

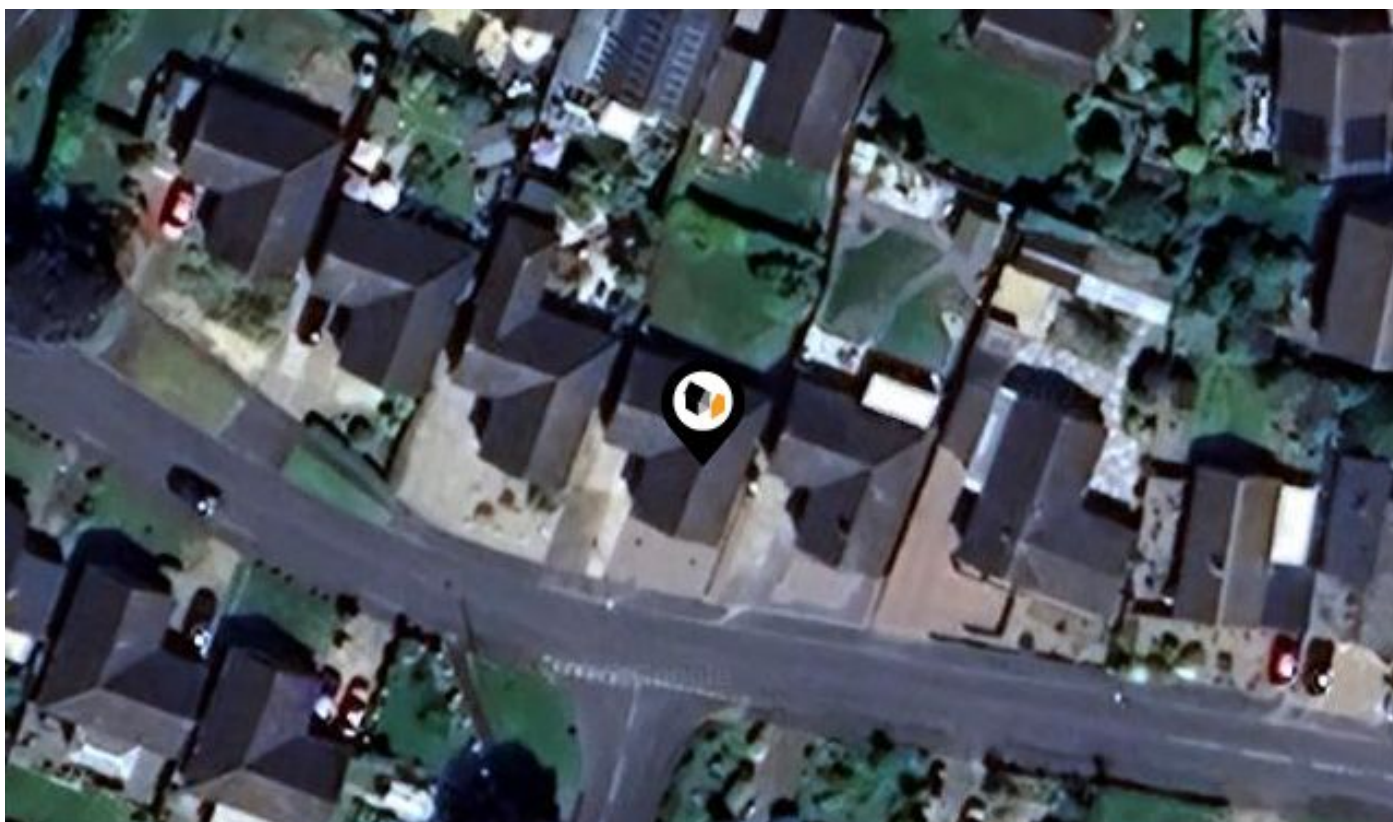


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th February 2025



**MARLBOROUGH AVENUE, WASHINGBOROUGH, LINCOLN,
LN4**

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

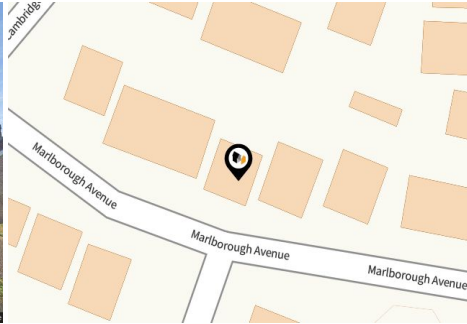
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Property Overview



