

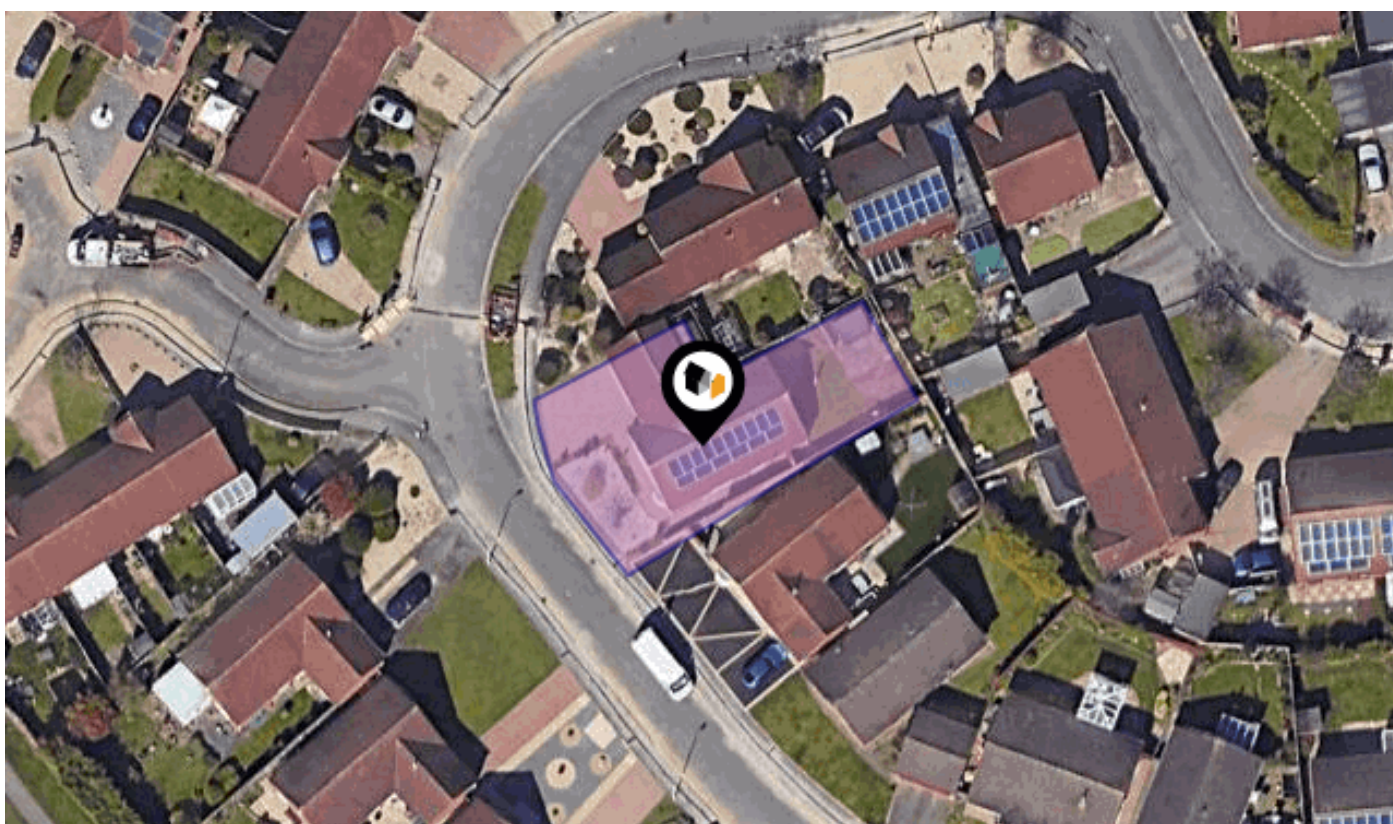


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th July 2025



67, ELSHAM CRESCENT, LINCOLN, LN6 3YQ

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

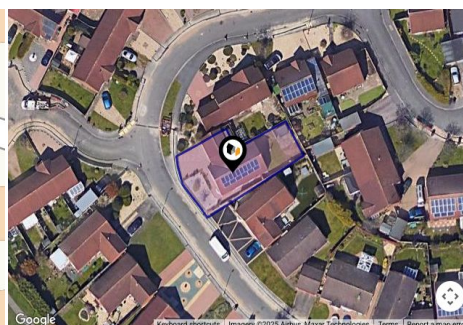
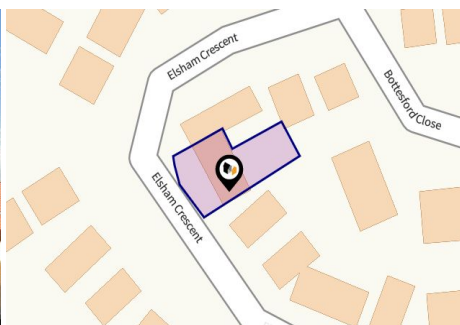
01522 510 044

Alex.Porter@mundys.net

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aprift
Know any property instantly



Property

Type:	Detached
Bedrooms:	3
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.09 acres
Year Built :	1991-1995
Council Tax :	Band C
Annual Estimate:	£2,010
Title Number:	LL45093
UPRN:	235003882

Last Sold Date:	29/10/1999
Last Sold Price:	£69,950
Last Sold £/ft ² :	£81
Tenure:	Freehold

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	71	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

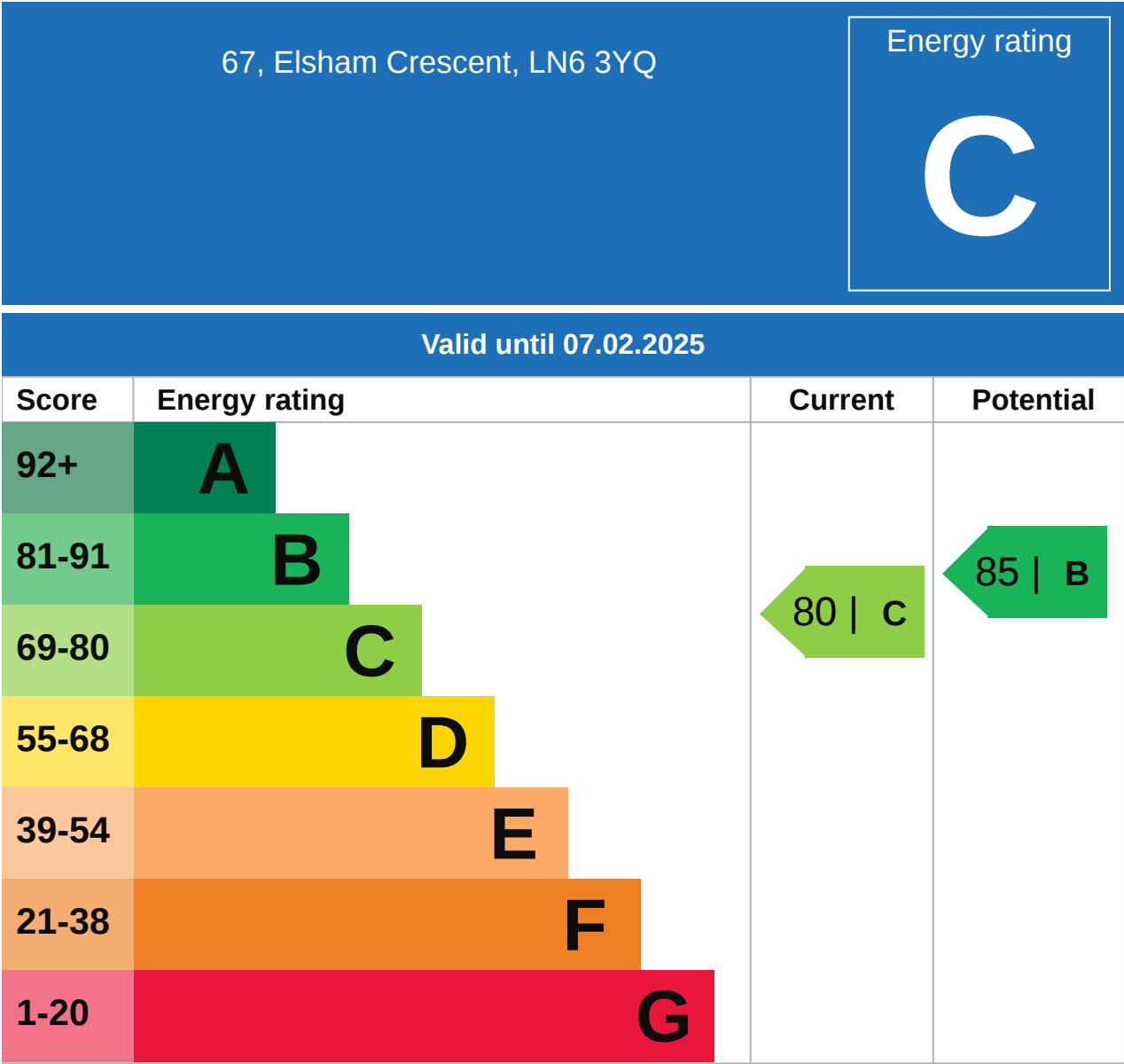
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Additional EPC Data

