

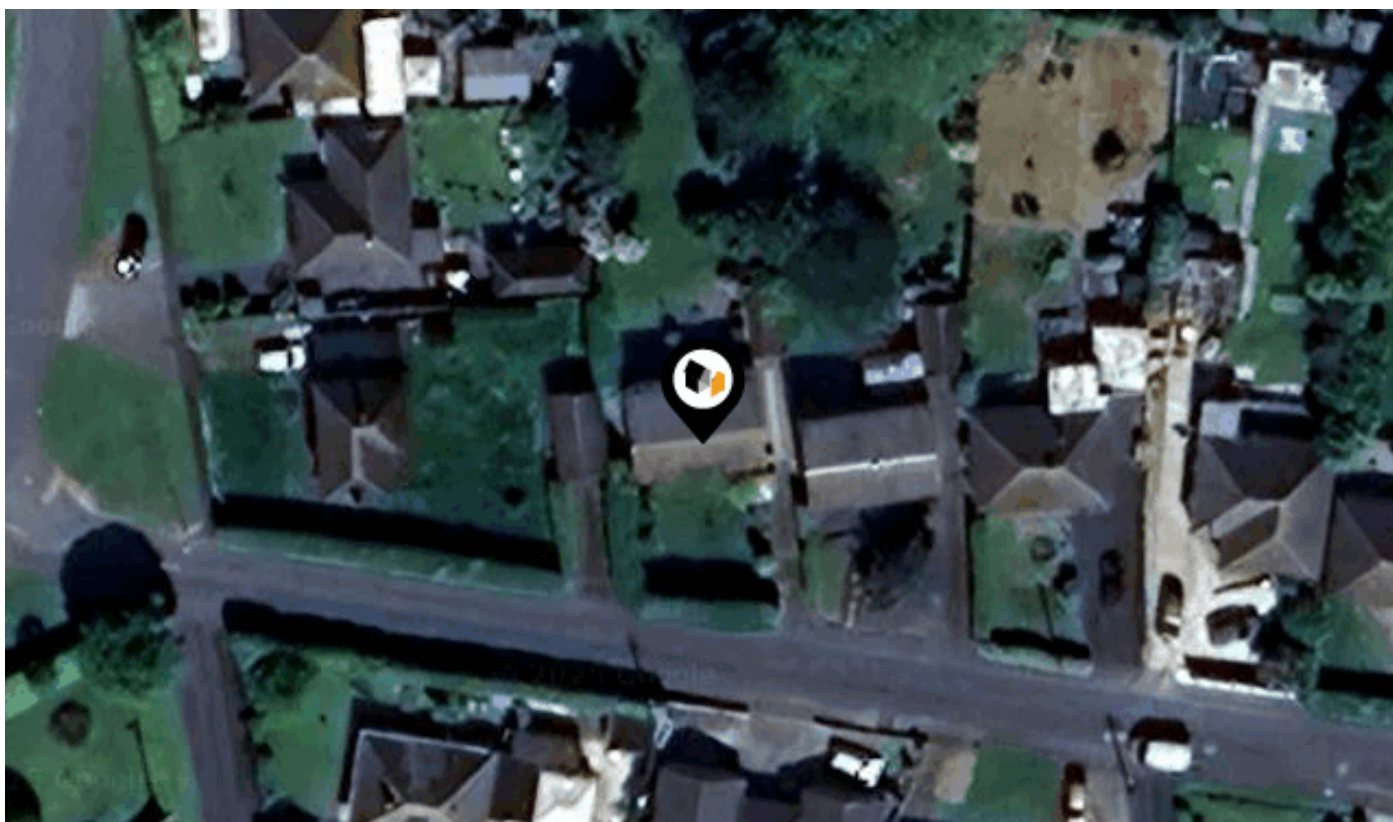


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 27th August 2025



1, PARK CRESCENT, WASHINGBOROUGH, LINCOLN, LN4 1DD

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

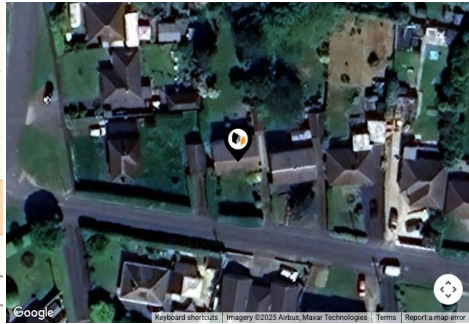
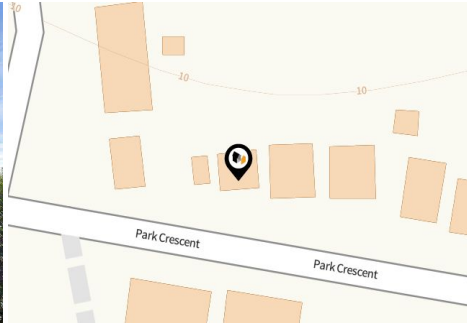
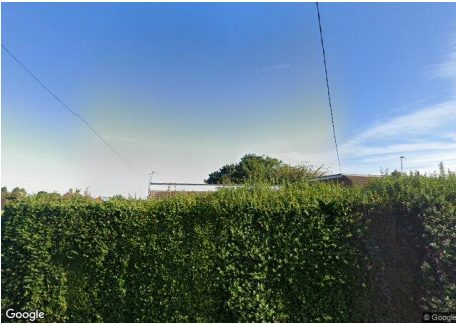
Alex.Porter@mundys.net

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Property Overview



Property

Type:	Detached
Bedrooms:	2
Council Tax :	Band C
Annual Estimate:	£2,010
UPRN:	100030852571

Local Area

Local Authority:	North kesteven	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	12 mb/s	44 mb/s	1000 mb/s
● Surface Water	Very low			

