

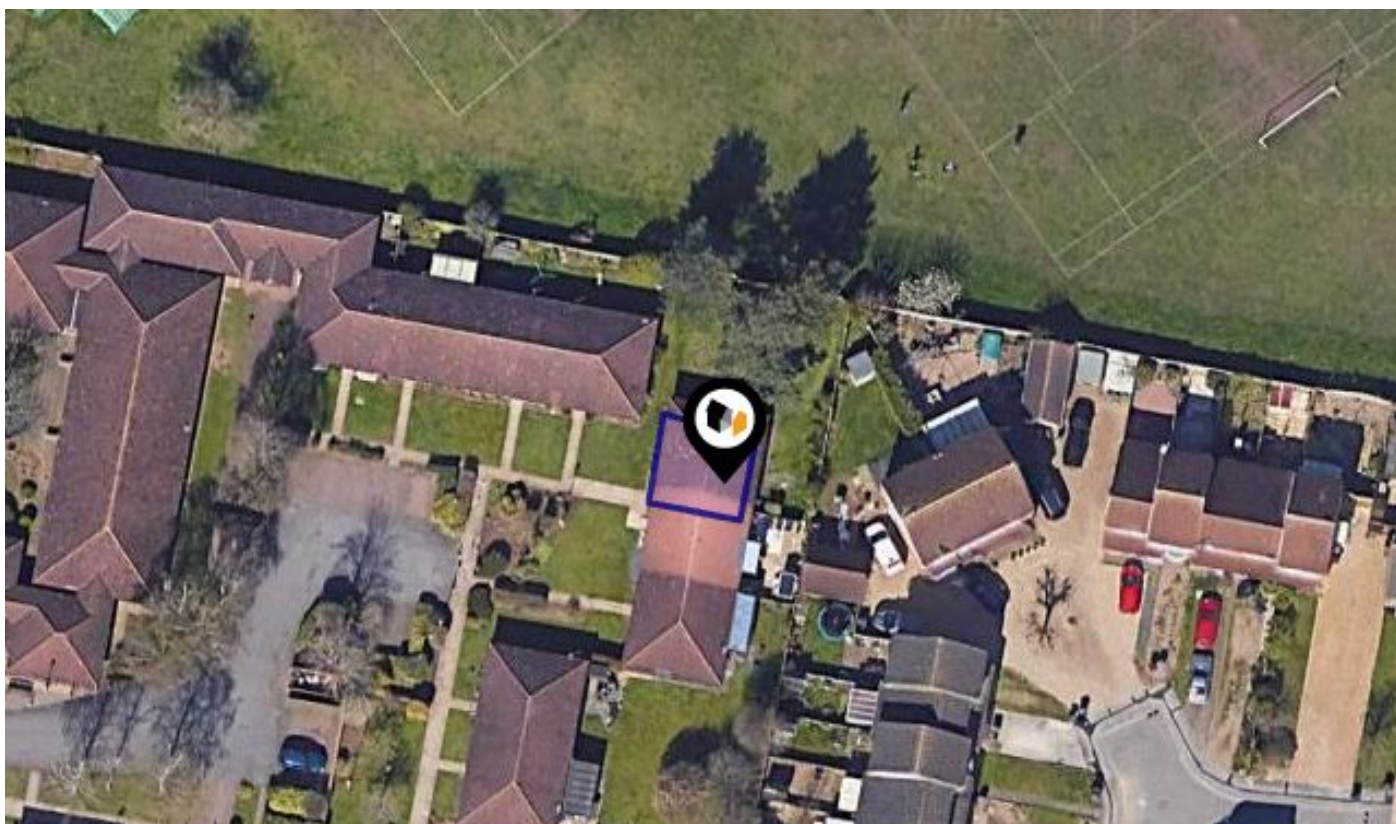


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th January 2025



5, ST. CLAIRE'S COURT, LINCOLN, LN6 0QT

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

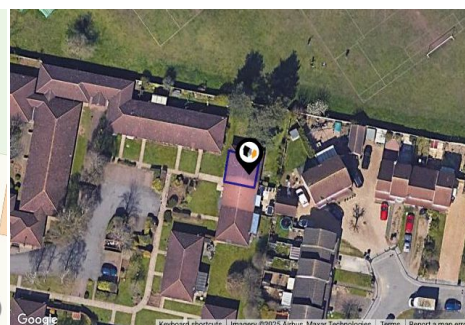
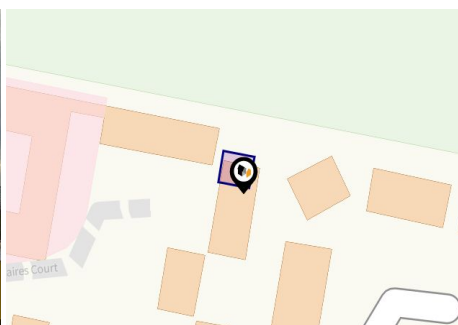
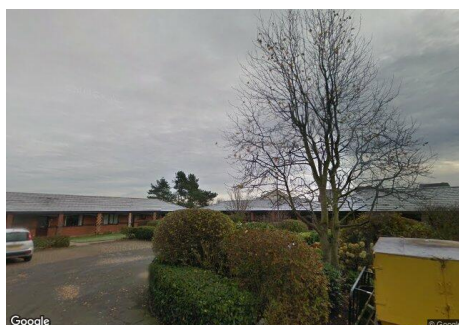
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Property

Type:	Sheltered Accommodation
Bedrooms:	1
Floor Area:	441 ft ² / 41 m ²