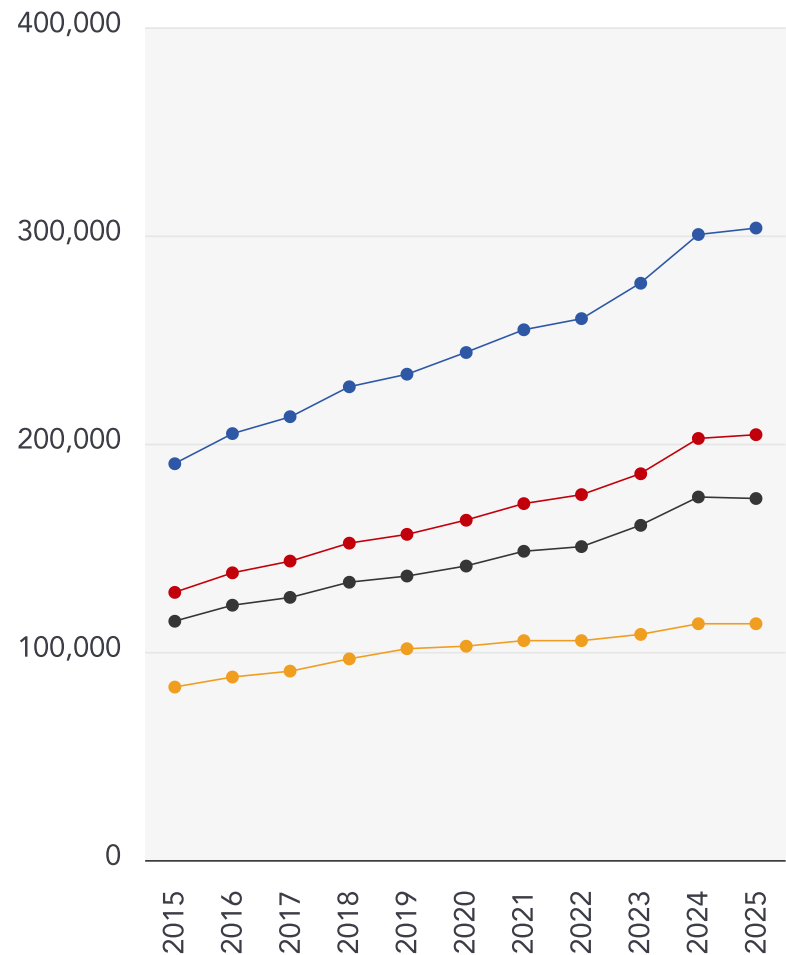
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	FiT application
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 61% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 m ²

