

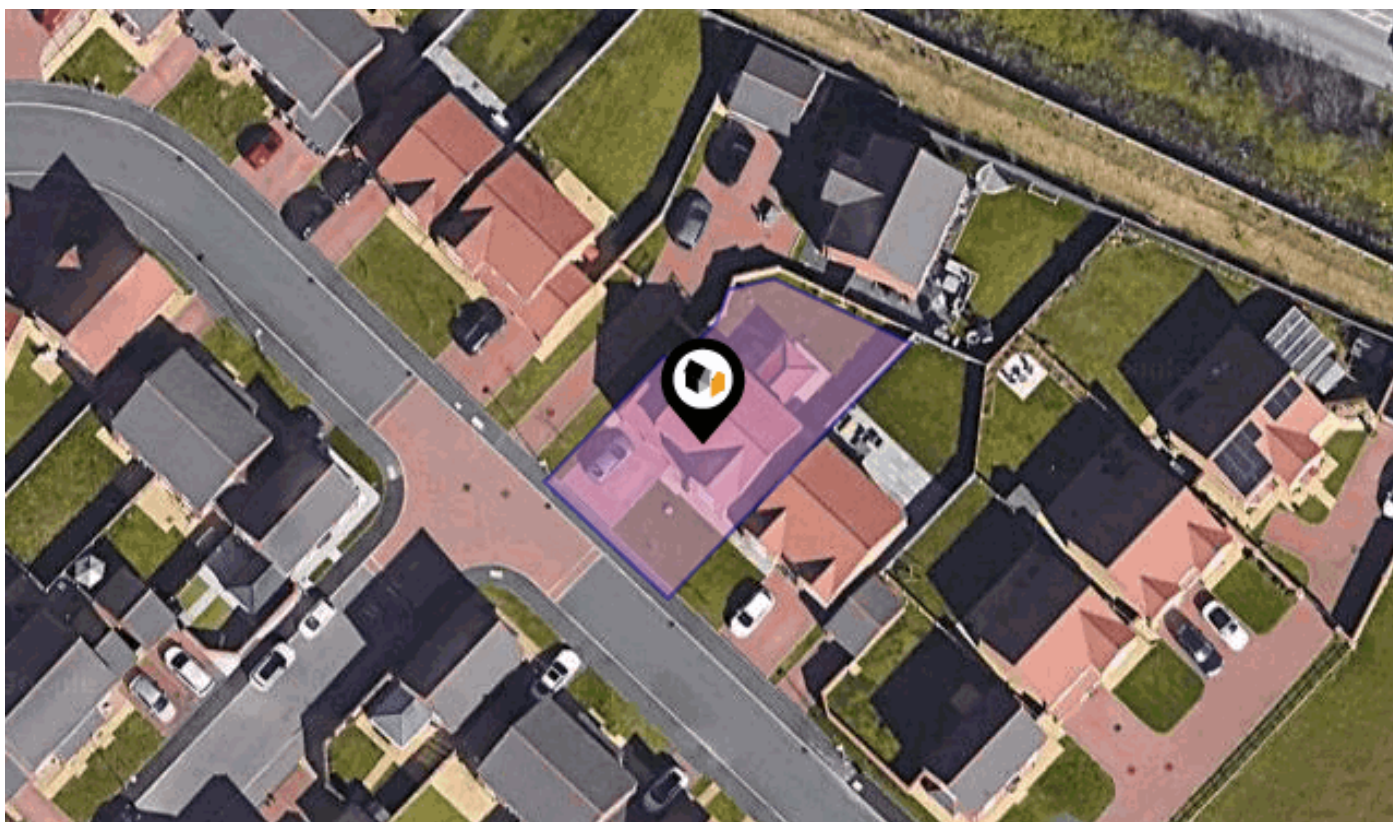


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th January 2026



87, HARLAND ROAD, LINCOLN, LN2 4GW

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

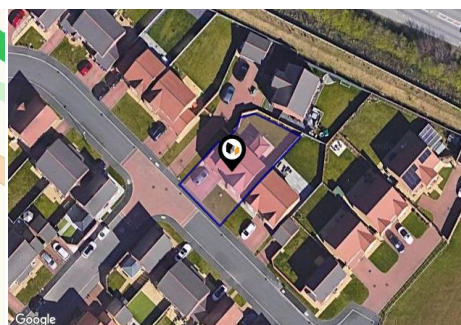
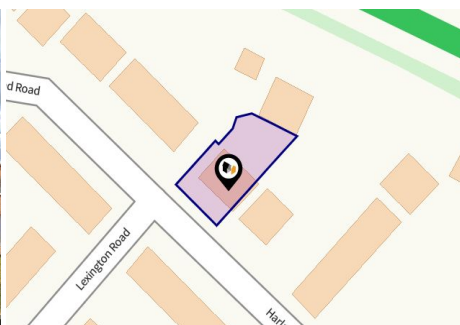
01522 510 044

Alex.Porter@mundys.net

www.mundys.net



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aprift
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Property



Type:	Detached
Bedrooms:	3
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.09 acres
Year Built :	2019
Council Tax :	Band D
Annual Estimate:	£2,280
Title Number:	LL395777
UPRN:	10090697383

Last Sold Date:	11/10/2019
Last Sold Price:	£315,950
Last Sold £/ft ² :	£357
Tenure:	Freehold