Property

Type:	Detached
Bedrooms:	3
Council Tax :	Band C
Annual Estimate:	£1,944

Local Area

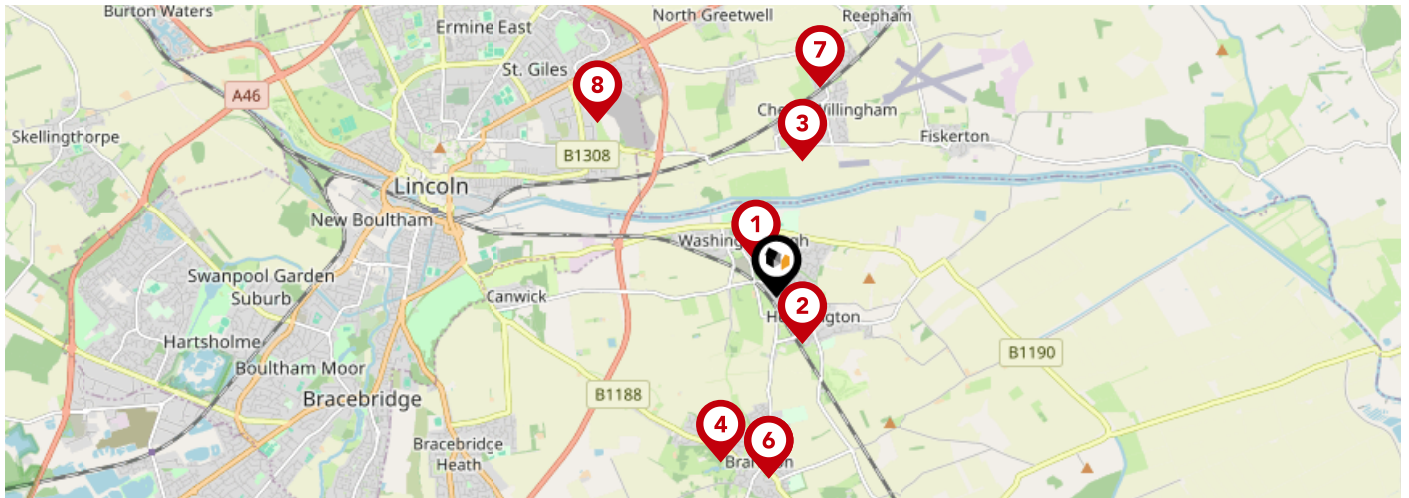
Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	No Risk	14 mb/s	66 mb/s	1000 mb/s
● Surface Water	Very Low			



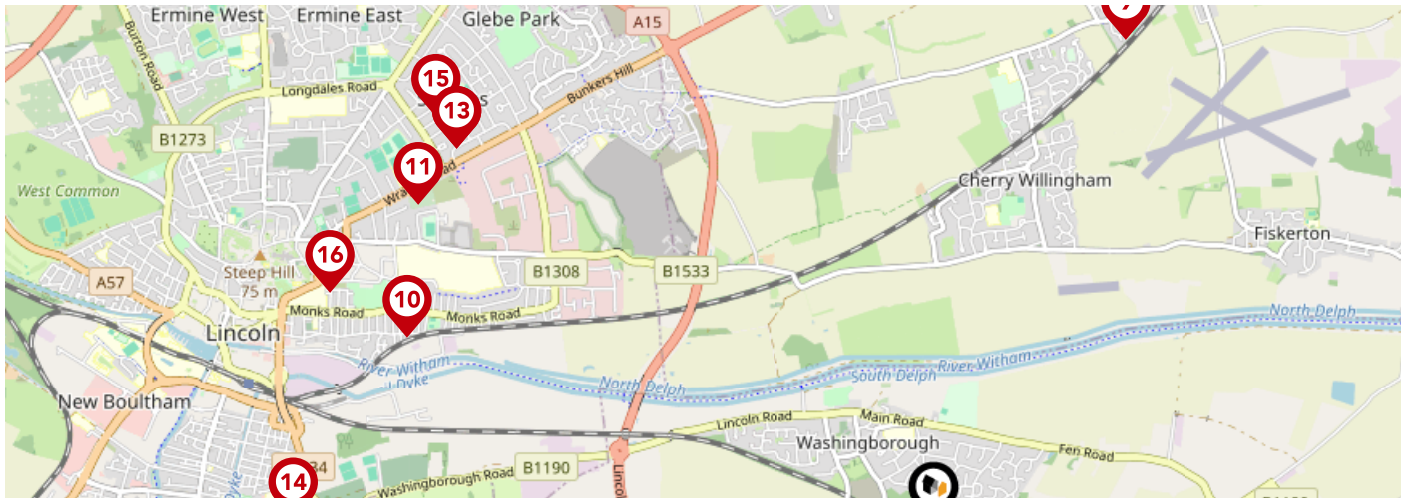
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:





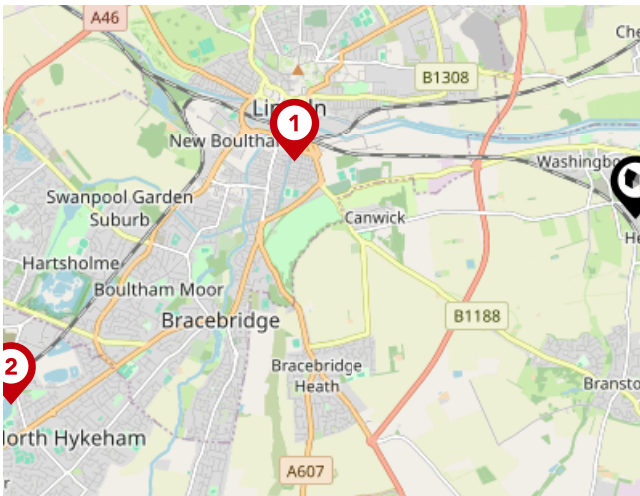
		Nursery	Primary	Secondary	College	Private
1	Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Branston Church of England Infant Academy Ofsted Rating: Outstanding Pupils: 134 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Branston Junior Academy Ofsted Rating: Good Pupils: 170 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Branston Community Academy Ofsted Rating: Requires improvement Pupils: 1243 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:2.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:2.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:2.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:2.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

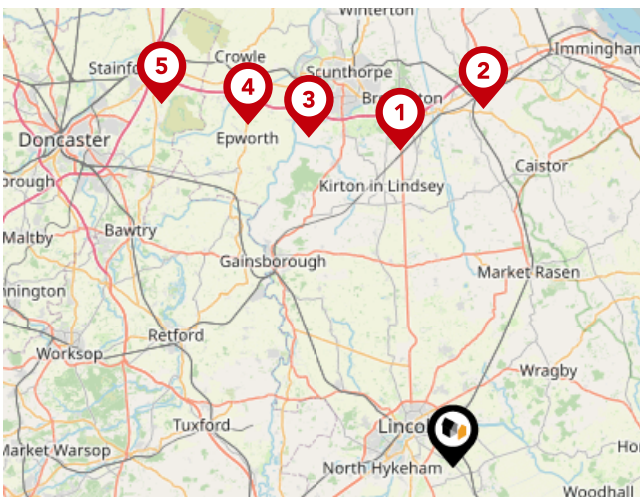
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.07 miles
2	Hykeham Rail Station	5.78 miles
3	Saxilby Rail Station	8.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.82 miles
2	M180 J5	25.44 miles
3	M180 J3	25.55 miles
4	M180 J2	28.26 miles
5	M180 J1	32.95 miles