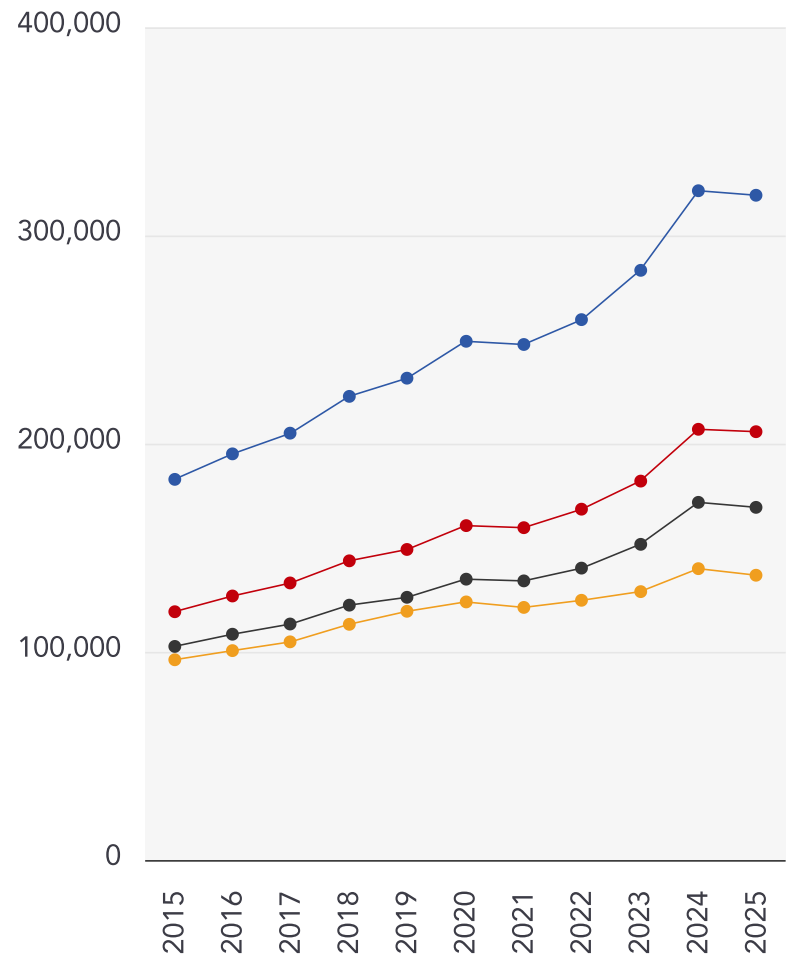
Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:		