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

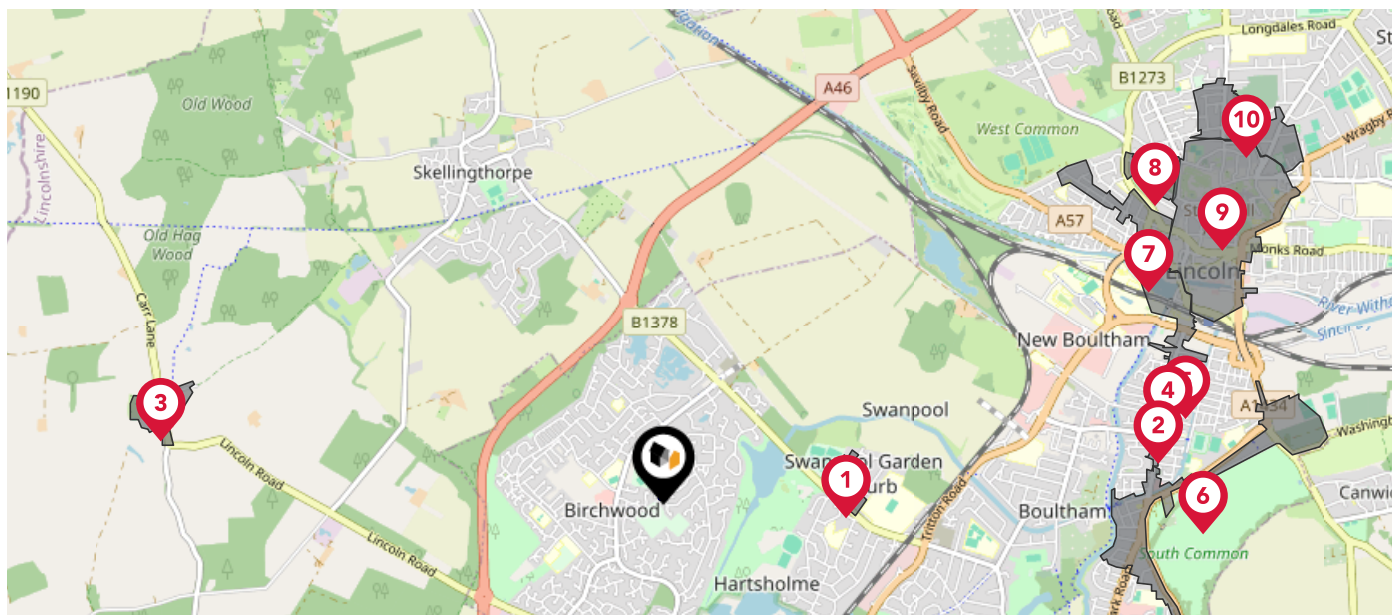
+36.6%

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Swanpool



Gowt's Bridge



Doddington



St Peter-at-Gowts



Sibthorp



St Catherines



West Parade and Brayford



Carline



Cathedral and City Centre



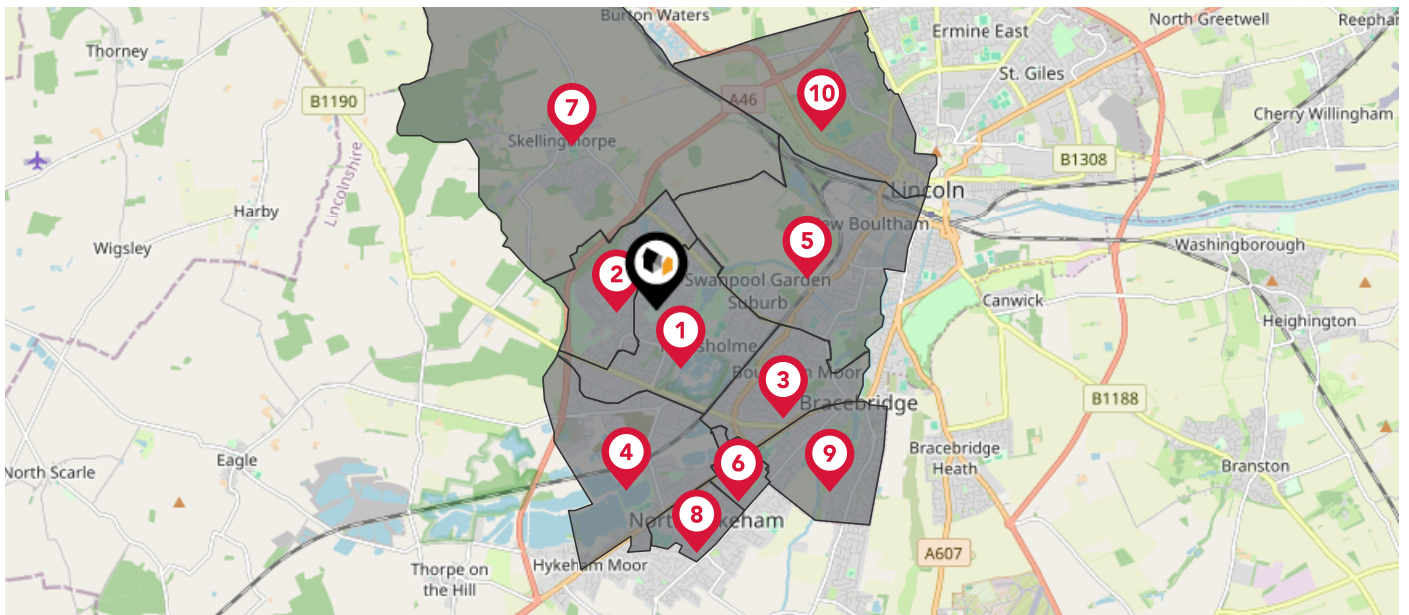
Newport and Nettleham Road

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

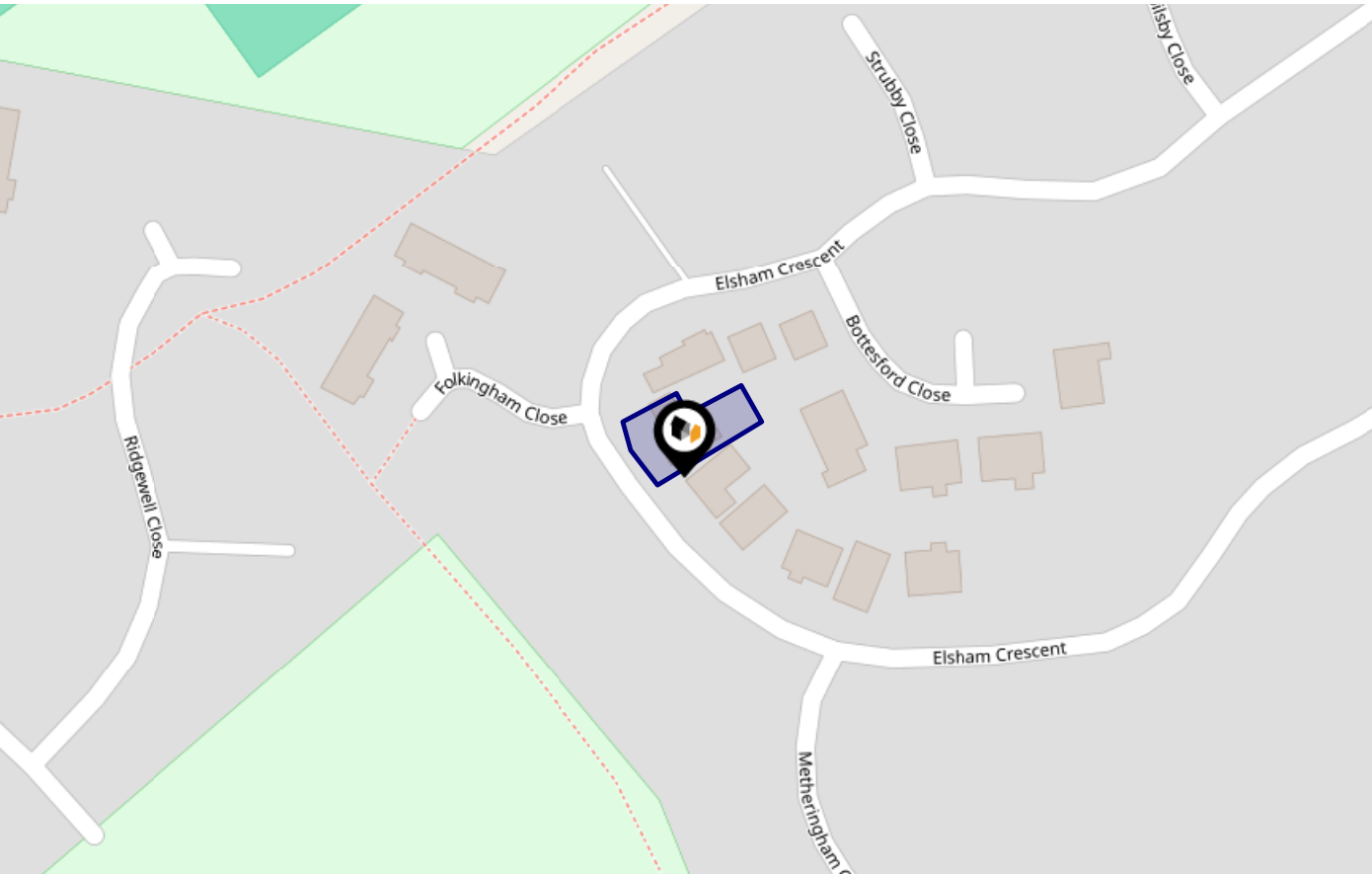
- | | |
|----|-----------------------------|
| 1 | Hartsholme Ward |
| 2 | Birchwood Ward |
| 3 | Moorland Ward |
| 4 | North Hykeham Memorial Ward |
| 5 | Boultham Ward |
| 6 | North Hykeham Forum Ward |
| 7 | Skellingthorpe Ward |
| 8 | North Hykeham Moor Ward |
| 9 | Witham Ward |
| 10 | Carholme Ward |

