

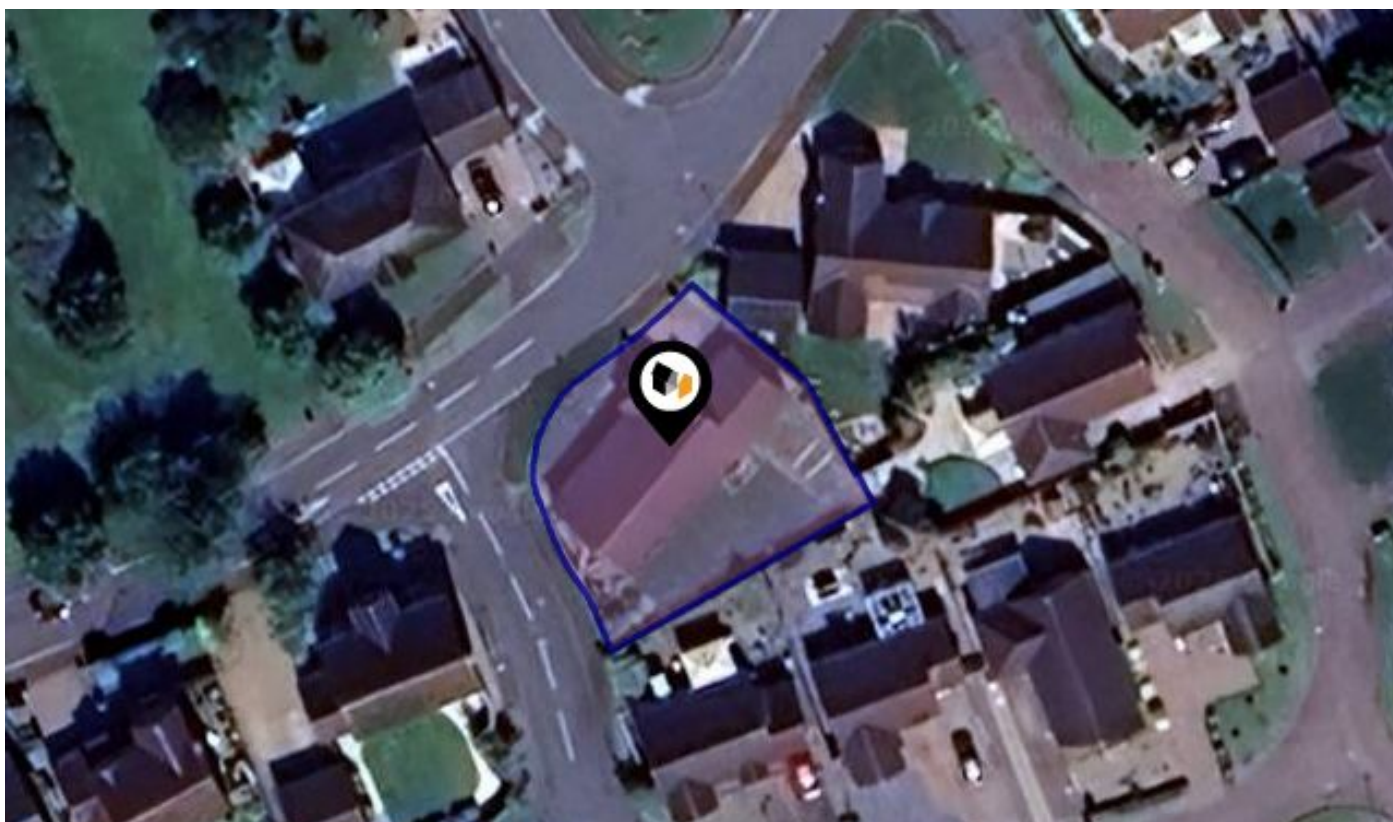


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 04<sup>th</sup> February 2025**



**GODSON AVENUE, HECKINGTON, SLEAFORD, NG34**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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# Property Overview