Market

House Price Statistics



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



Detached

+74.63%

Semi-Detached

+72.49%

Terraced

+65.1%

Flat

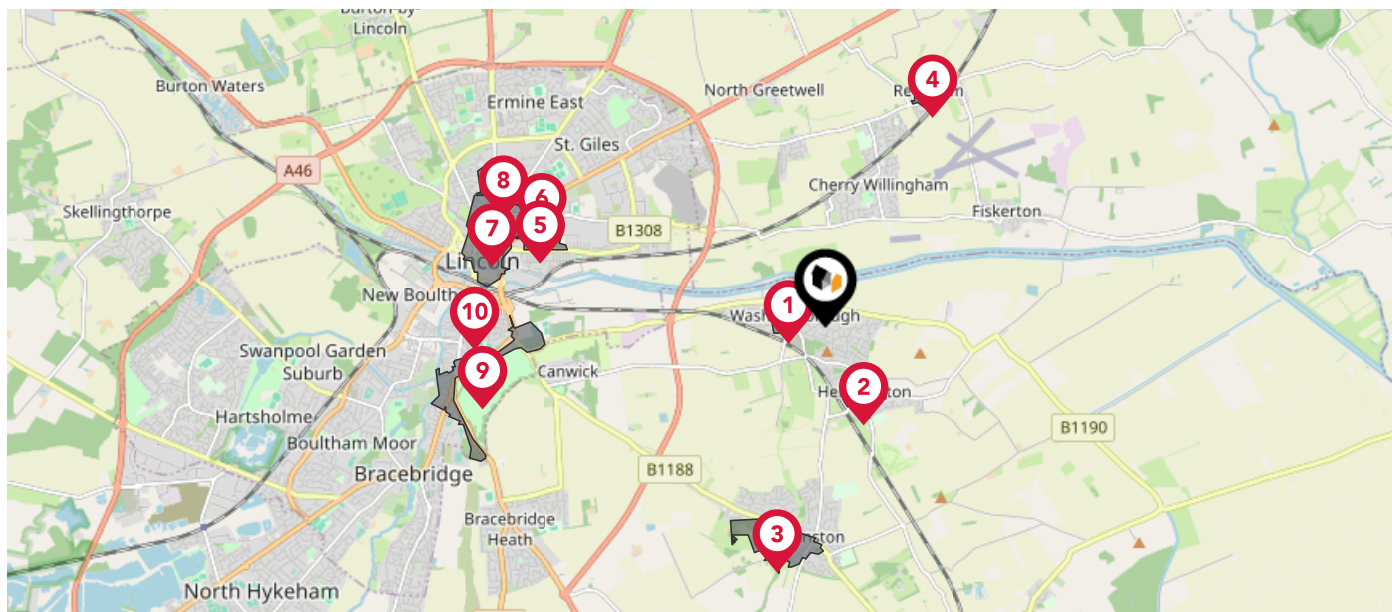
+42.2%

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



Washingborough



Heighington



Branston



Reepham



Lindum and Arboretum



The Dell



Cathedral and City Centre



Newport and Nettleham Road



St Catherines



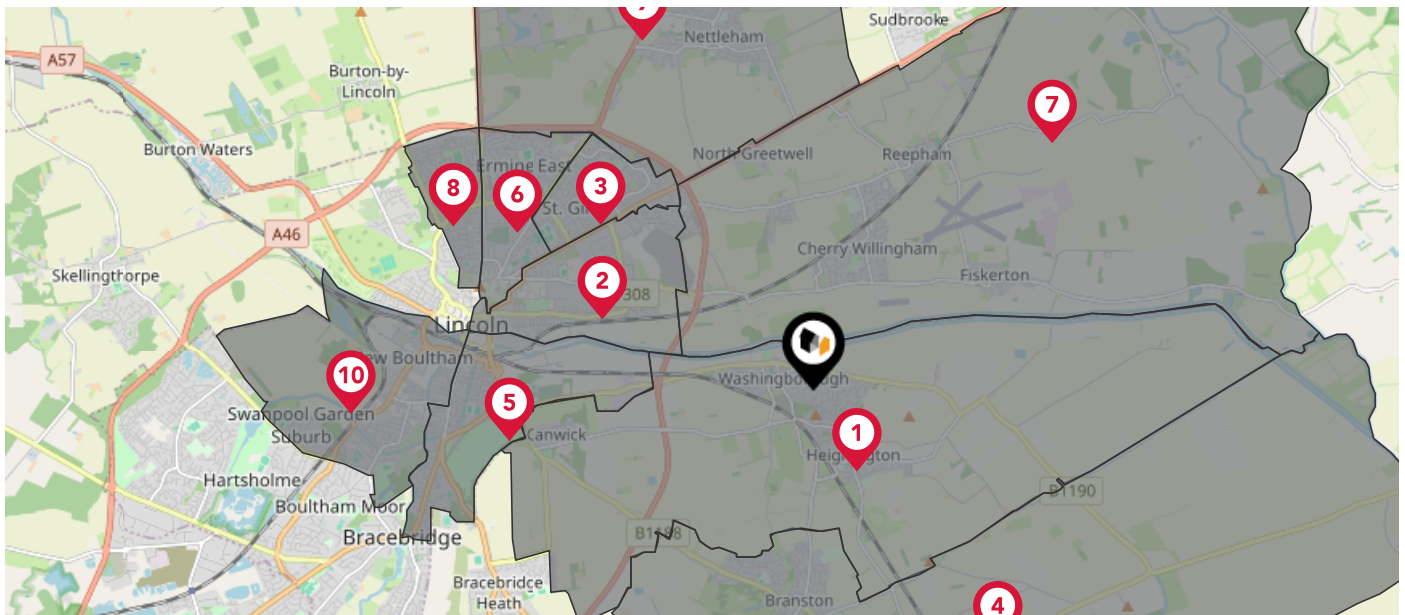
Sibthorp

Maps

Council Wards



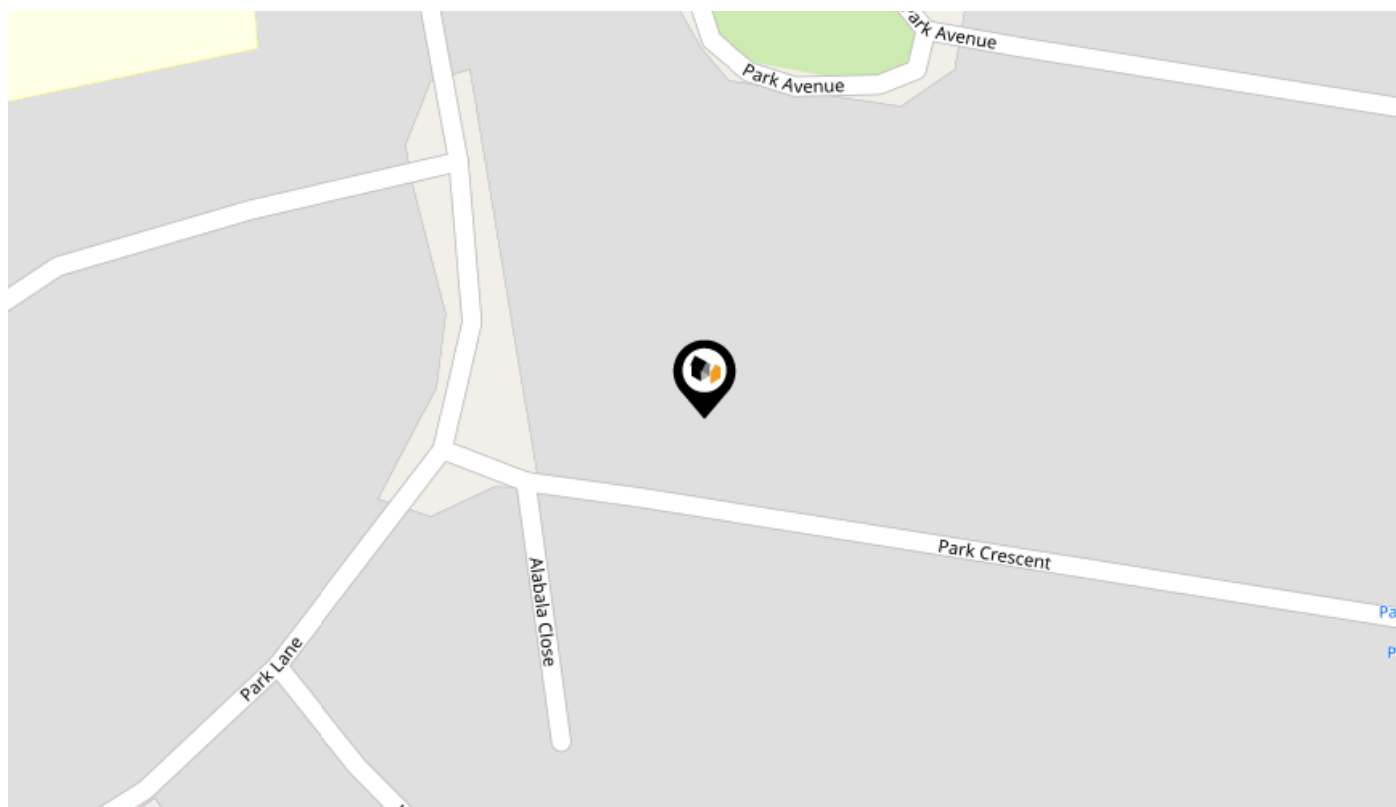
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Heighington and Washingborough Ward
-  Abbey Ward
-  Glebe Ward
-  Branston Ward
-  Park Ward
-  Minster Ward
-  Cherry Willingham Ward
-  Castle Ward
-  Nettleham Ward
-  Boultham Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

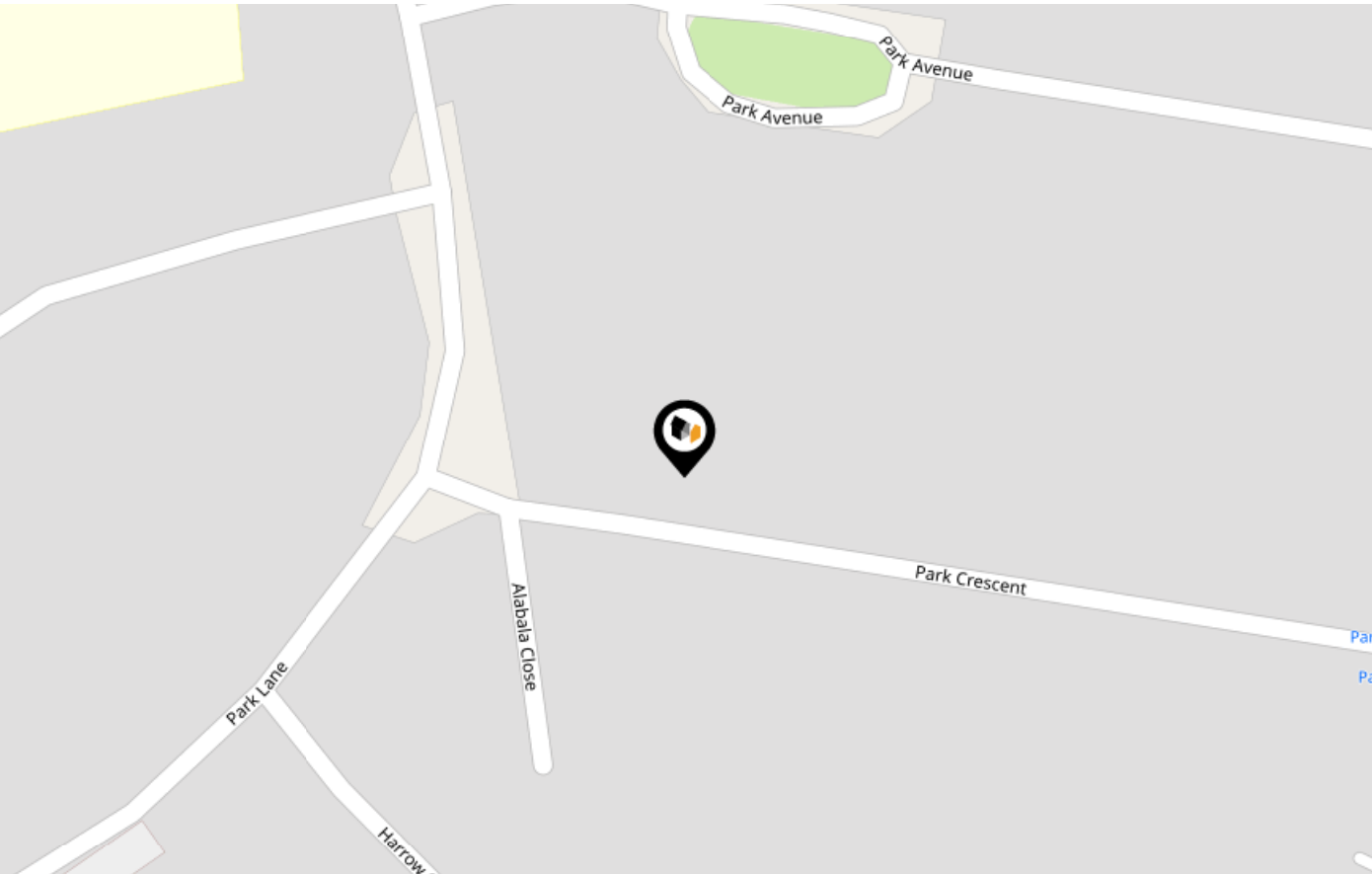
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