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	Very low Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	1800 mb/s
	

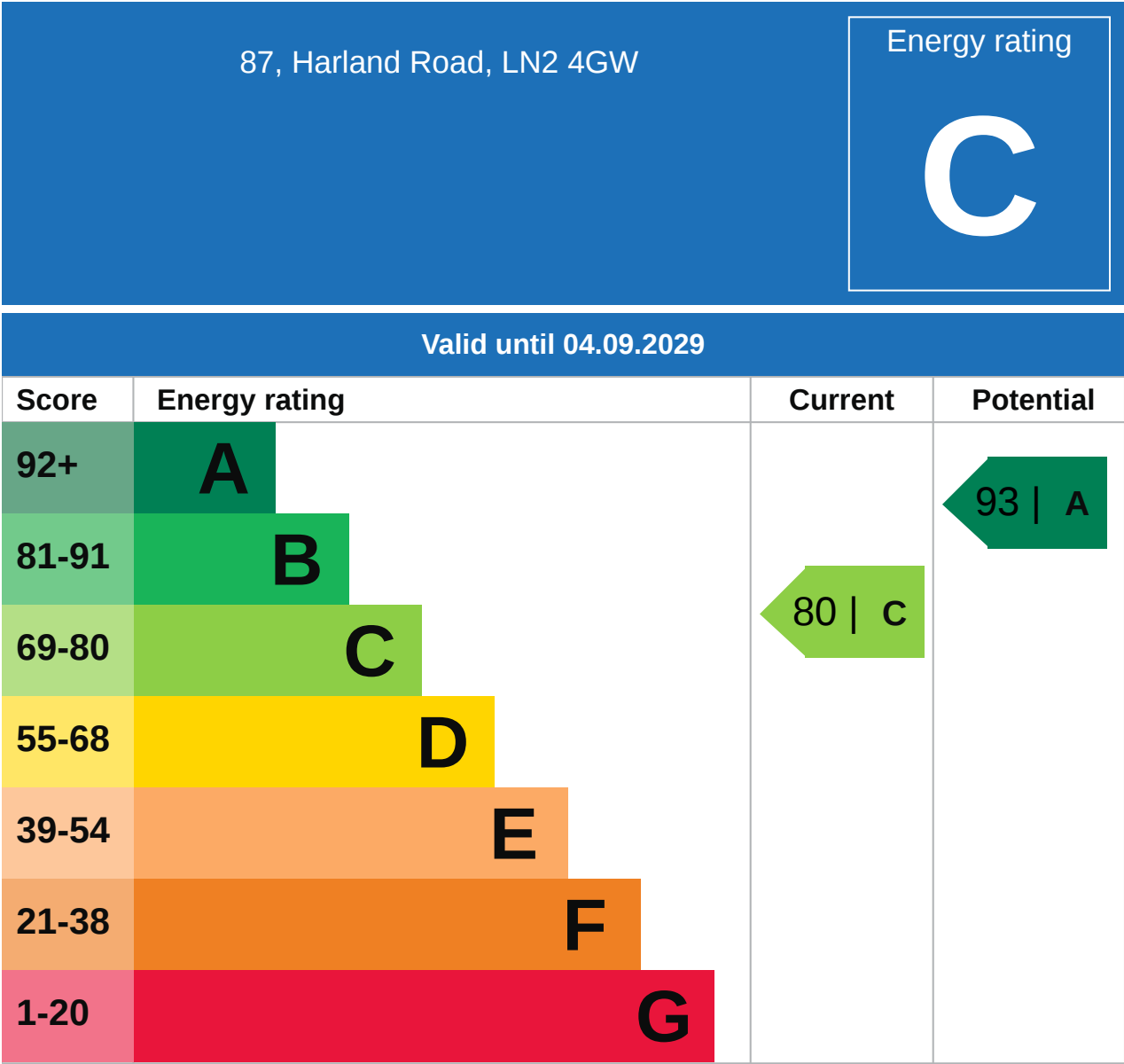
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	82 m ²

40, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	29/09/2025	16/05/2014
Last Sold Price:	£350,000	£234,950

77, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	22/09/2025	06/11/2019
Last Sold Price:	£200,000	£199,950

91, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	25/04/2025	20/10/2022	25/04/2019
Last Sold Price:	£273,000	£273,000	£235,950

49, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	31/01/2025	21/08/2015
Last Sold Price:	£282,000	£193,950

29, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	17/01/2025	30/08/2019	16/01/2015
Last Sold Price:	£235,000	£195,000	£159,450

69, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	05/09/2024	28/02/2020
Last Sold Price:	£342,500	£310,000

47, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	15/03/2024	24/11/2023	05/08/2015
Last Sold Price:	£265,000	£318,000	£214,950

34, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	17/08/2023	06/06/2014
Last Sold Price:	£285,000	£182,950

48, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	30/06/2023	31/07/2020
Last Sold Price:	£395,000	£349,950

37, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	14/10/2022	05/06/2015
Last Sold Price:	£275,000	£188,477

15, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	30/11/2021	03/10/2014
Last Sold Price:	£197,500	£142,950

36, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	06/10/2021	25/06/2014
Last Sold Price:	£253,500	£169,950

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

19, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	03/09/2021	24/10/2014
Last Sold Price:	£195,750	£142,950

35, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	01/02/2021	27/02/2015
Last Sold Price:	£210,000	£159,450

23, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	11/12/2020	06/03/2015
Last Sold Price:	£198,000	£160,000

71, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	25/08/2020
Last Sold Price:	£375,000

26, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	04/08/2020	06/03/2015
Last Sold Price:	£172,000	£144,950

46, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	28/07/2020
Last Sold Price:	£315,950

75, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	10/07/2020
Last Sold Price:	£275,950

73, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	02/07/2020
Last Sold Price:	£329,950

44, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	30/06/2020
Last Sold Price:	£285,950

89, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	13/03/2020
Last Sold Price:	£324,500

85, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	05/02/2020
Last Sold Price:	£385,000

87, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	11/10/2019
Last Sold Price:	£315,950

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

22, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	04/10/2019	26/05/2015
Last Sold Price:	£189,000	£159,950

83, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	04/10/2019
Last Sold Price:	£319,950

79, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	30/08/2019
Last Sold Price:	£199,950

81, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	30/08/2019
Last Sold Price:	£257,950

97, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	21/06/2019
Last Sold Price:	£395,000

95, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	17/06/2019
Last Sold Price:	£327,000

50, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	07/06/2019
Last Sold Price:	£290,000

93, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	30/04/2019
Last Sold Price:	£299,950

38, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	27/03/2019	20/05/2014
Last Sold Price:	£285,000	£225,950

52, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	30/11/2018
Last Sold Price:	£193,950

54, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	21/09/2018
Last Sold Price:	£193,950

43, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	23/07/2018	10/09/2015
Last Sold Price:	£257,000	£235,950

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

60, Harland Road, Lincoln, LN2 4GW		
Last Sold Date:	08/06/2018	
Last Sold Price:	£216,950	
58, Harland Road, Lincoln, LN2 4GW		
Last Sold Date:	11/05/2018	
Last Sold Price:	£191,950	
56, Harland Road, Lincoln, LN2 4GW		
Last Sold Date:	04/05/2018	
Last Sold Price:	£191,950	
3, Harland Road, Lincoln, LN2 4GW		
Last Sold Date:	21/07/2017	27/10/2014
Last Sold Price:	£222,000	£169,950
59, Harland Road, Lincoln, LN2 4GW		
Last Sold Date:	24/02/2016	
Last Sold Price:	£219,950	
67, Harland Road, Lincoln, LN2 4GW		
Last Sold Date:	19/02/2016	
Last Sold Price:	£199,950	
65, Harland Road, Lincoln, LN2 4GW		
Last Sold Date:	05/02/2016	
Last Sold Price:	£219,950	
55, Harland Road, Lincoln, LN2 4GW		
Last Sold Date:	22/01/2016	
Last Sold Price:	£245,000	
63, Harland Road, Lincoln, LN2 4GW		
Last Sold Date:	14/12/2015	
Last Sold Price:	£169,950	
57, Harland Road, Lincoln, LN2 4GW		
Last Sold Date:	20/11/2015	
Last Sold Price:	£199,950	
61, Harland Road, Lincoln, LN2 4GW		
Last Sold Date:	20/11/2015	
Last Sold Price:	£169,950	
51, Harland Road, Lincoln, LN2 4GW		
Last Sold Date:	30/10/2015	
Last Sold Price:	£319,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

53, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 23/10/2015
Last Sold Price: £295,950

18, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 03/08/2015
Last Sold Price: £198,000

41, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 03/08/2015
Last Sold Price: £209,950

45, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 07/07/2015
Last Sold Price: £184,950

39, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 12/06/2015
Last Sold Price: £234,950

20, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 22/05/2015
Last Sold Price: £159,950

33, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 27/03/2015
Last Sold Price: £144,950

24, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 13/03/2015
Last Sold Price: £209,950

28, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 06/03/2015
Last Sold Price: £144,950

31, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 29/01/2015
Last Sold Price: £159,450

21, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 16/01/2015
Last Sold Price: £159,450

27, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 16/01/2015
Last Sold Price: £159,450

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

25, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 19/12/2014
Last Sold Price: £144,950

9, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 21/11/2014
Last Sold Price: £169,950

7, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 14/11/2014
Last Sold Price: £164,950

5, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 07/11/2014
Last Sold Price: £142,950

30, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 06/11/2014
Last Sold Price: £157,950

17, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 17/10/2014
Last Sold Price: £157,950

11, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 10/10/2014
Last Sold Price: £142,950

32, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 02/09/2014
Last Sold Price: £157,950

6, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 01/08/2014
Last Sold Price: £184,950

4, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 25/07/2014
Last Sold Price: £209,950

2, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 18/07/2014
Last Sold Price: £225,950

