

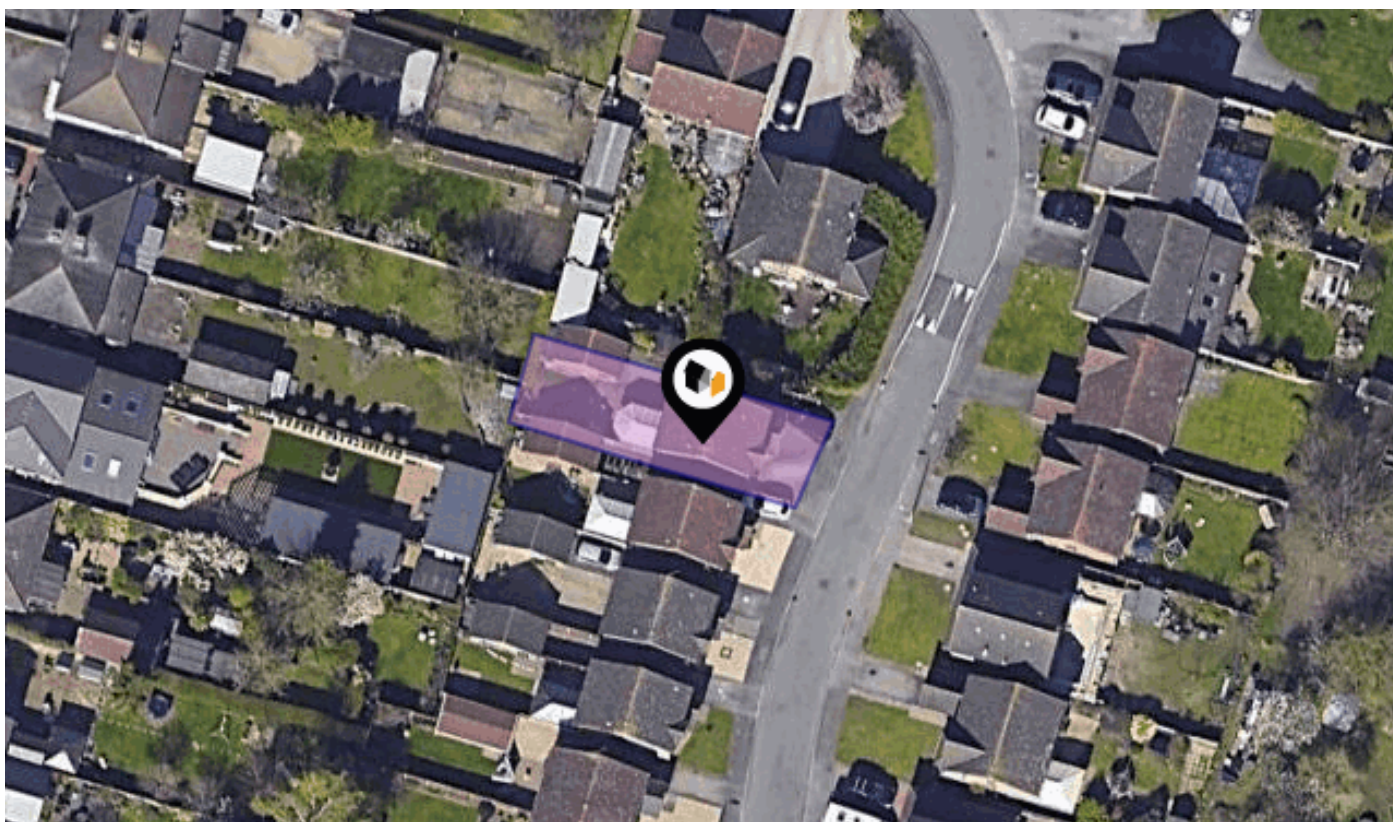


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Sunday 05<sup>th</sup> January 2025**



**6, EARLS DRIVE, LINCOLN, LN6 7TY**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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amy.lee@mundys.net

www.mundys.net




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# Property Overview



 os-zoom-map

 goolg-street-view

## Property

|                  |            |
|------------------|------------|
| Type:            | Detached   |
| Bedrooms:        | 3          |
| Plot Area:       | 0.05 acres |
| Council Tax :    | Band D     |
| Annual Estimate: | £2,191     |
| Title Number:    | LL116700   |
| UPRN:            | 235016562  |

