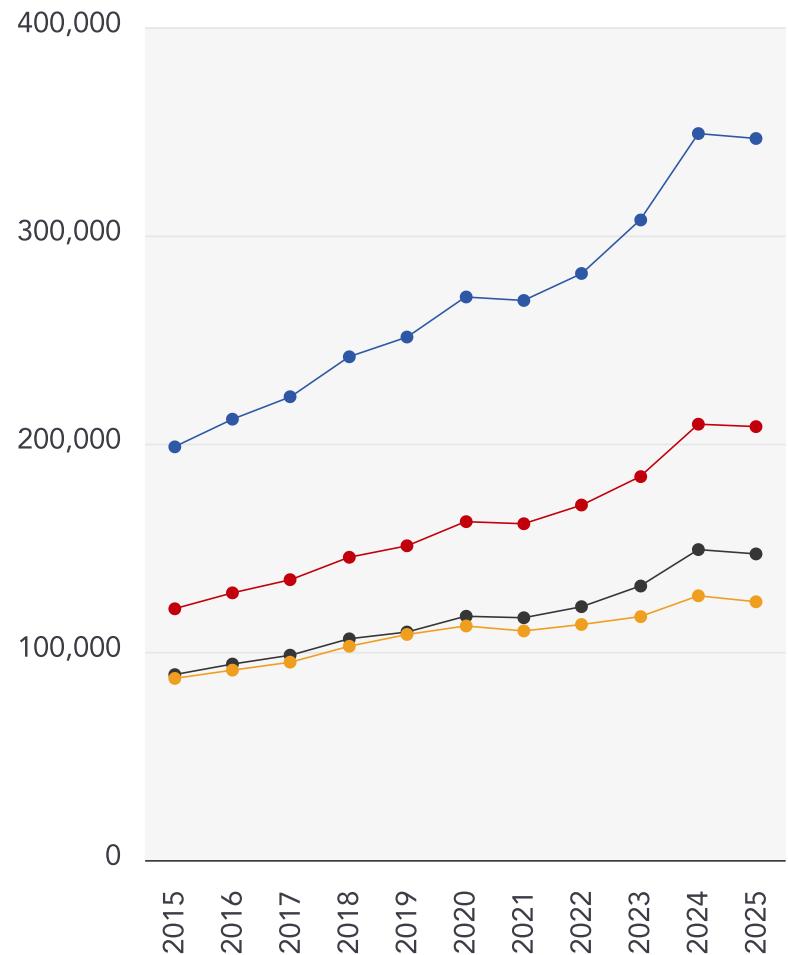
Pin	Name	Distance
1	Crossfield Road	0.27 miles
2	Lion & Royal PH	0.32 miles
3	Crossfield Road	0.3 miles
4	Pottergate Road	0.35 miles
5	Pottergate Road	0.37 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN5



Detached

+74.63%

Semi-Detached

+72.49%

Terraced

+65.1%

Flat

+42.2%



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.



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