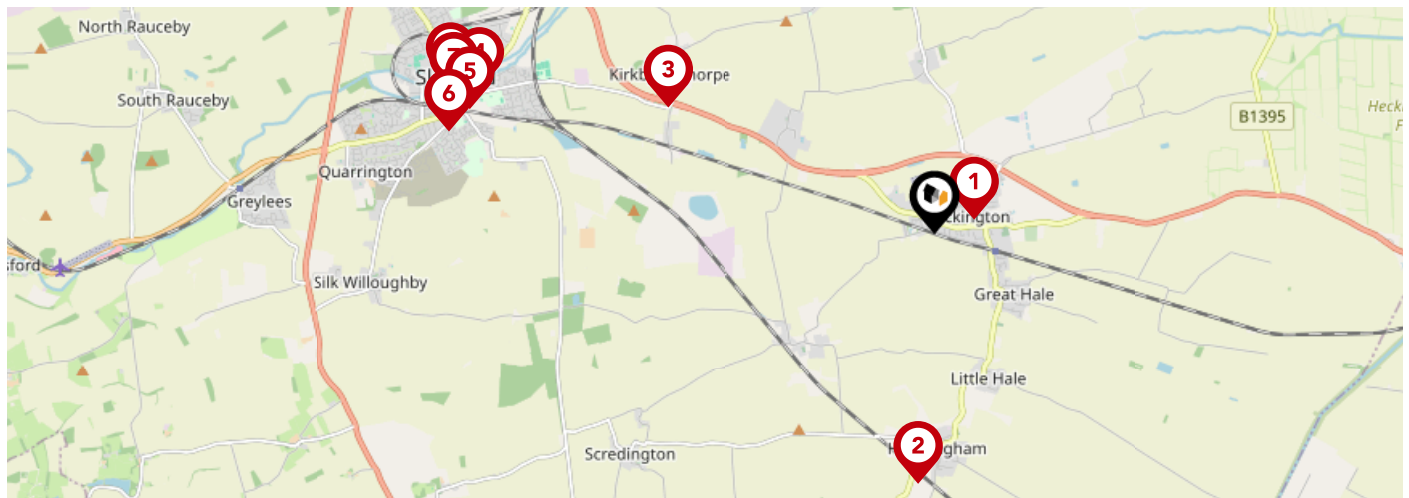
## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.12 acres		
Year Built :	2000		
Council Tax :	Band D		
Annual Estimate:	£2,187		
Title Number:	LL194736		

## Local Area









Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	15	60	1000
● Surface Water	Medium	mb/s	mb/s	mb/s

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



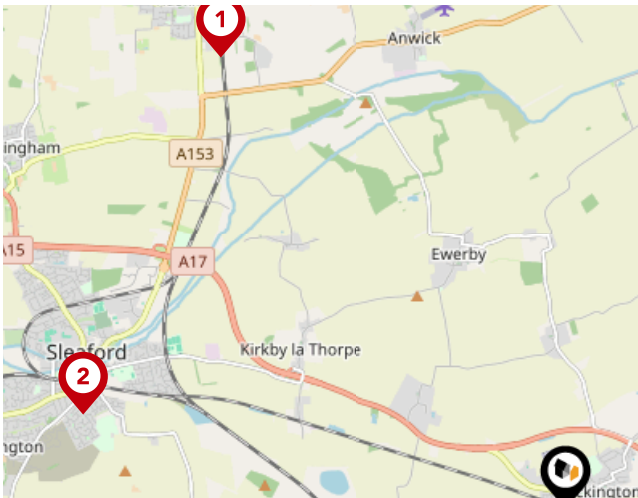
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Heckington St Andrew's Church of England School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Helpringham School</b> Ofsted Rating: Good   Pupils: 79   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Kirkby-la-Thorpe Church of England Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>William Alvey School</b> Ofsted Rating: Good   Pupils: 622   Distance:4.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Holton Sleaford Independent School</b> Ofsted Rating: Good   Pupils: 44   Distance:4.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kesteven and Sleaford High School Selective Academy</b> Ofsted Rating: Good   Pupils: 772   Distance:4.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Church Lane Primary School &amp; Nursery</b> Ofsted Rating: Outstanding   Pupils: 213   Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Carre's Grammar School</b> Ofsted Rating: Good   Pupils: 789   Distance:4.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>St George's Academy</b> Ofsted Rating: Good   Pupils: 2356   Distance:4.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sleaford Joint Sixth Form</b> Ofsted Rating: Not Rated   Pupils:0   Distance:4.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady of Good Counsel Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 155   Distance:4.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Botolph's C of E Primary School</b> Ofsted Rating: Good   Pupils: 407   Distance:5.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ruskington Chestnut Street Church of England Academy</b> Ofsted Rating: Good   Pupils: 178   Distance:5.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Winchelsea Primary School Ruskington</b> Ofsted Rating: Good   Pupils: 231   Distance:5.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Compass Community School Lincolnshire</b> Ofsted Rating: Requires improvement   Pupils: 6   Distance:5.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Osournby Primary School</b> Ofsted Rating: Requires improvement   Pupils: 72   Distance:5.63	<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
<b>1</b>	Ruskington Rail Station	5.06 miles
<b>2</b>	Sleaford Rail Station	4.38 miles
<b>3</b>	Swineshead Rail Station	5.07 miles



## Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	A1(M) J17	31.27 miles
<b>2</b>	A1(M) J16	33.22 miles
<b>3</b>	A1(M) J15	38.33 miles
<b>4</b>	A1(M) J14	42.08 miles
<b>5</b>	M180 J5	41.89 miles

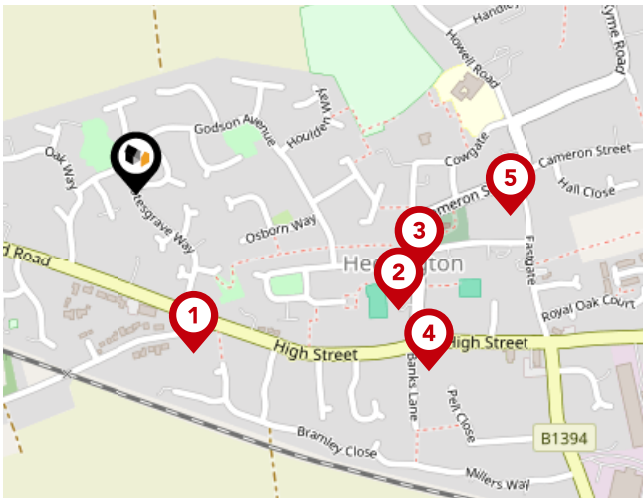


## Airports/Helipads

Pin	Name	Distance
<b>1</b>	Humberside Airport	41.54 miles
<b>2</b>	Finningley	45.09 miles
<b>3</b>	East Mids Airport	44.01 miles
<b>4</b>	Baginton	64.89 miles

# Area

## Transport (Local)



### Bus Stops/Stations

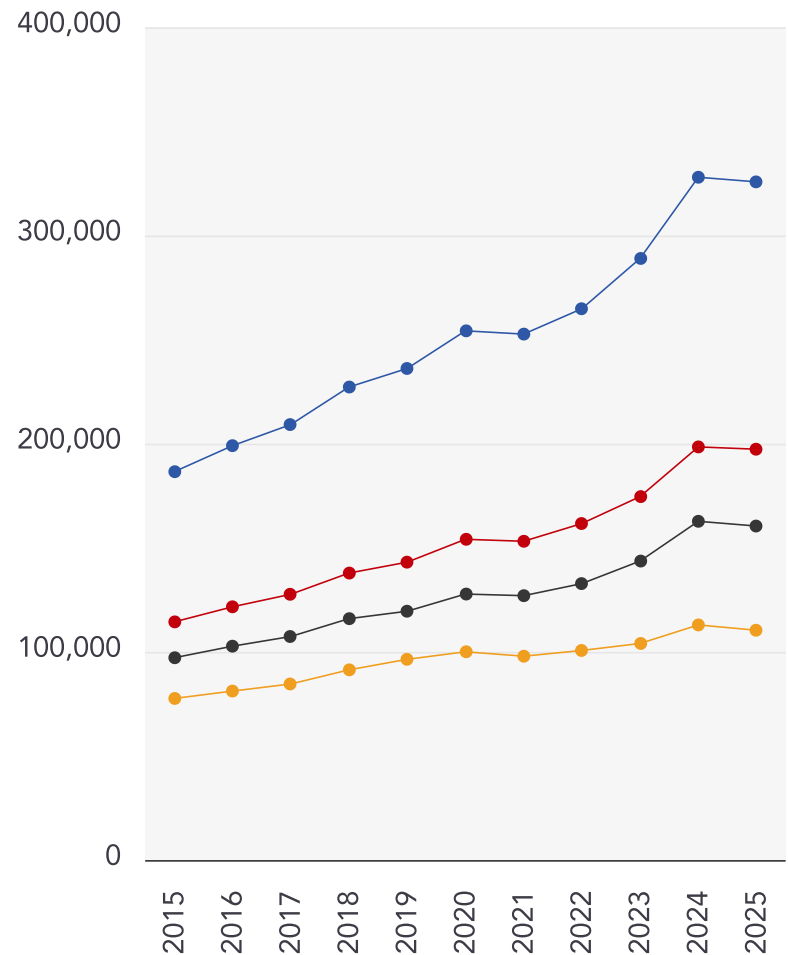
Pin	Name	Distance
1	Potesgrave Way	0.19 miles
2	Demand Responsive Area	0.32 miles
3	St Andrews Church	0.33 miles
4	War Memorial	0.38 miles
5	Old School	0.42 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in NG34



Detached

**+74.63%**

Semi-Detached

**+72.49%**

Terraced

**+65.1%**

Flat

**+42.2%**



## Mundys

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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

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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



## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Mundys or the seller.

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# Mundys

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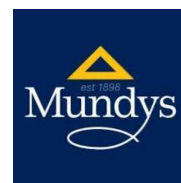


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