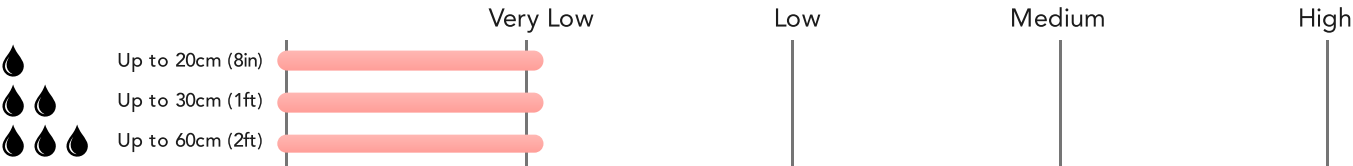


Risk Rating: Very low

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:

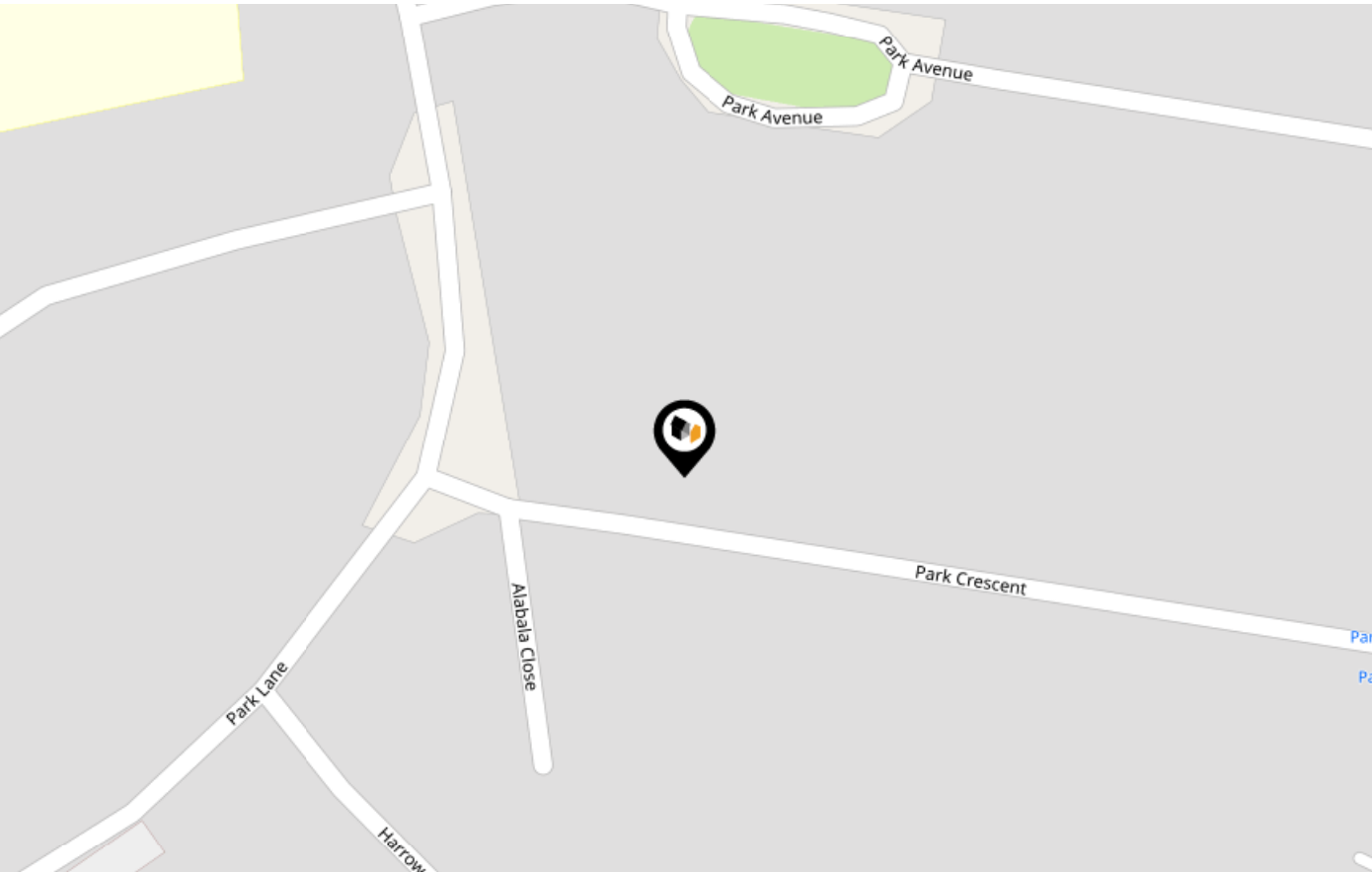


Flood Risk

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.