Plot Area:	0.01 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,461
Title Number:	LL38122
UPRN:	235002978




Last Sold Date:	13/05/2022
Last Sold Price:	£99,000
Last Sold £/ft ² :	£224
Tenure:	Freehold

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	No Risk Very Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

10 mb/s	60 mb/s	1000 mb/s
		

Mobile Coverage:

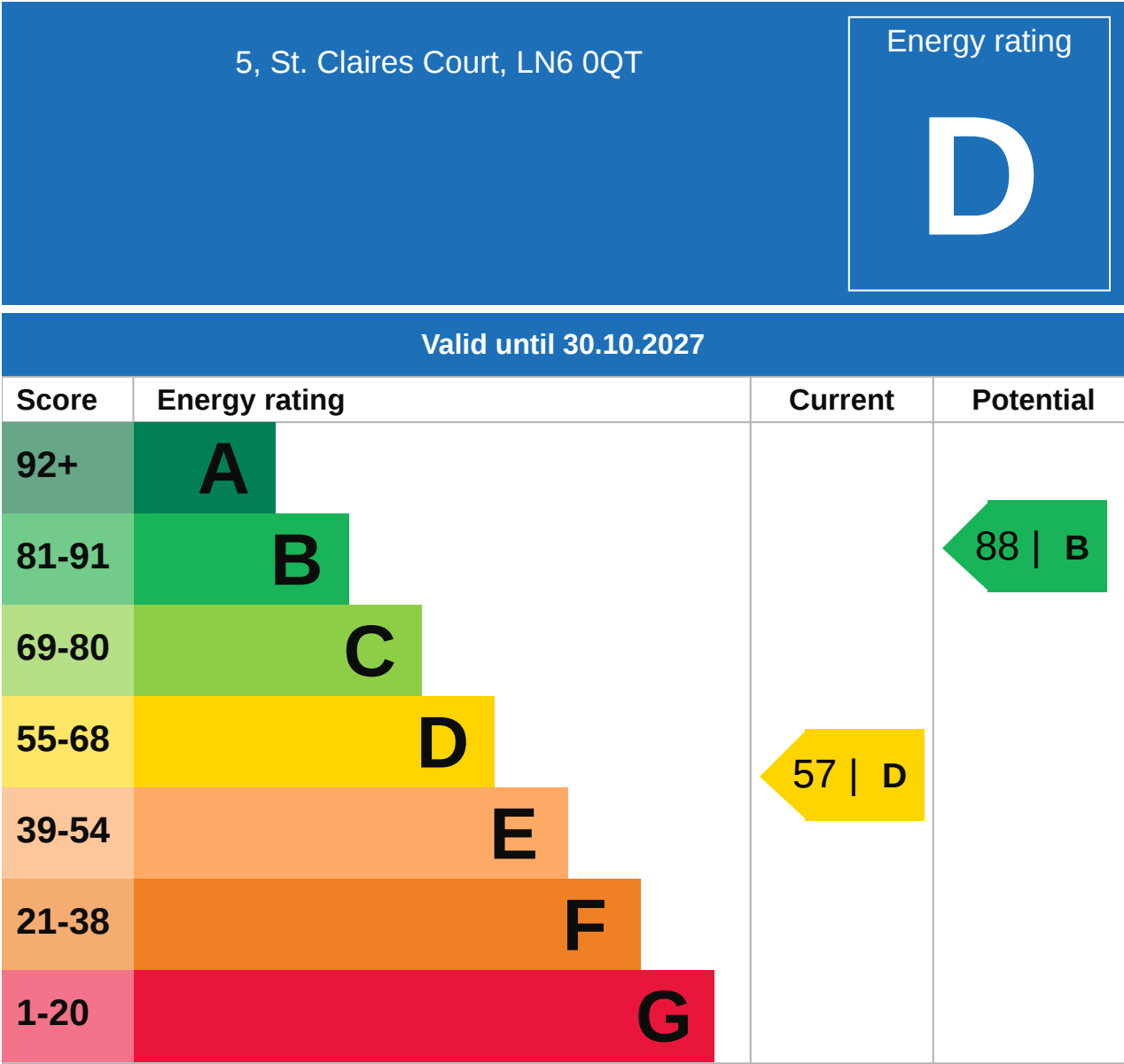
(based on calls indoors)