Tenure: Freehold

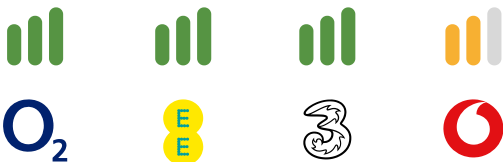
## Local Area

|                    |              |
|--------------------|--------------|
| Local Authority:   | Lincolnshire |
| Conservation Area: | No           |
| Flood Risk:        |              |
| • Rivers & Seas    | Low          |
| • Surface Water    | High         |

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

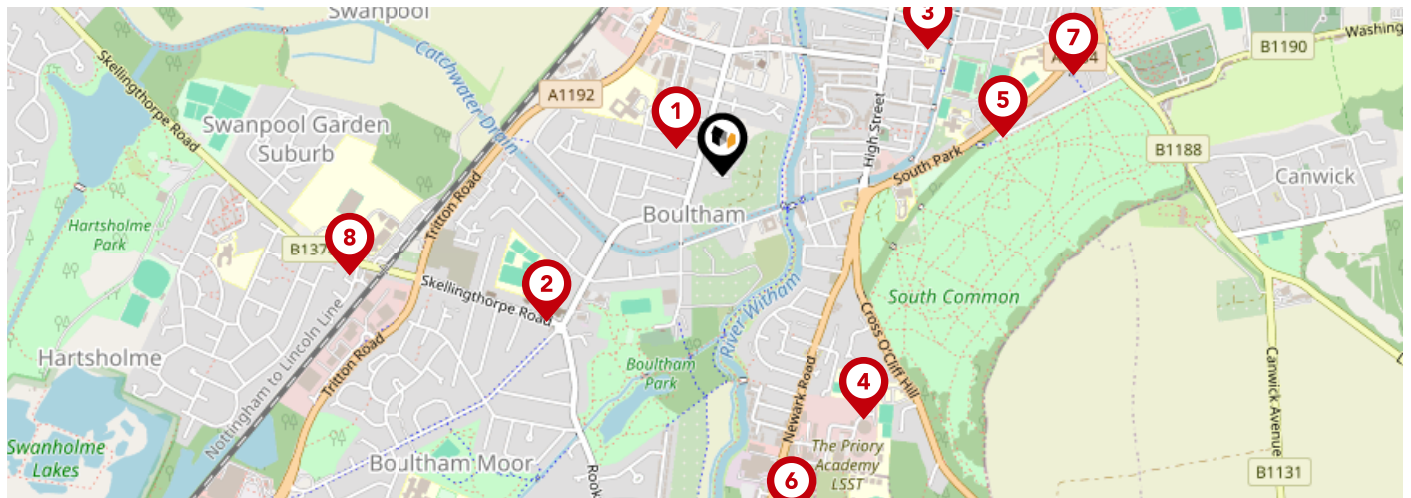
|   |  |   |
|---|--|---|
| 3   | 77   | 1000  |
| mb/s  | mb/s   | mb/s  |
|  |  |  |

Mobile Coverage:  
(based on calls indoors)