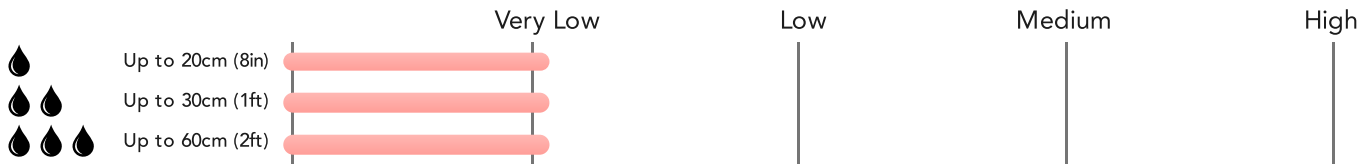


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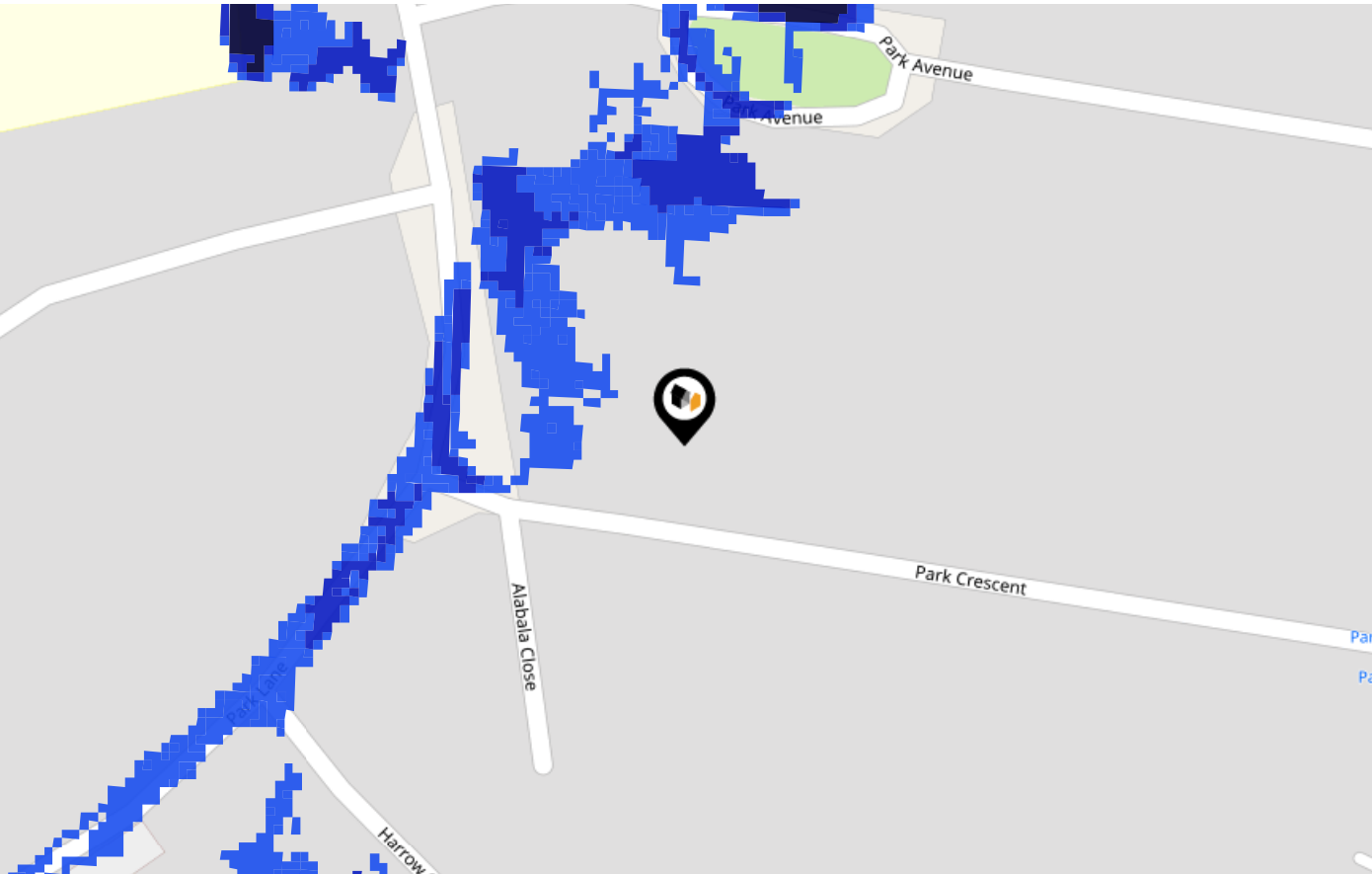
Chance of flooding to the following depths at this property:



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.