Satellite/Fibre TV Availability:

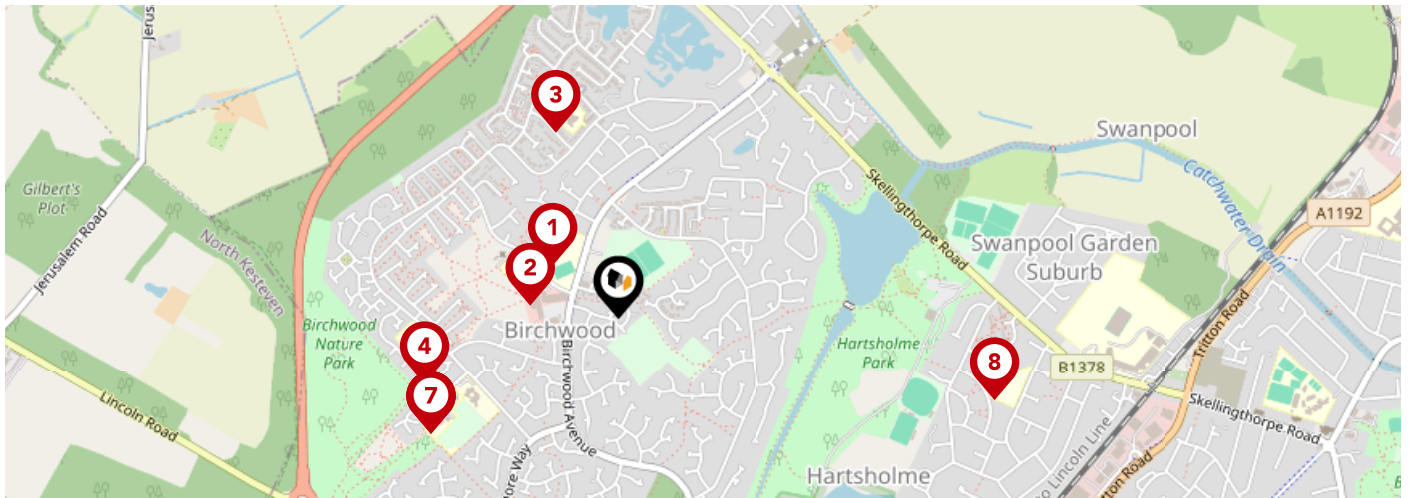


Property EPC - Certificate

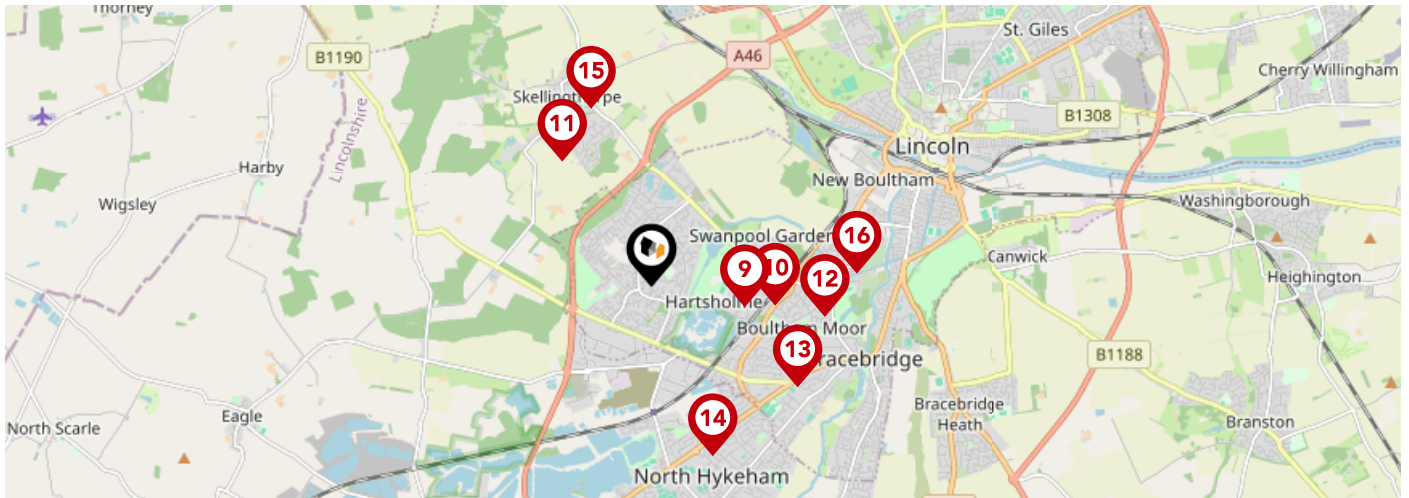










Additional EPC Data

Property Type:	Bungalow
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	41 m ²



		Nursery	Primary	Secondary	College	Private
1	Lincoln Birchwood Junior School Ofsted Rating: Good Pupils: 255 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Lancaster School Ofsted Rating: Good Pupils: 115 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Woodlands Infant and Nursery School Ofsted Rating: Good Pupils: 106 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:0.