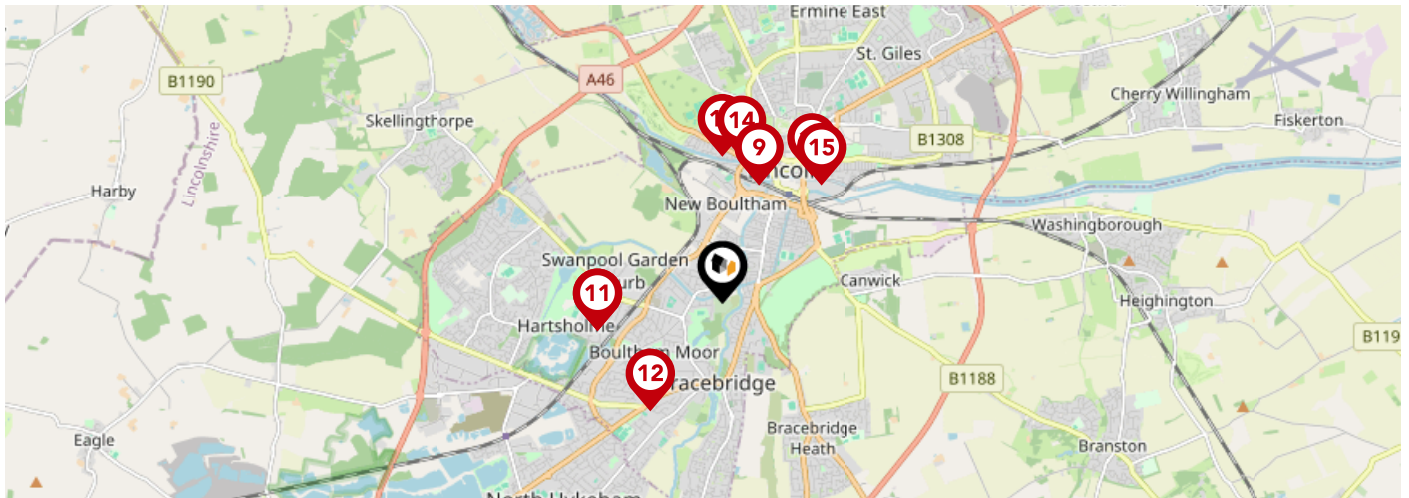










Satellite/Fibre TV Availability:





|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Sir Francis Hill Community Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 623   Distance:0.12             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St Peter and St Paul, Catholic Voluntary Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 602   Distance:0.51      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>The Lincoln St Peter at Gowts Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 258   Distance:0.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>The Priory Academy LSST</b><br>Ofsted Rating: Good   Pupils: 1779   Distance:0.62  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Athena School</b><br>Ofsted Rating: Good   Pupils: 113   Distance:0.63   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Bracebridge Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 78   Distance:0.78                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>The Lincoln Bishop King Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 459   Distance:0.81              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>The Priory City of Lincoln Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 980   Distance:0.86                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

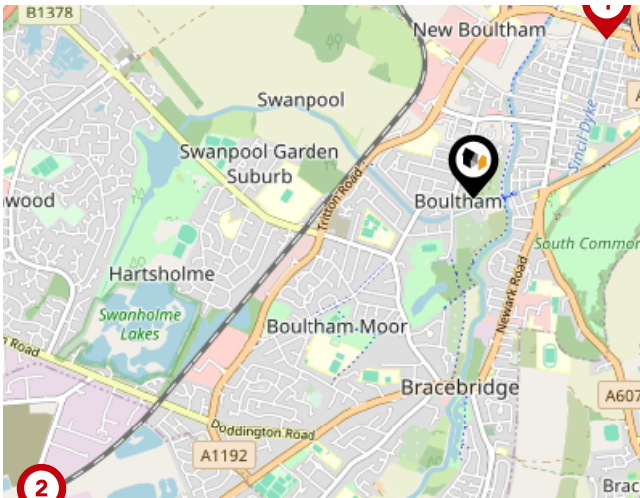


|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>Lincolnshire Secure Unit</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:1.1   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hartsholme Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 377   Distance:1.13                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Pilgrim School</b><br>Ofsted Rating: Good   Pupils: 4   Distance:1.13  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Priory Witham Academy</b><br>Ofsted Rating: Good   Pupils: 1110   Distance:1.15  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The St Faith's Church of England Infant and Nursery School, Lincoln</b><br>Ofsted Rating: Good   Pupils: 278   Distance:1.3  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The St Faith and St Martin Church of England Junior School, Lincoln</b><br>Ofsted Rating: Good   Pupils: 345   Distance:1.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lincoln College</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.37  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lincoln UTC</b><br>Ofsted Rating: Good   Pupils: 369   Distance:1.38   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



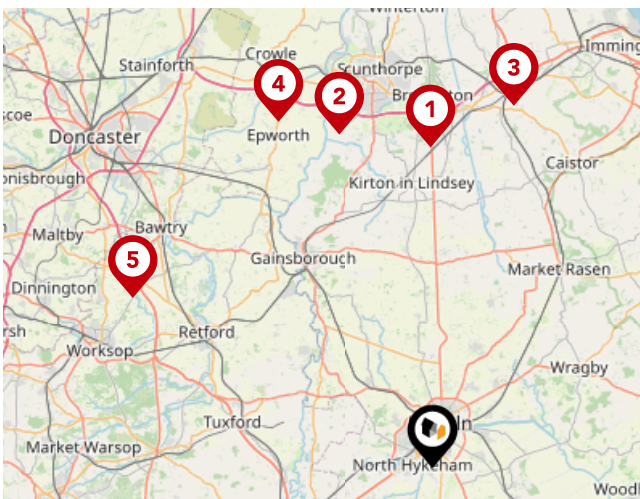
# Area

## Transport (National)



### National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Lincoln Central Rail Station | 0.92 miles |
| 2   | Hykeham Rail Station         | 2.41 miles |
| 3   | Saxilby Rail Station         | 5.78 miles |