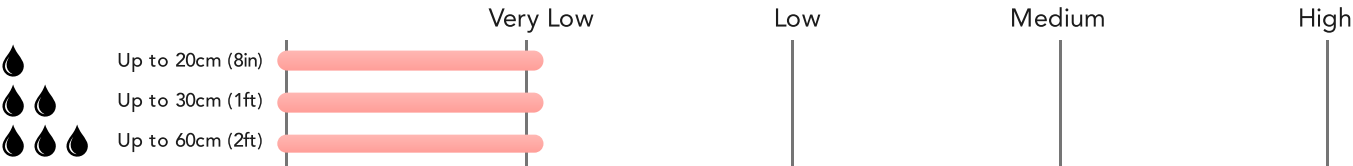


Risk Rating: Very low

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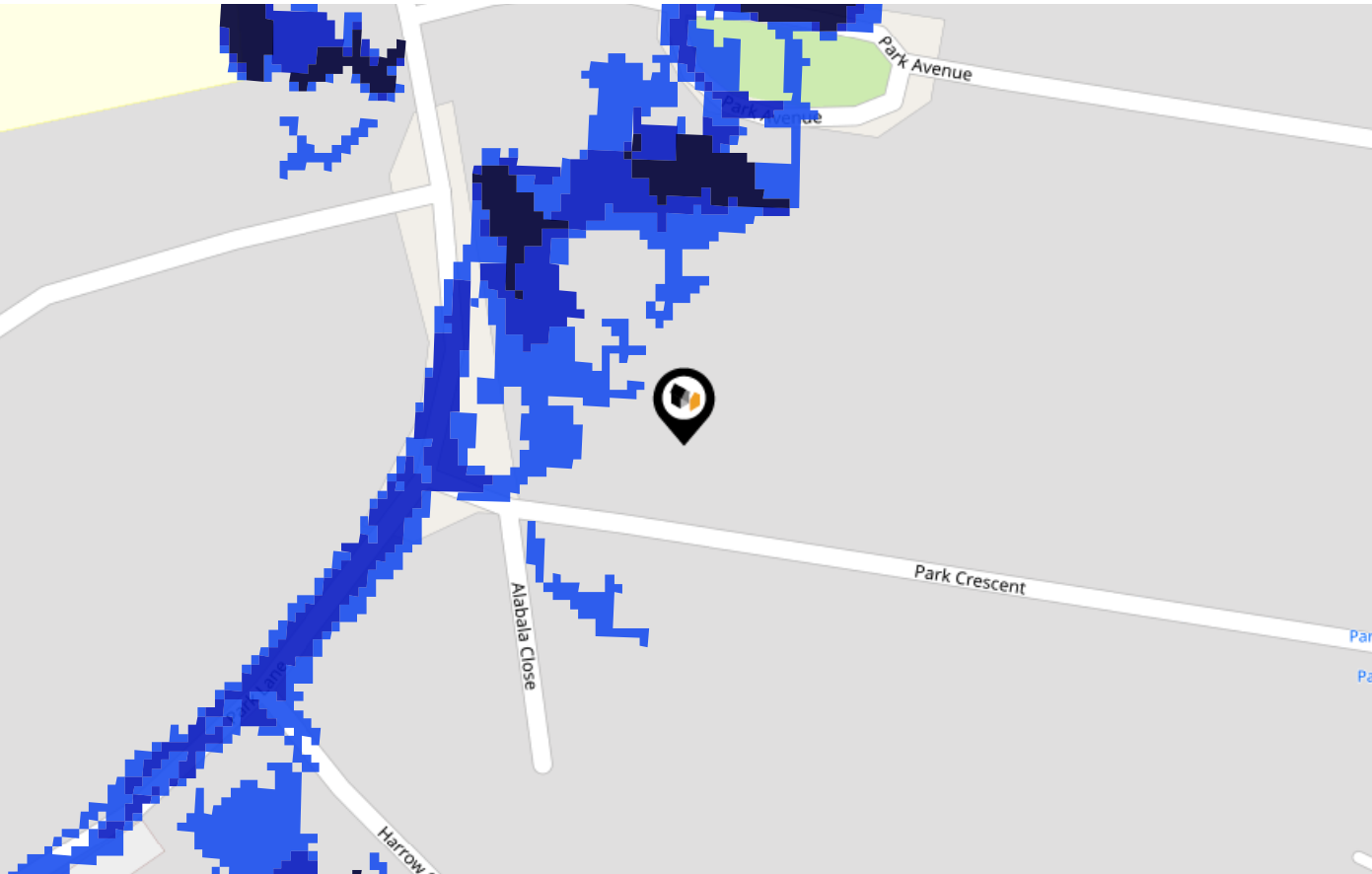
Chance of flooding to the following depths at this property:



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.



Risk Rating: Very low

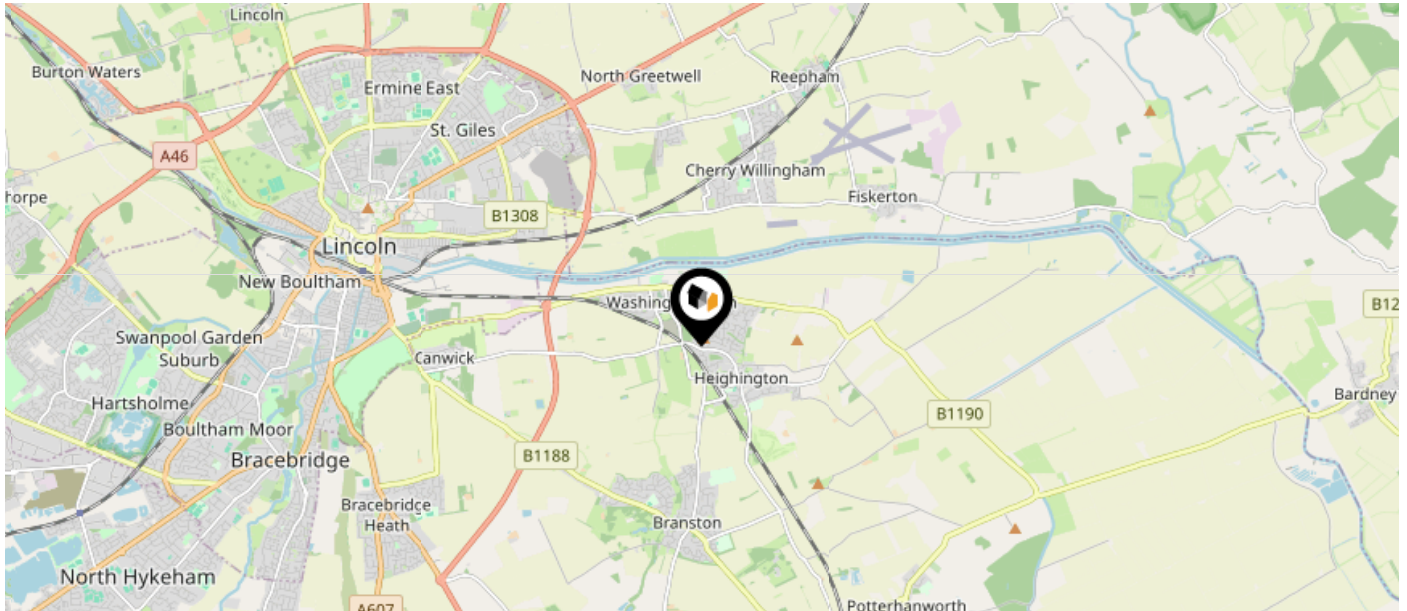
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

No data available.