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

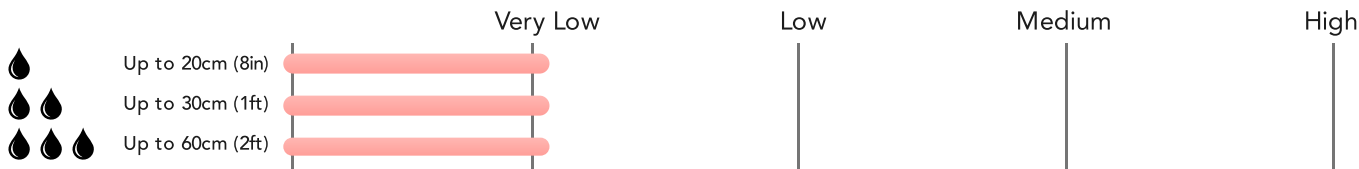


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

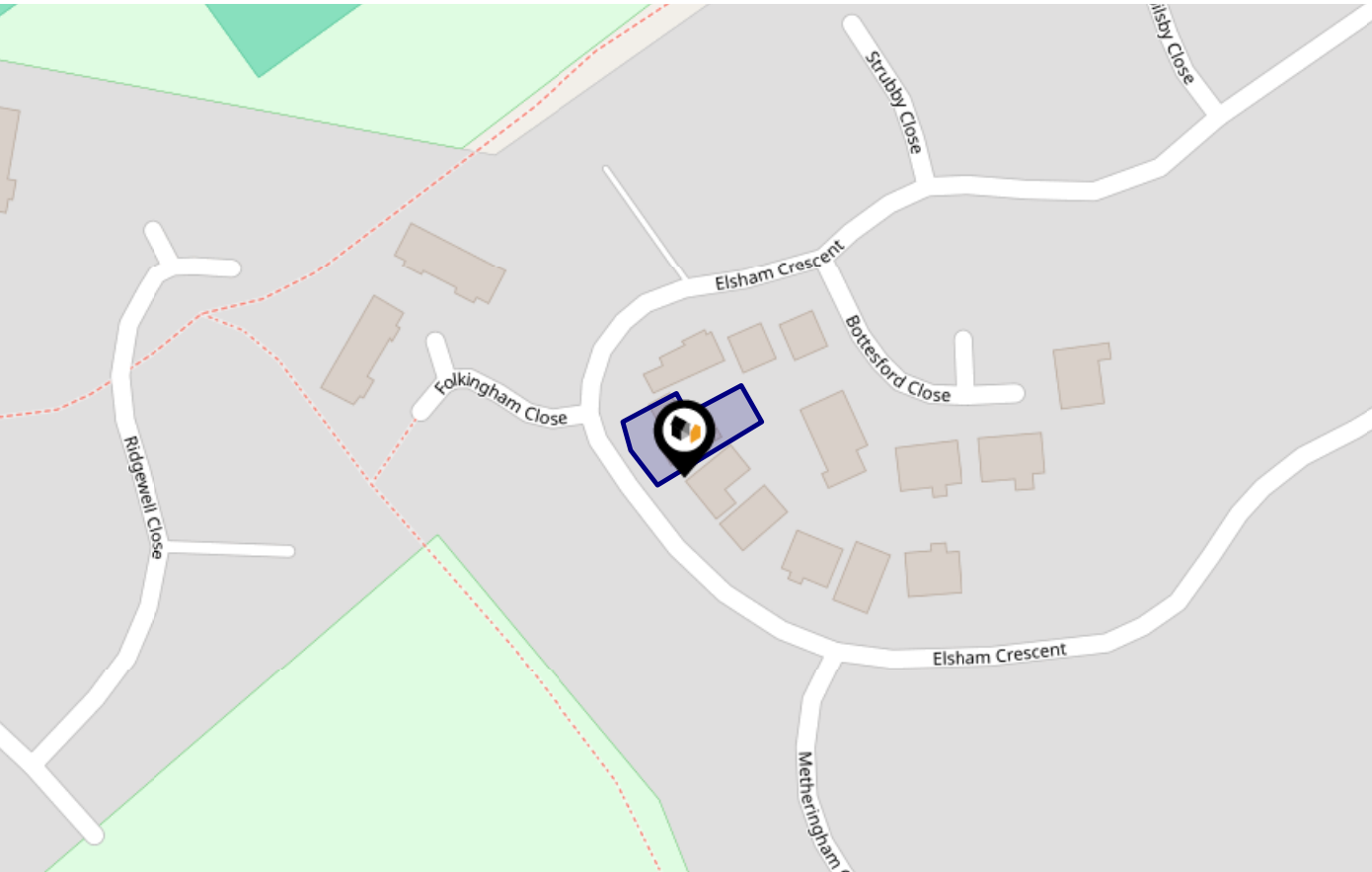


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

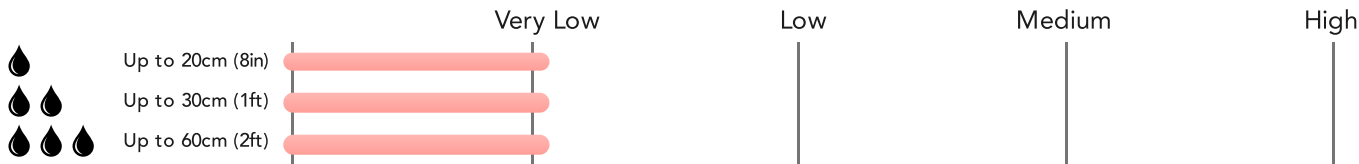


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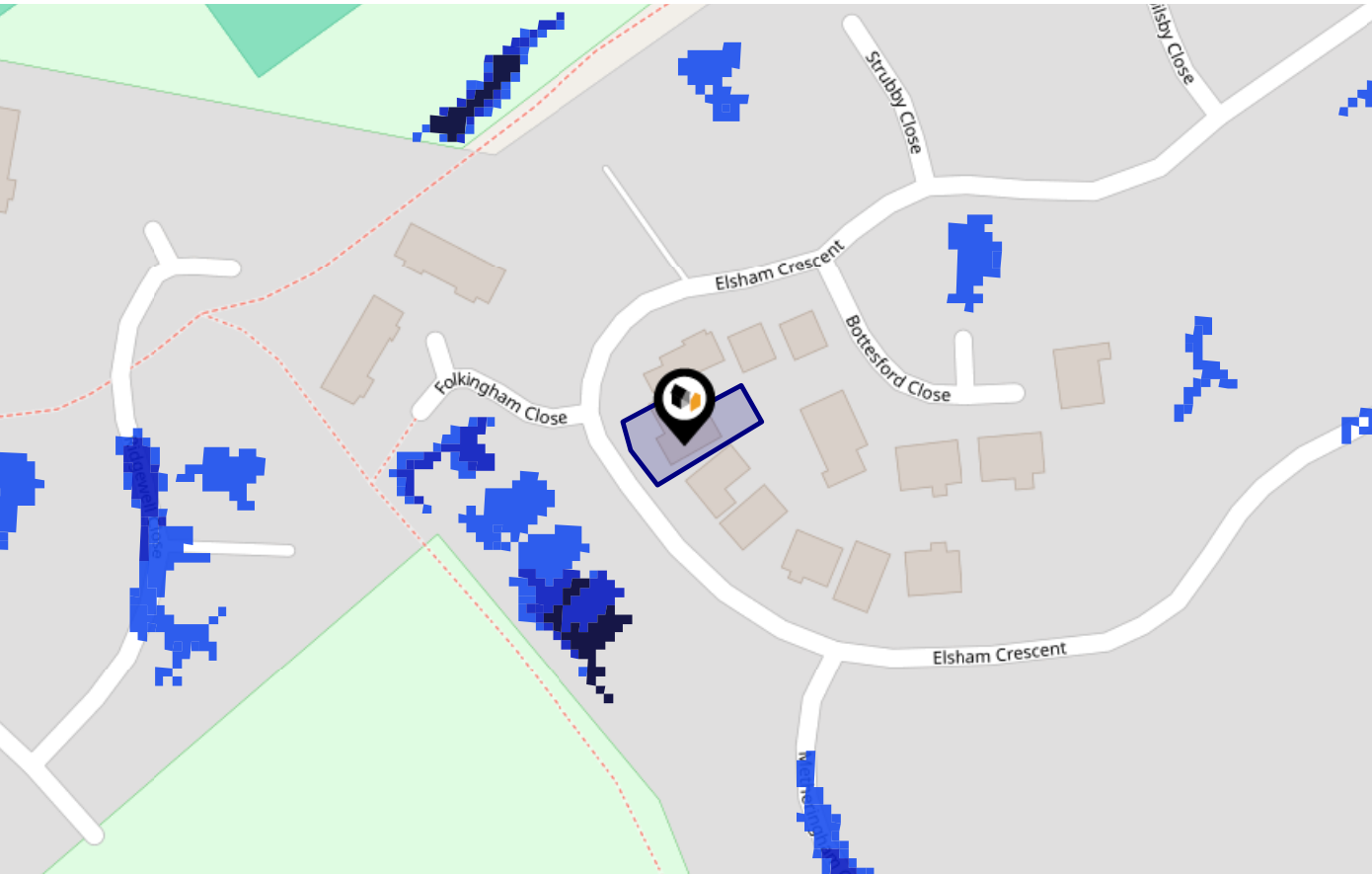
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