### Trunk Roads/Motorways

| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | M180 J4   | 22.7 miles  |
| 2   | M180 J3   | 24.51 miles |
| 3   | M180 J5   | 26.18 miles |
| 4   | M180 J2   | 26.77 miles |
| 5   | A1(M) J34 | 24.43 miles |

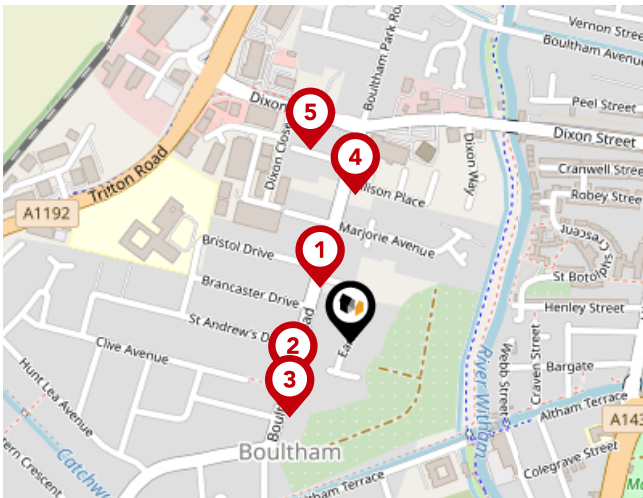


### Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Humberside Airport     | 26.77 miles |
| 2   | Finningley             | 26.29 miles |
| 3   | East Mids Airport      | 42.05 miles |
| 4   | Leeds Bradford Airport | 64.07 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

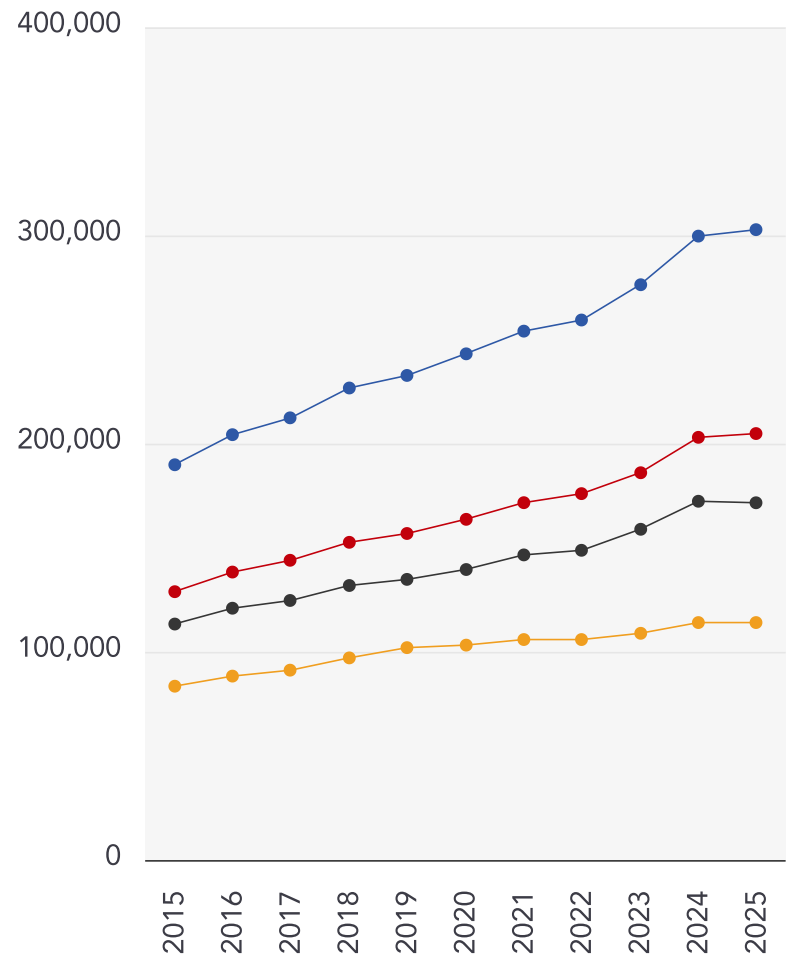
| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Bristol Drive     | 0.07 miles |
| 2   | St Andrew's Drive | 0.08 miles |
| 3   | St Andrew's Drive | 0.11 miles |
| 4   | Lidl              | 0.17 miles |
| 5   | Dixon Close       | 0.22 miles |

# 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%**



## 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

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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