Maps

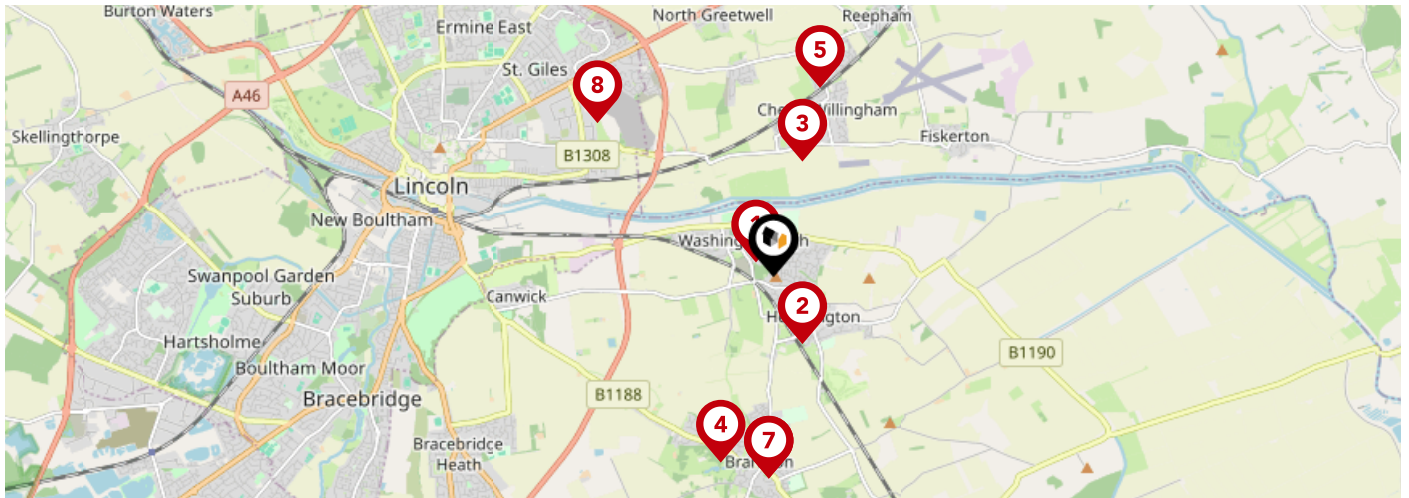
Listed Buildings



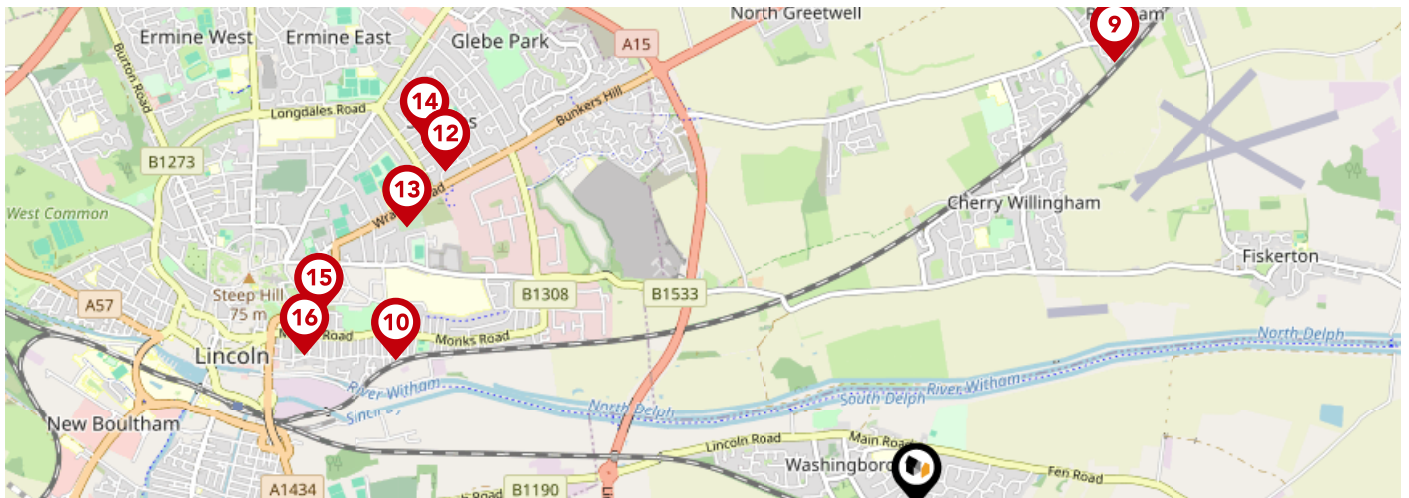
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1062563 - Number 83 Wellington House And Attached Railings	Grade II	0.2 miles
 1280867 - 9, High Street	Grade II	0.3 miles
 1205153 - Village Cross	Grade II	0.3 miles
 1360211 - 8, High Street	Grade II	0.3 miles
 1062562 - Gates To St John's Church	Grade II	0.3 miles
 1360213 - The Old Hall	Grade II	0.3 miles
 1280870 - Cornerstone	Grade II	0.3 miles
 1205158 - Number 69 With Attached Wall And Barn	Grade II	0.3 miles
 1360212 - The Rectory And Rectory Cottage	Grade II	0.3 miles
 1360210 - The Post Office	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:0.2	☐	☒	☐	☐	☐
2	Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:0.65	☐	☒	☐	☐	☐
3	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:1.06	☐	☒	☐	☐	☐
4	Branston Church of England Infant Academy Ofsted Rating: Outstanding Pupils: 134 Distance:1.71	☐	☒	☐	☐	☐
5	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:1.73	☐	☐	☒	☐	☐
6	Branston Junior Academy Ofsted Rating: Good Pupils: 170 Distance:1.79	☐	☒	☐	☐	☐
7	Branston Community Academy Ofsted Rating: Requires improvement Pupils: 1243 Distance:1.79	☐	☐	☒	☐	☐
8	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:2.07	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:2.15	☐	☒	☐	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:2.4	☐	☒	☐	☐	☐
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:2.57	☒	☐	☐	☐	☐
	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:2.57	☐	☒	☐	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:2.58	☐	☐	☒	☐	☐
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:2.72	☐	☐	☒	☐	☐
	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:2.79	☐	☐	☒	☐	☐
	Lincoln College Ofsted Rating: Good Pupils:0 Distance:2.8	☐	☐	☒	☐	☐

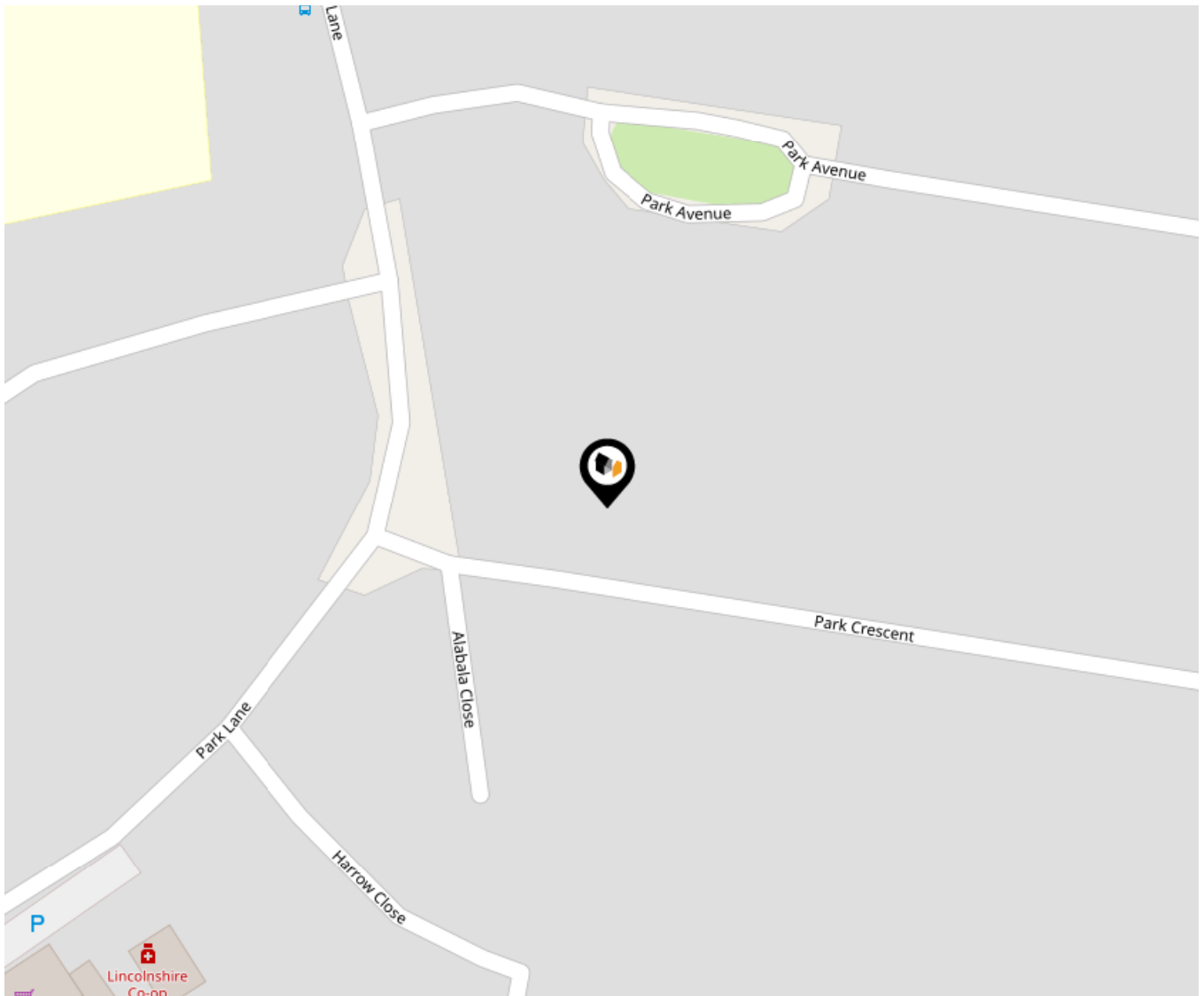
Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise