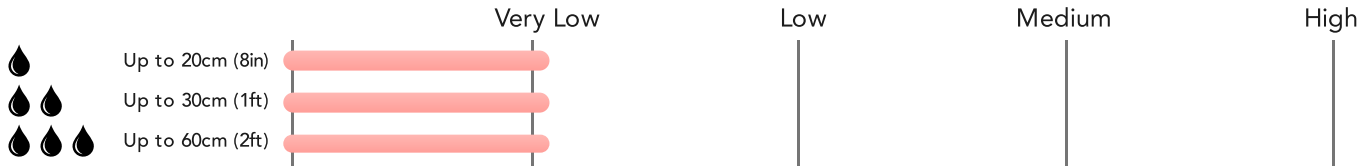


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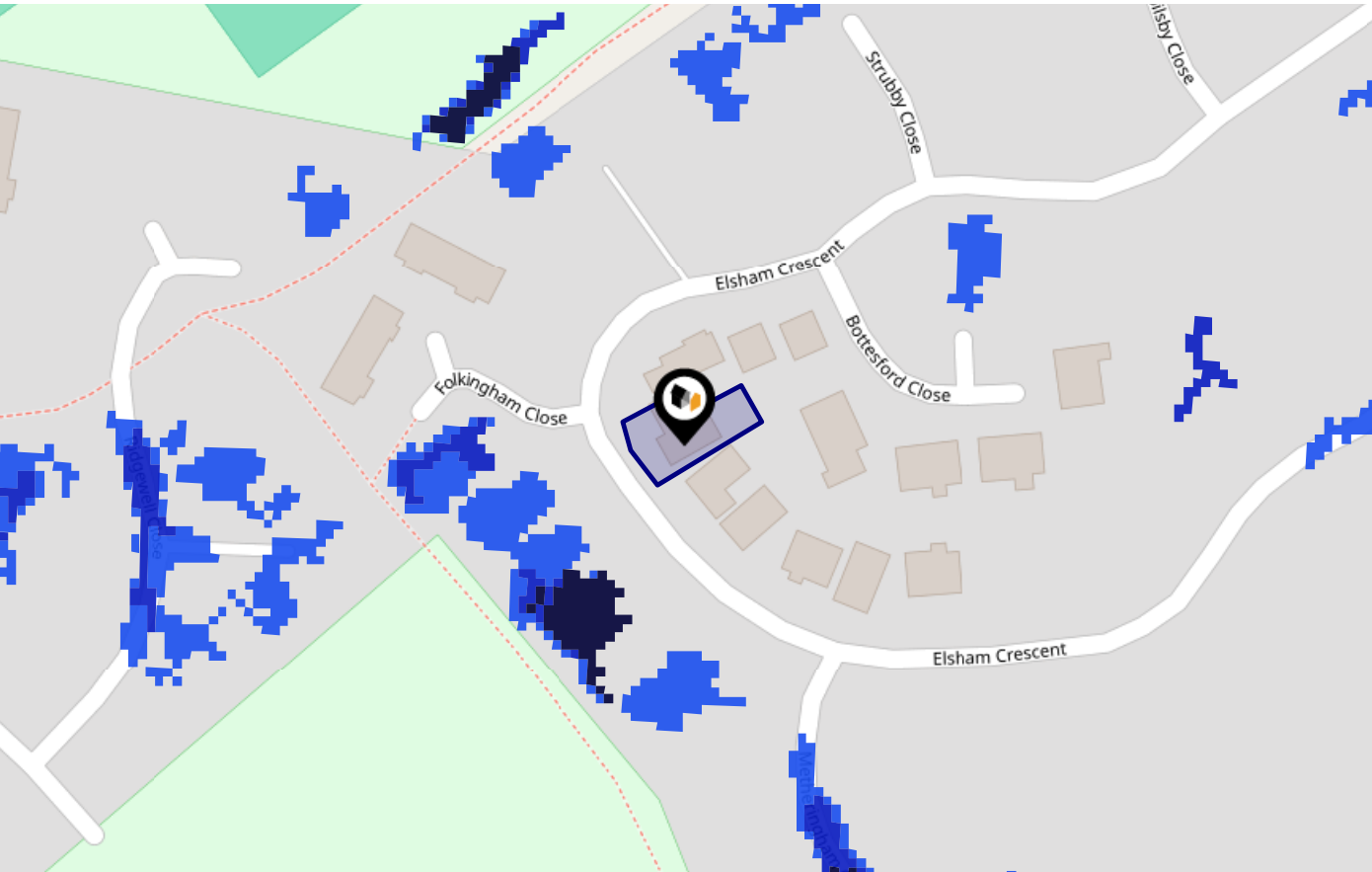
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

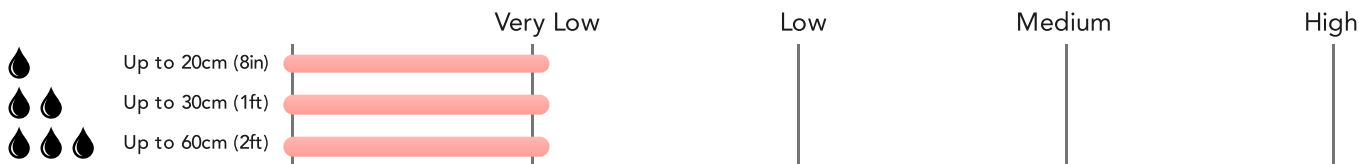


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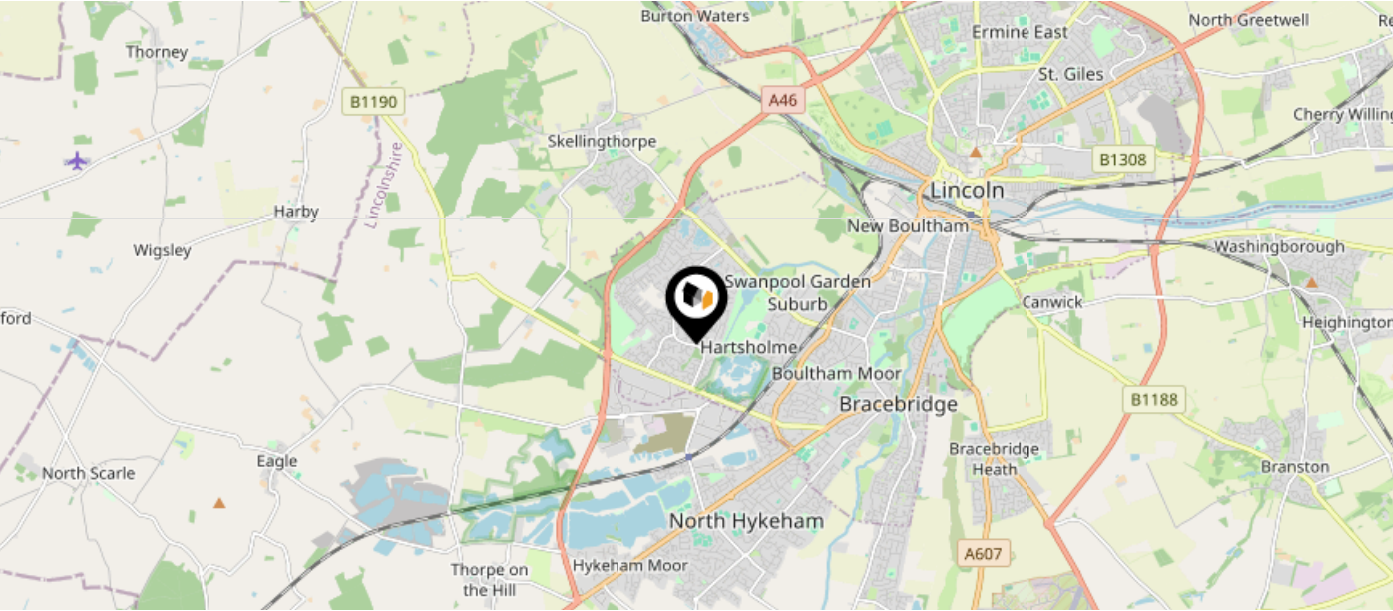