42, Harland Road, Lincoln, LN2 4GW

Last Sold Date: 10/07/2014
Last Sold Price: £209,950

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

1, Harland Road, Lincoln, LN2 4GW

Last Sold Date:	13/06/2014
Last Sold Price:	£184,950

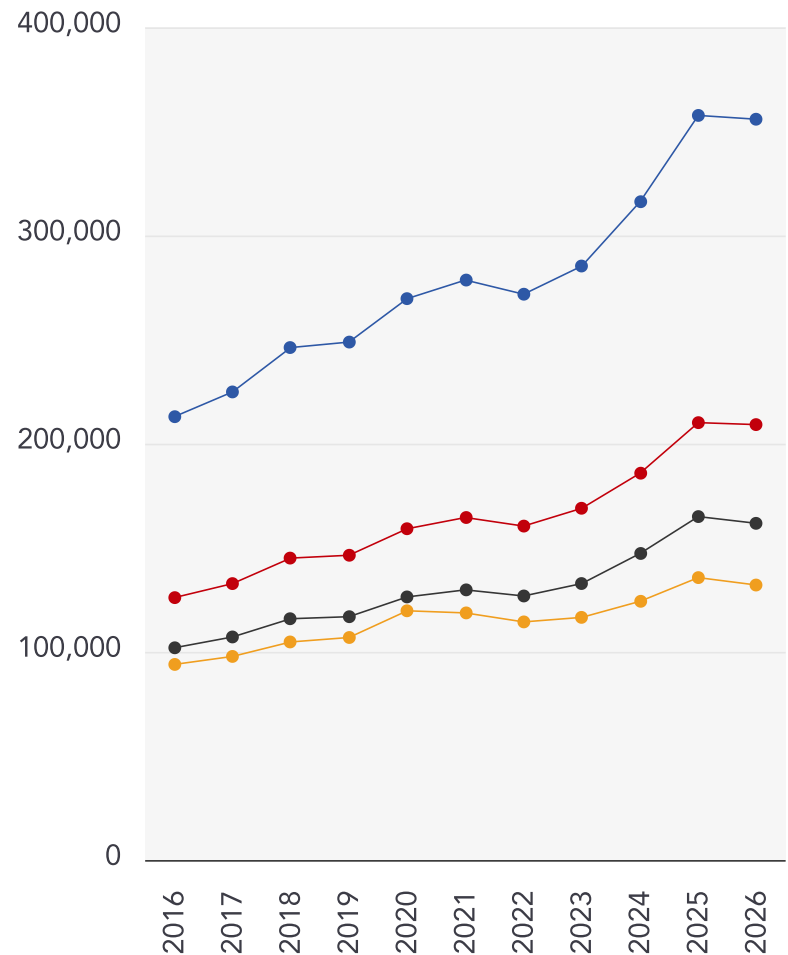
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN2