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory City of Lincoln Academy Ofsted Rating: Requires improvement Pupils: 980 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

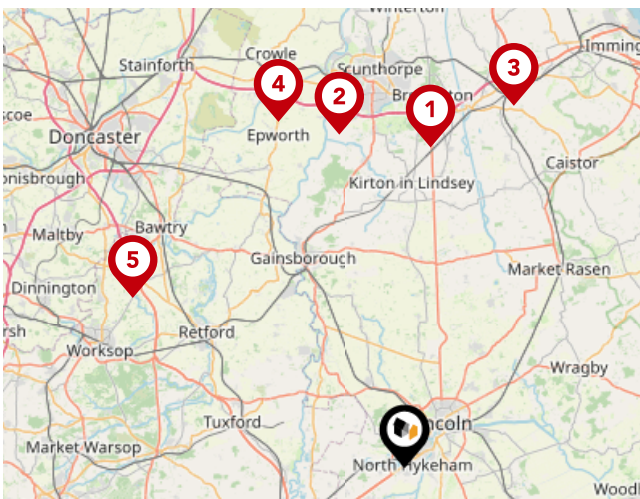
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	1.4 miles
2	Lincoln Central Rail Station	2.64 miles
3	Saxilby Rail Station	4.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.82 miles
2	M180 J3	24.11 miles
3	M180 J5	26.72 miles
4	M180 J2	26.09 miles
5	A1(M) J34	22.8 miles