Maps

Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

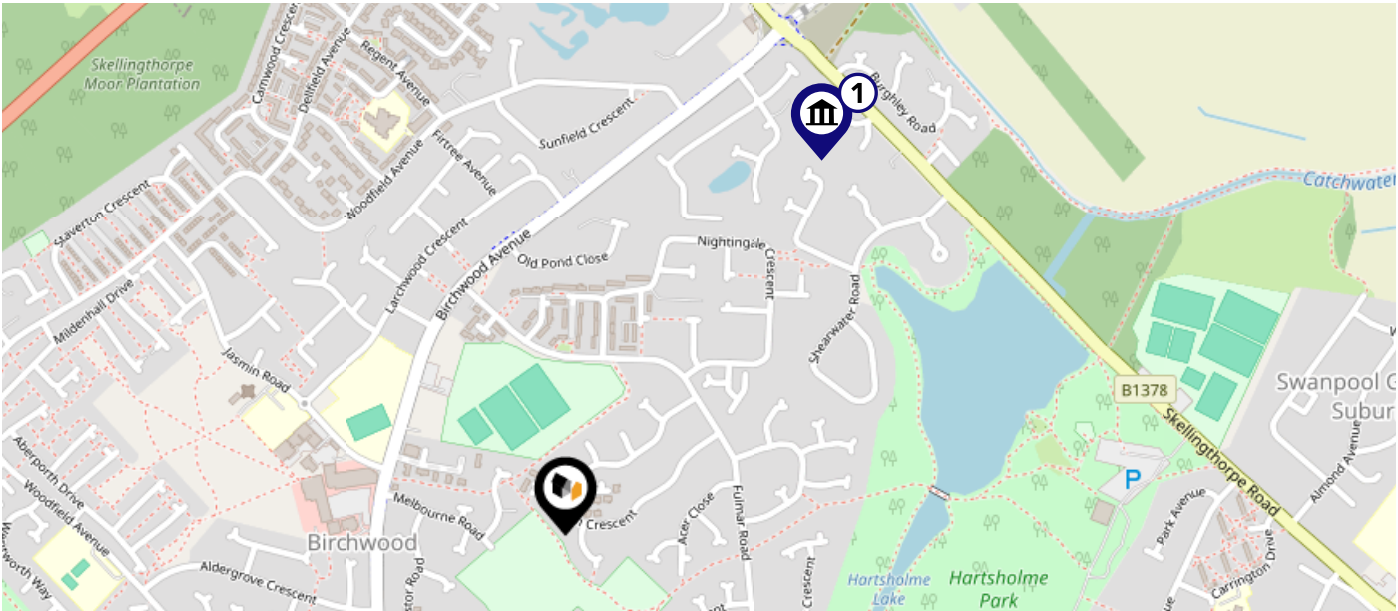
No data available.

Maps

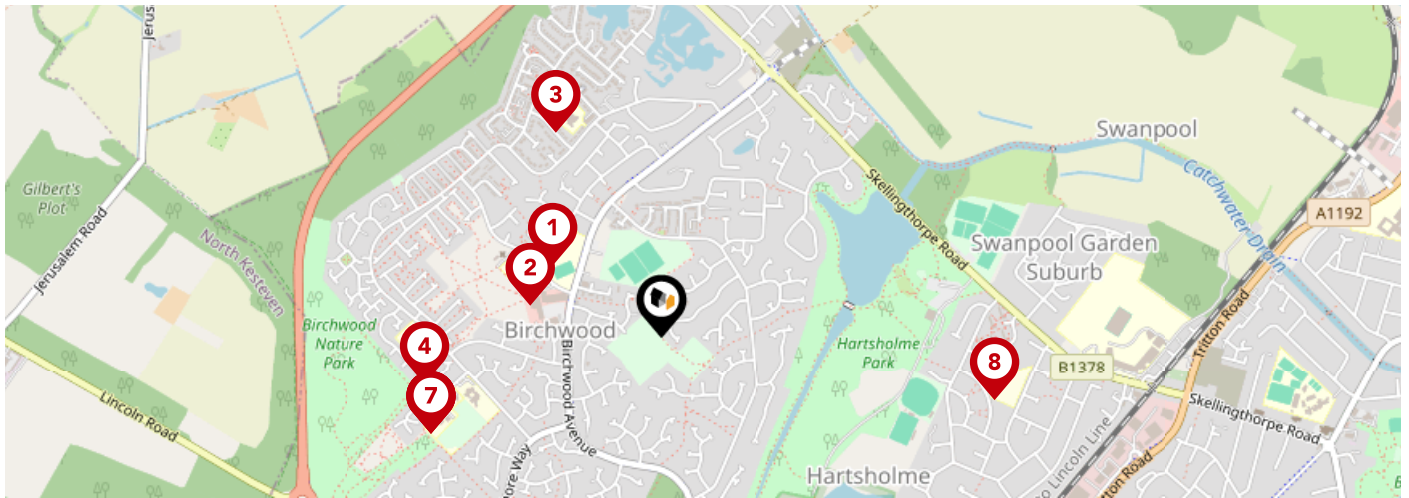
Listed Buildings



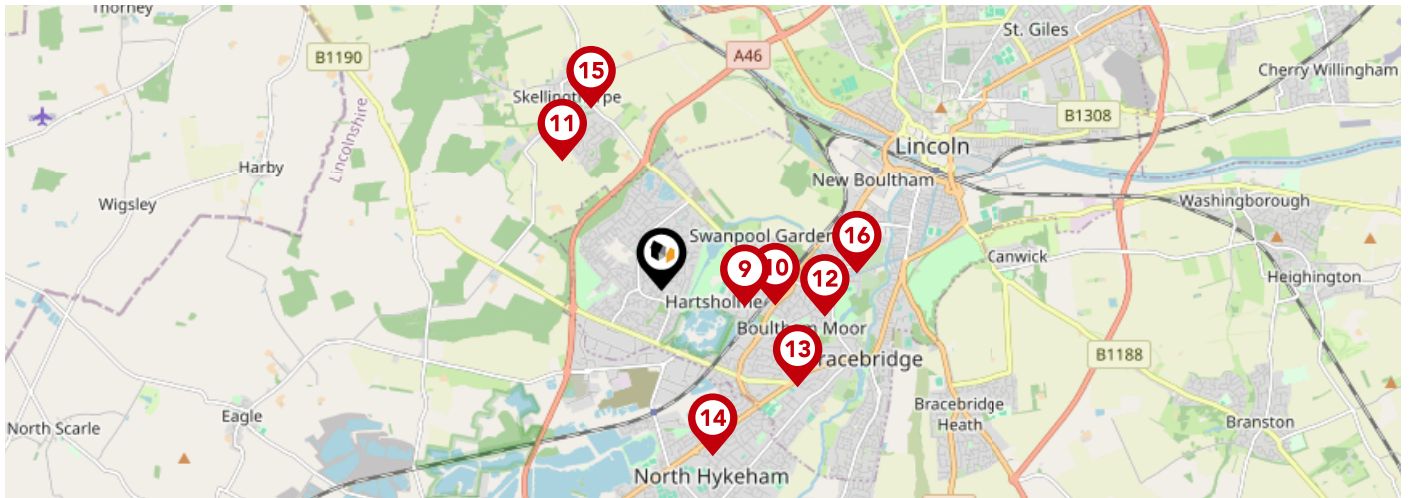
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388767 - Stones Place	Grade II	0.5 miles