Detached

+67.09%

Semi-Detached

+65.93%

Terraced

+58.63%

Flat

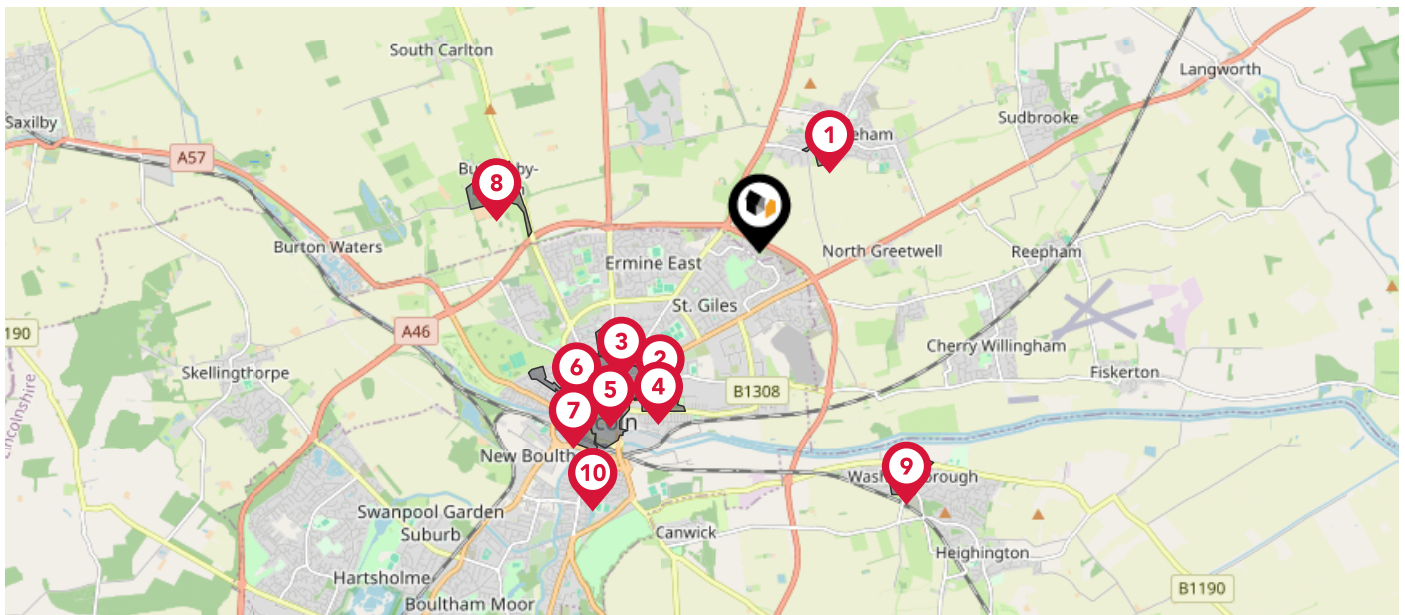
+40.58%

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

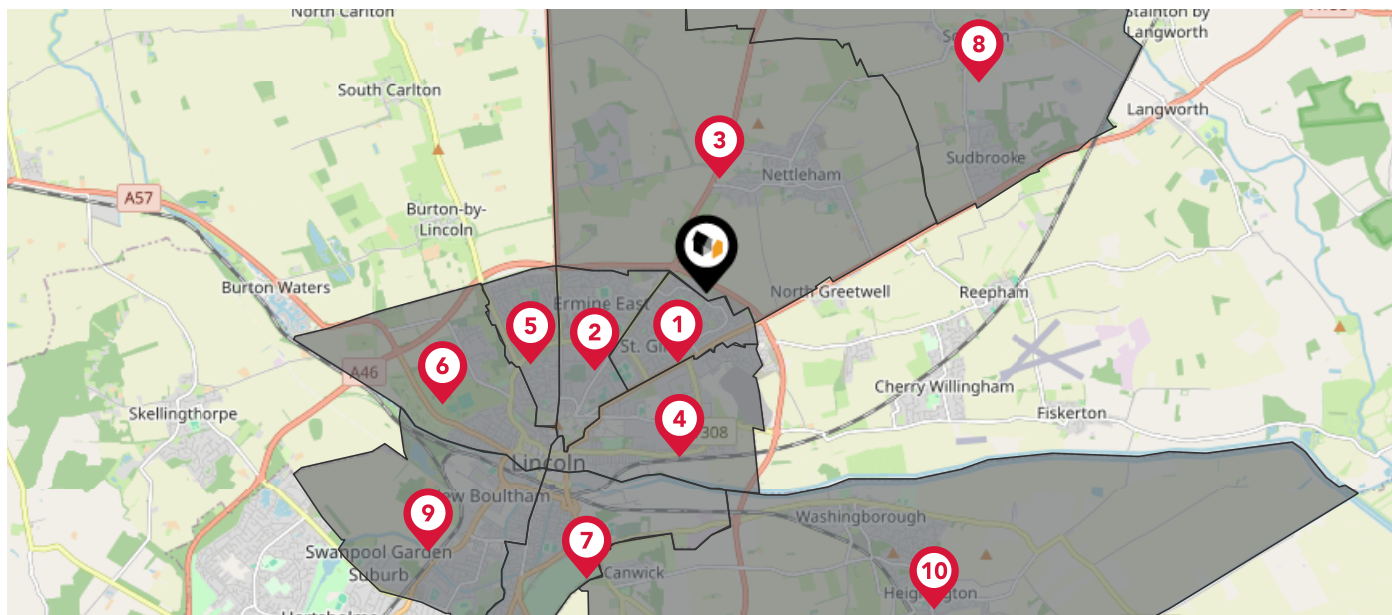
- | | |
|----|----------------------------|
| 1 | Nettleham |
| 2 | The Dell |
| 3 | Newport and Nettleham Road |
| 4 | Lindum and Arboretum |
| 5 | Cathedral and City Centre |
| 6 | Carline |
| 7 | West Parade and Brayford |
| 8 | Burton |
| 9 | Washingborough |
| 10 | Sibthorp |