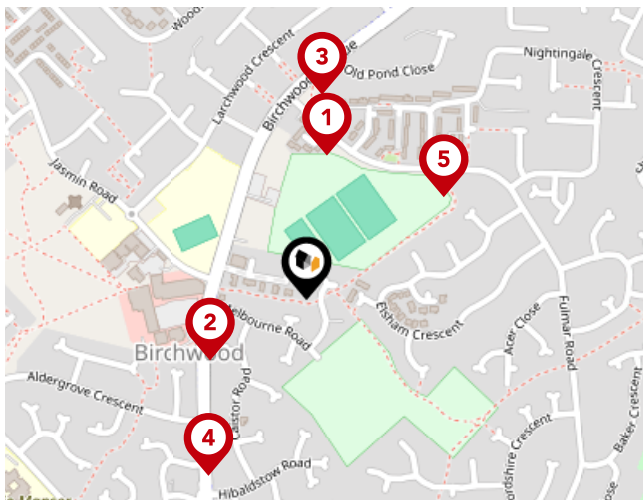


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	27.5 miles
2	Finningley	24.98 miles
3	East Mids Airport	40.54 miles
4	Leeds Bradford Airport	62.76 miles

Area

Transport (Local)



Bus Stops/Stations

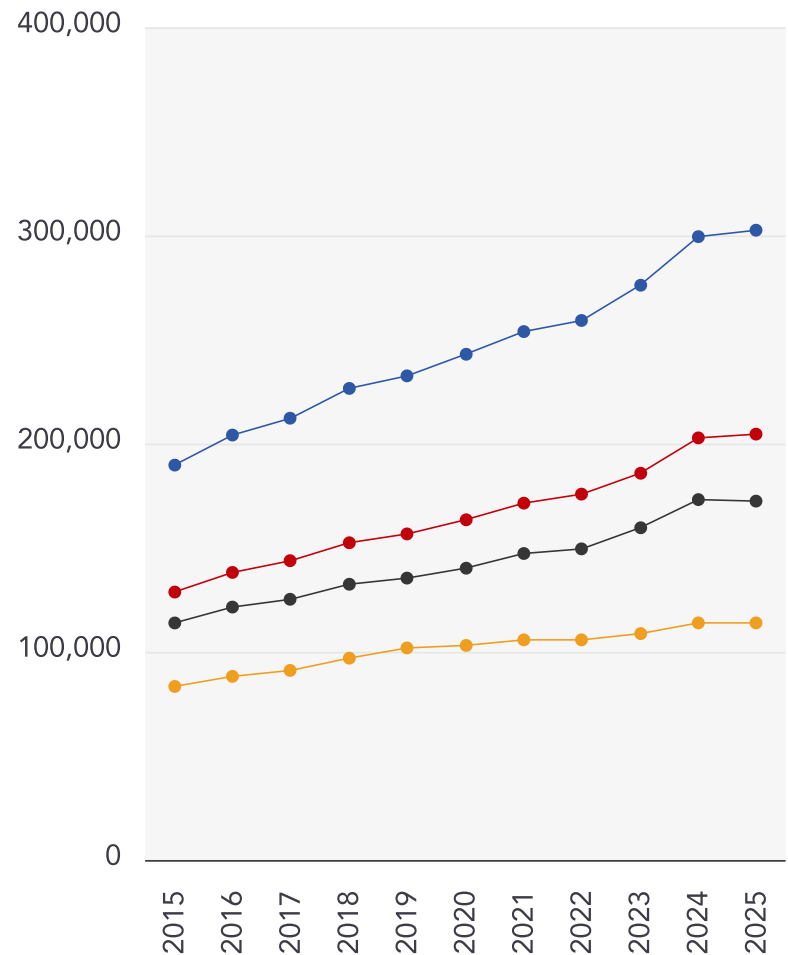
Pin	Name	Distance
1	Bittern Way	0.16 miles
2	Neighbourhood Centre	0.13 miles
3	Larchwood Gardens	0.23 miles
4	Goodwood Way	0.22 miles
5	Nightingale Crescent	0.19 miles

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%



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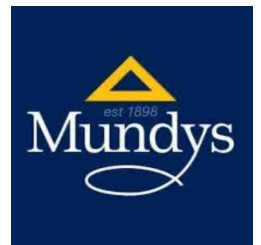
We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Survey

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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