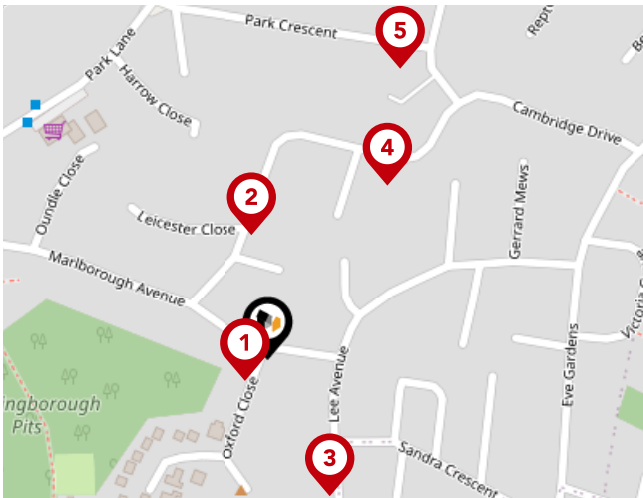


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.67 miles
2	Finningley	28.87 miles
3	East Mids Airport	45.02 miles
4	Leeds Bradford Airport	66.54 miles

Area

Transport (Local)



Bus Stops/Stations

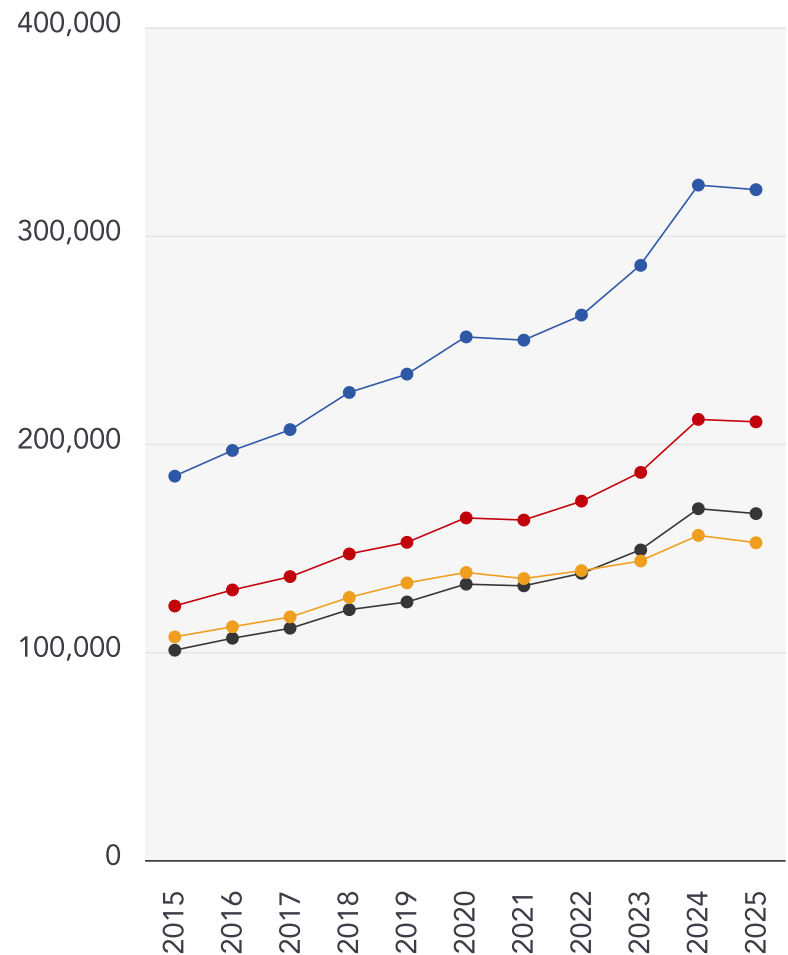
Pin	Name	Distance
1	Oxford Close	0.02 miles
2	Leicester Close	0.07 miles
3	Sandra Crescent	0.08 miles
4	Harvard Close	0.12 miles
5	31 Park Crescent	0.18 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN4



Detached

+74.63%

Semi-Detached

+72.49%

Flat

+42.2%

Terraced

+65.1%



Mundys

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



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Important - Please Read

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.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Mundys and therefore no warranties can be given as to their good working order.

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.

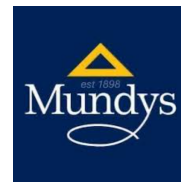


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