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



Glebe Ward



Minster Ward



Nettleham Ward



Abbey Ward



Castle Ward



Carholme Ward



Park Ward



Sudbrooke Ward

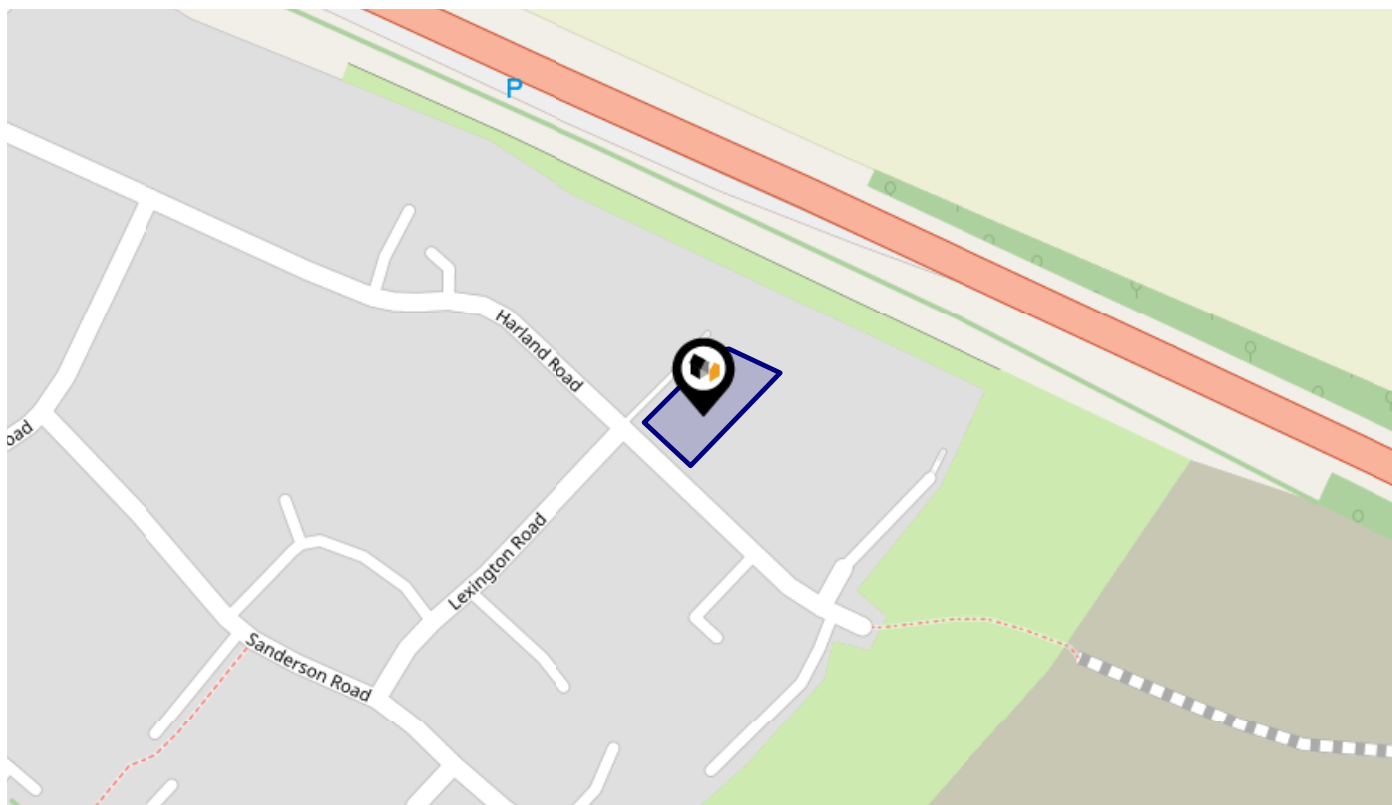


Boultham Ward



Heighington and Washingborough 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.

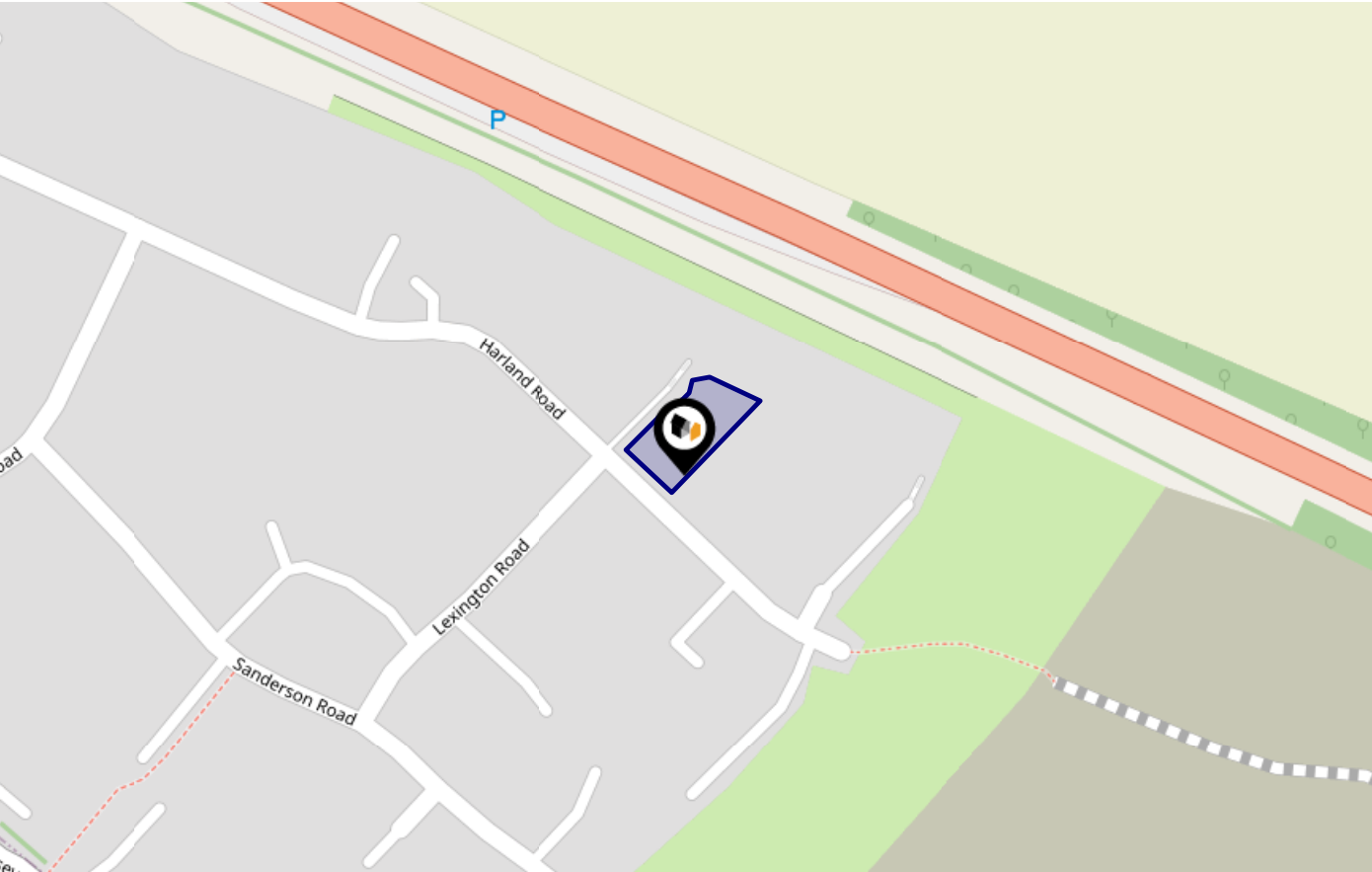
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