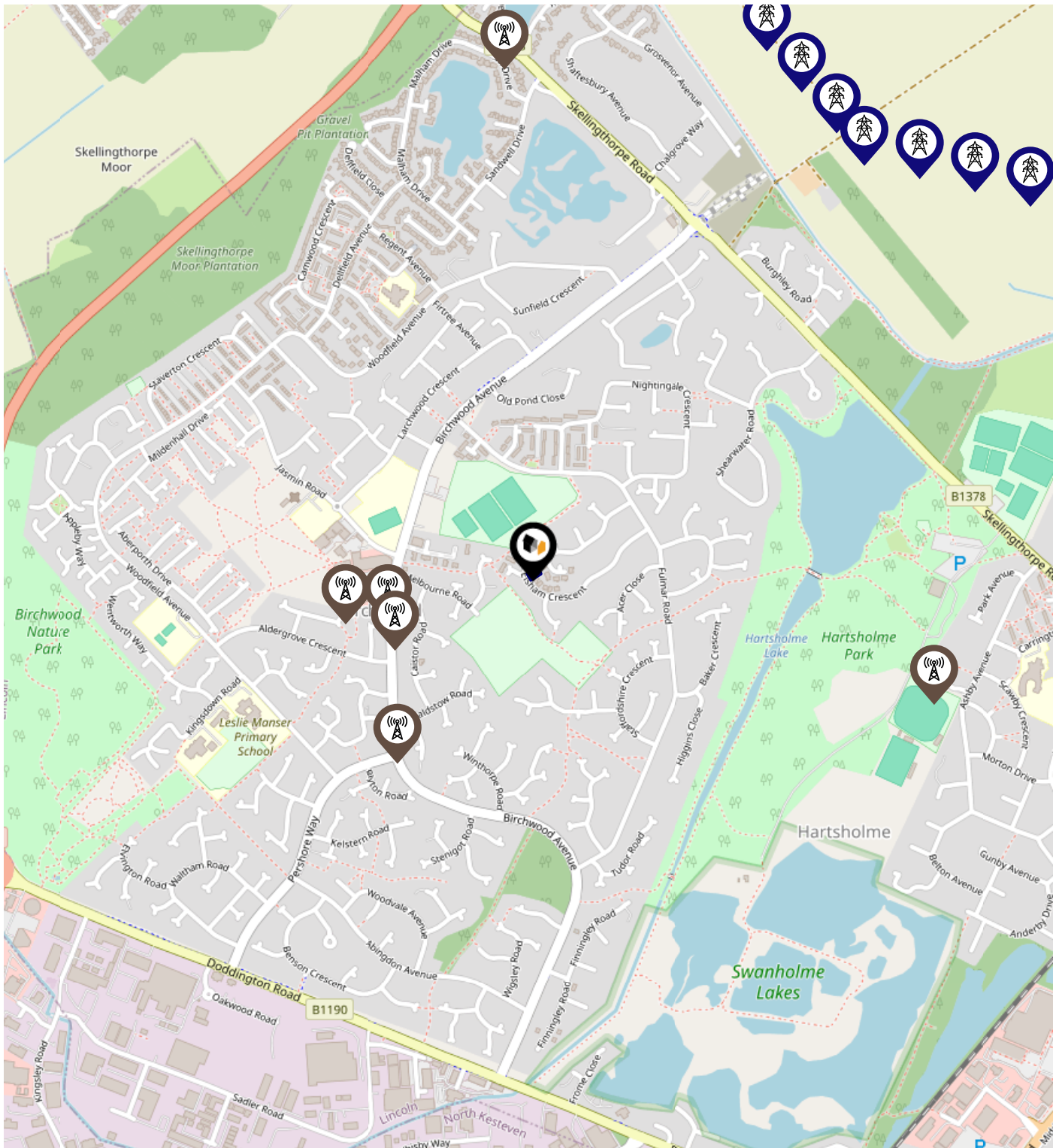
		Nursery	Primary	Secondary	College	Private
1	Lincoln Birchwood Junior School Ofsted Rating: Good Pupils: 255 Distance:0.29	☐	☒	☐	☐	☐
2	The Lancaster School Ofsted Rating: Good Pupils: 115 Distance:0.3	☐	☒	☐	☐	☐
3	Woodlands Infant and Nursery School Ofsted Rating: Good Pupils: 106 Distance:0.51	☐	☒	☐	☐	☐
4	St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:0.54	☐	☒	☐	☐	☐
5	The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:0.55	☒	☐	☐	☐	☐
6	Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:0.55	☐	☒	☐	☐	☐
7	Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:0.55	☐	☒	☐	☐	☐
8	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:0.75	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:0.75	☐	☐	☒	☐	☐
	The Priory City of Lincoln Academy Ofsted Rating: Requires improvement Pupils: 980 Distance:1.02	☐	☐	☒	☐	☐
	Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance:1.45	☐	☒	☐	☐	☐
	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:1.47	☐	☐	☒	☐	☐
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.47	☐	☒	☒	☐	☐
	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:1.53	☐	☒	☐	☐	☐
	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:1.73	☐	☒	☐	☐	☐
	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:1.74	☐	☒	☐	☐	☐