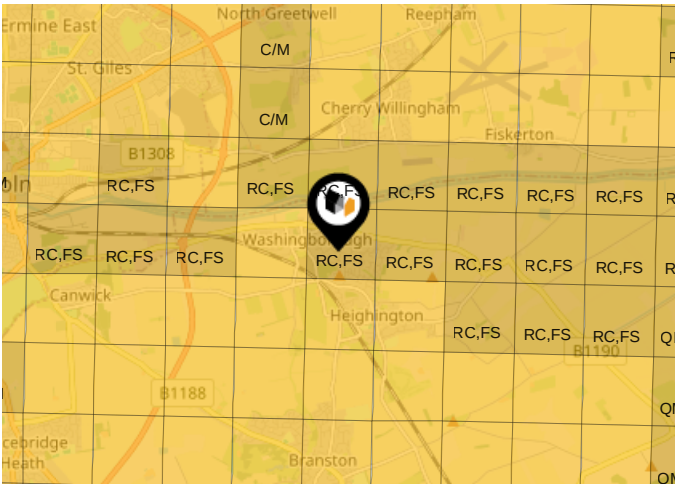
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

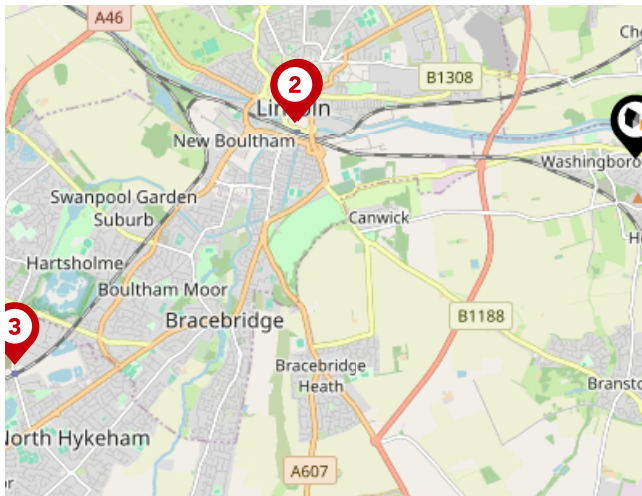
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



Primary Classifications (Most Common Clay Types)

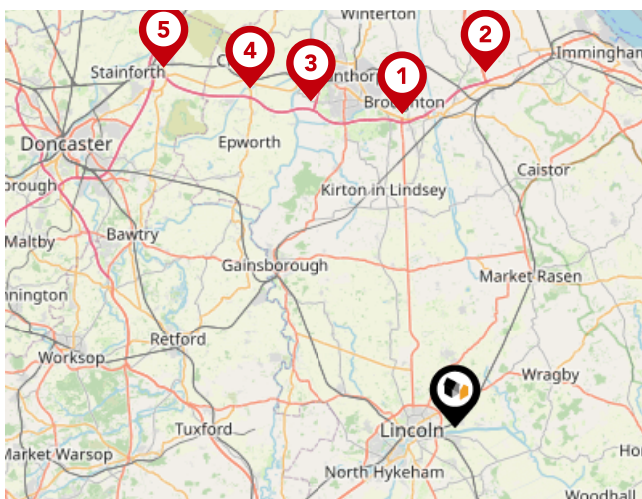
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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
1	Lincoln Central Rail Station	3.02 miles
2	Lincoln Central Rail Station	3.03 miles
3	Hykeham Rail Station	5.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.63 miles
2	M180 J5	25.25 miles
3	M180 J3	25.36 miles
4	M180 J2	28.09 miles
5	M180 J1	32.79 miles

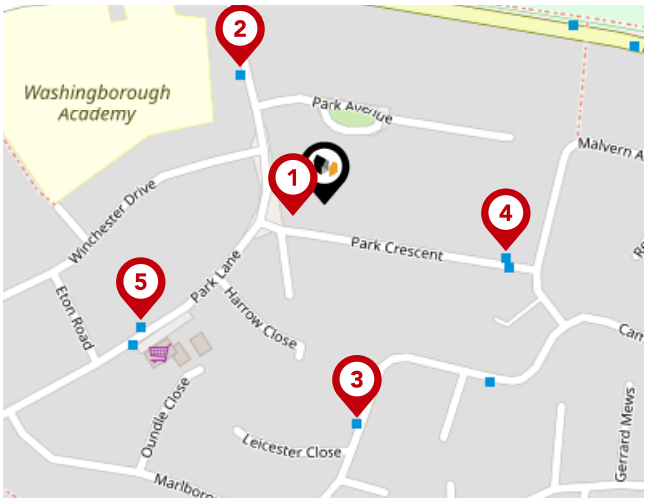


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.49 miles
2	Finningley	28.73 miles
3	East Mids Airport	45.11 miles
4	Leeds Bradford Airport	66.39 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alabala Close	0.02 miles
2	Park Avenue	0.09 miles
3	Leicester Close	0.12 miles
4	31 Park Crescent	0.1 miles
5	Park Lane Shops	0.12 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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