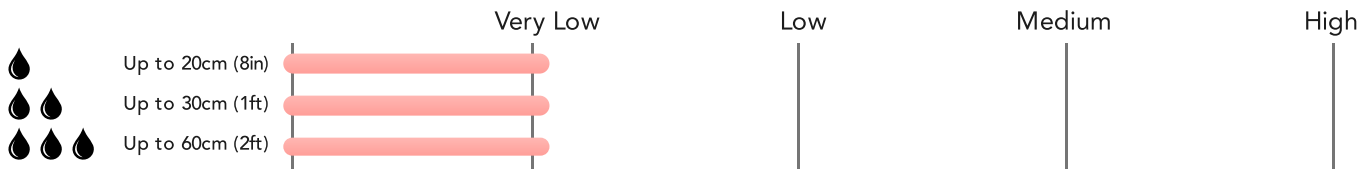


Risk Rating: Very low

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.

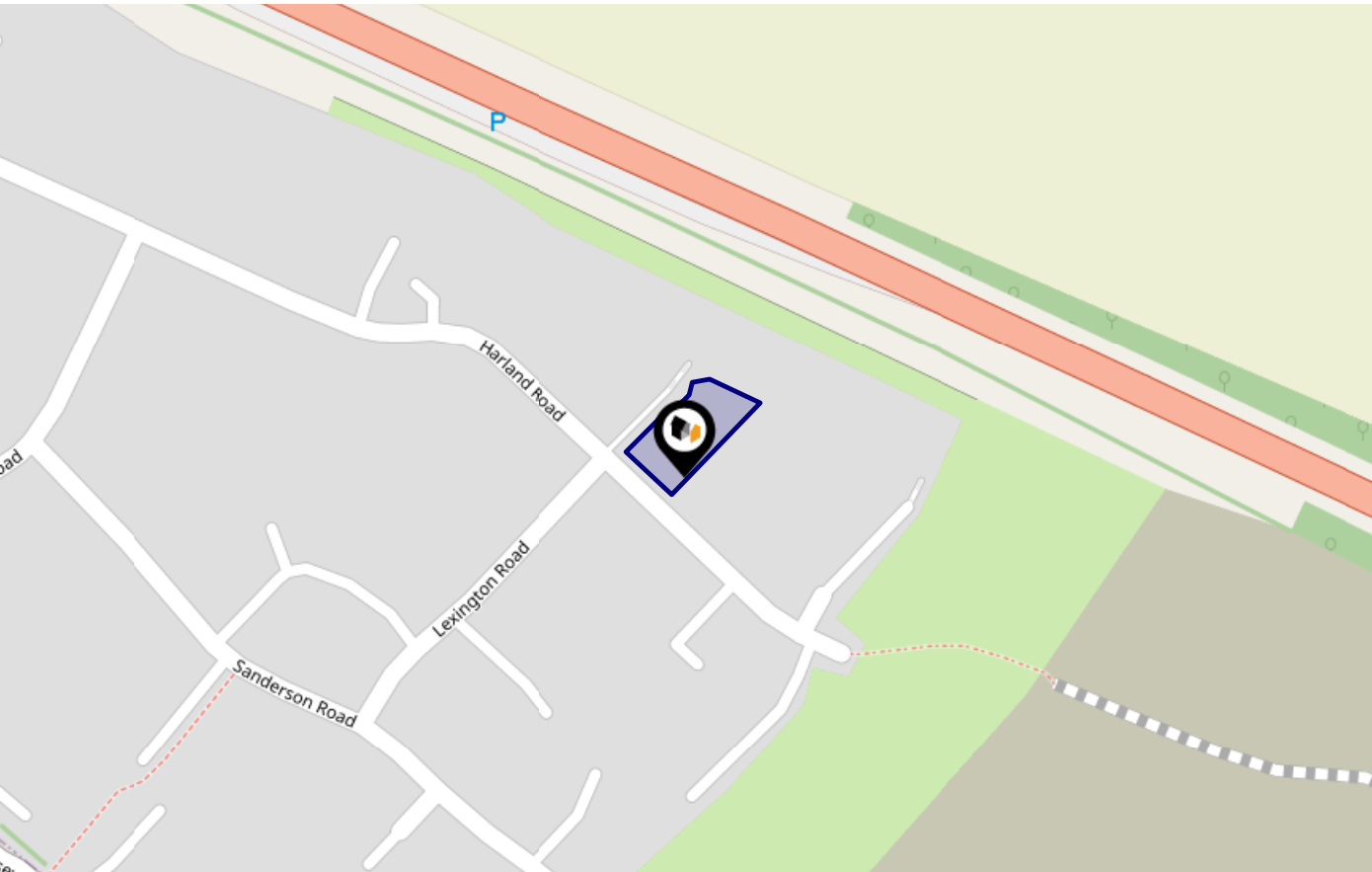
Chance of flooding to the following depths at this property:



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.