Local Area

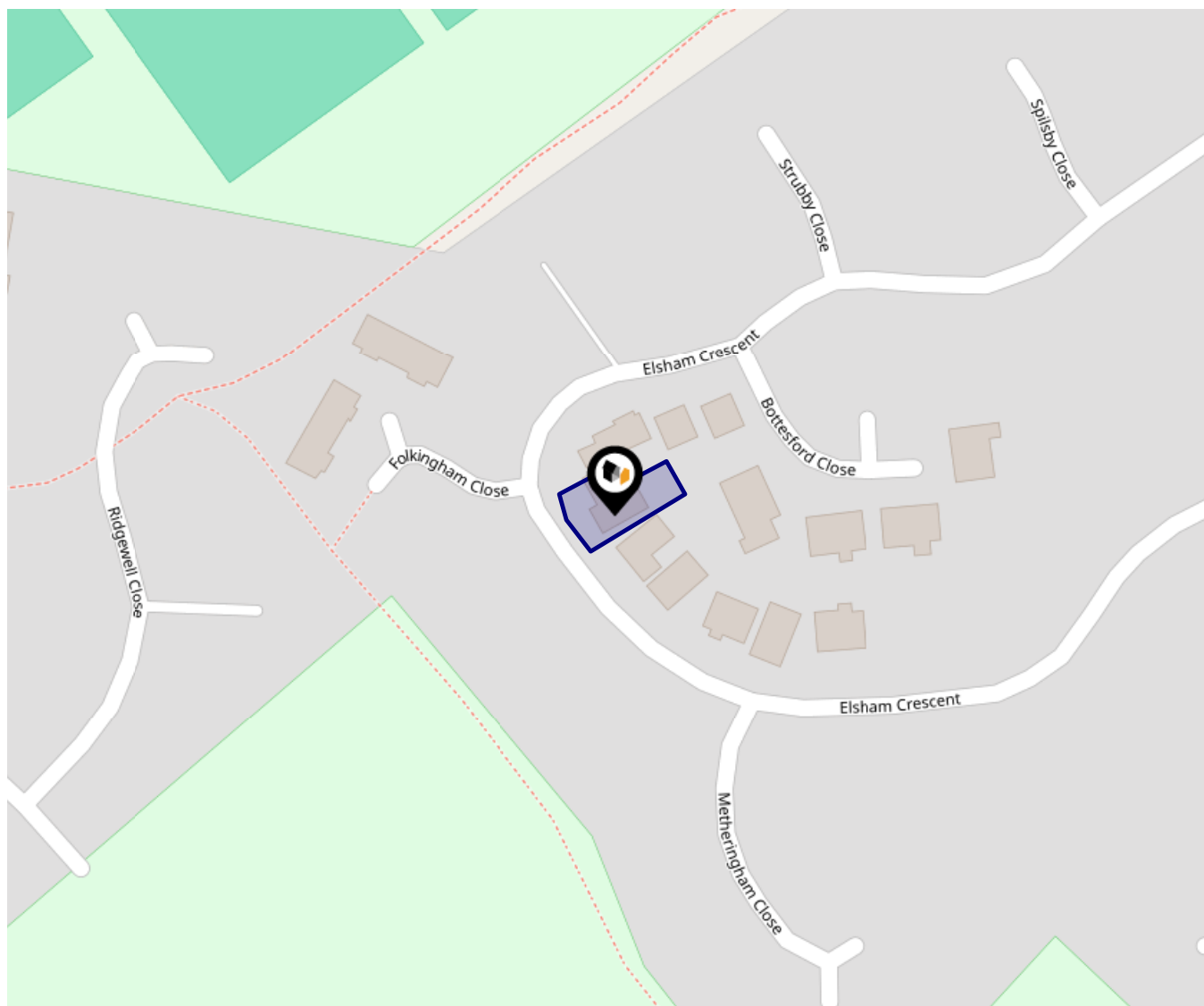
Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise



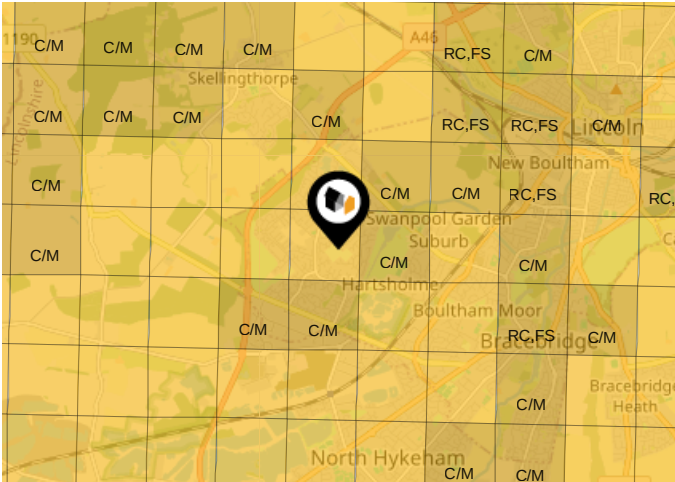
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

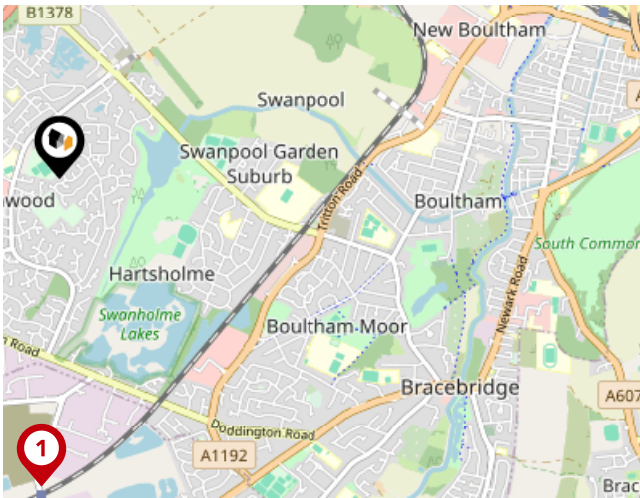
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP



Primary Classifications (Most Common Clay Types)

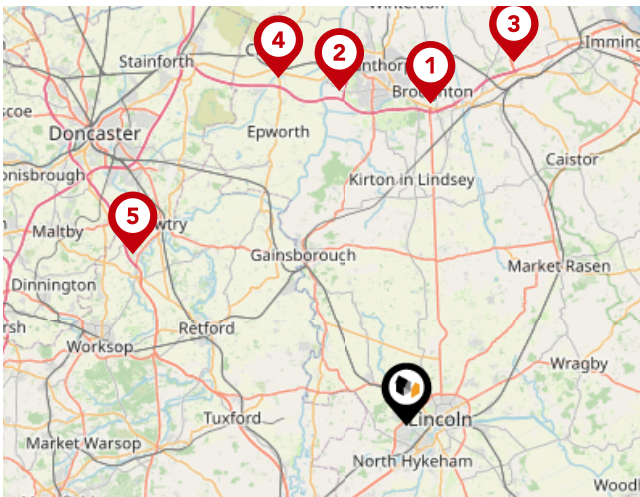
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



National Rail Stations

Pin	Name	Distance
	Hykeham Rail Station	1.36 miles
	Lincoln Central Rail Station	2.54 miles
	Lincoln Central Rail Station	2.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	22.86 miles
	M180 J3	24.17 miles
	M180 J5	26.74 miles
	M180 J2	26.17 miles
	A1(M) J34	22.9 miles

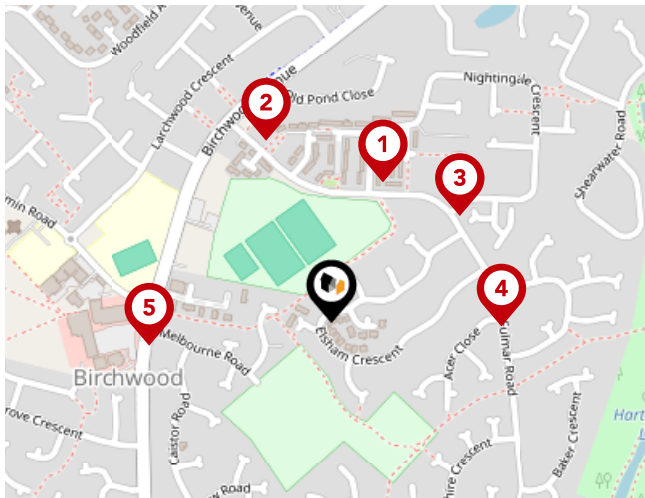


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	27.5 miles
	Finningley	25.07 miles
	East Mids Airport	40.58 miles
	Leeds Bradford Airport	62.86 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nightingale Crescent	0.17 miles
2	Bittern Way	0.22 miles
3	Elsham Crescent	0.19 miles
4	Sycamore Crescent	0.19 miles
5	Neighbourhood Centre	0.21 miles



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



/mundysuk



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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