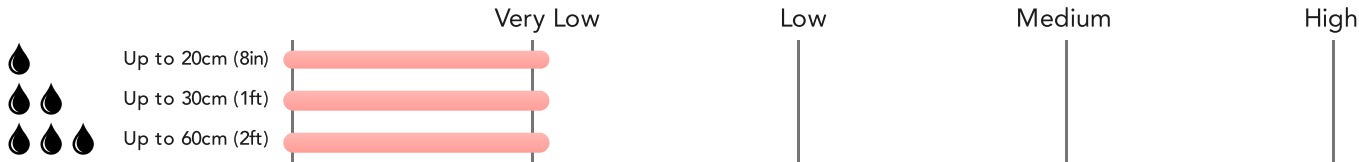


Risk Rating: Very low

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.

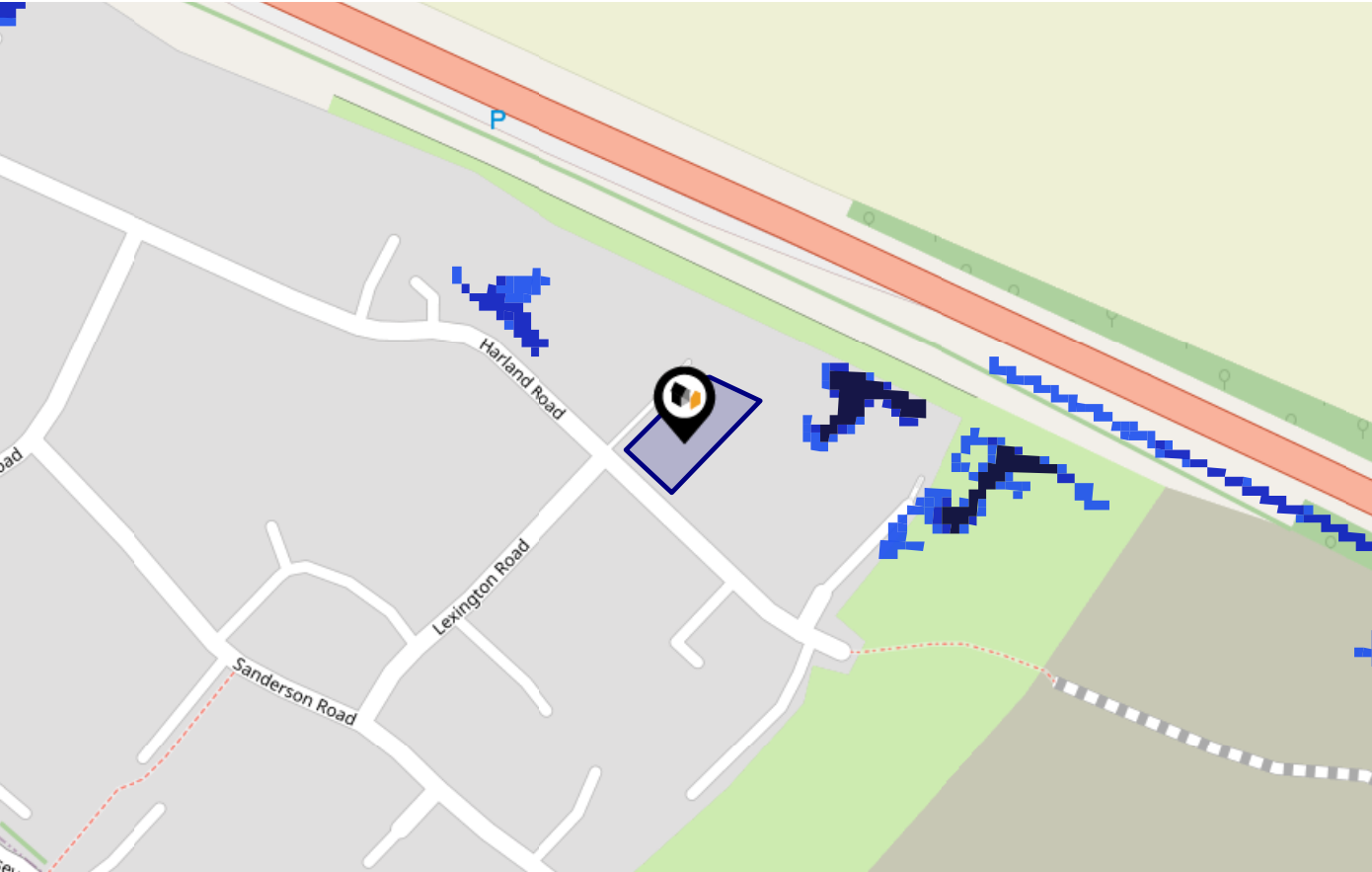
Chance of flooding to the following depths at this property:



Flood Risk

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.

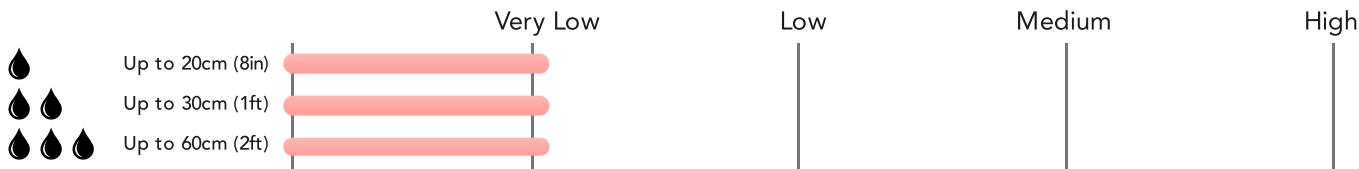


Risk Rating: Very low

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.

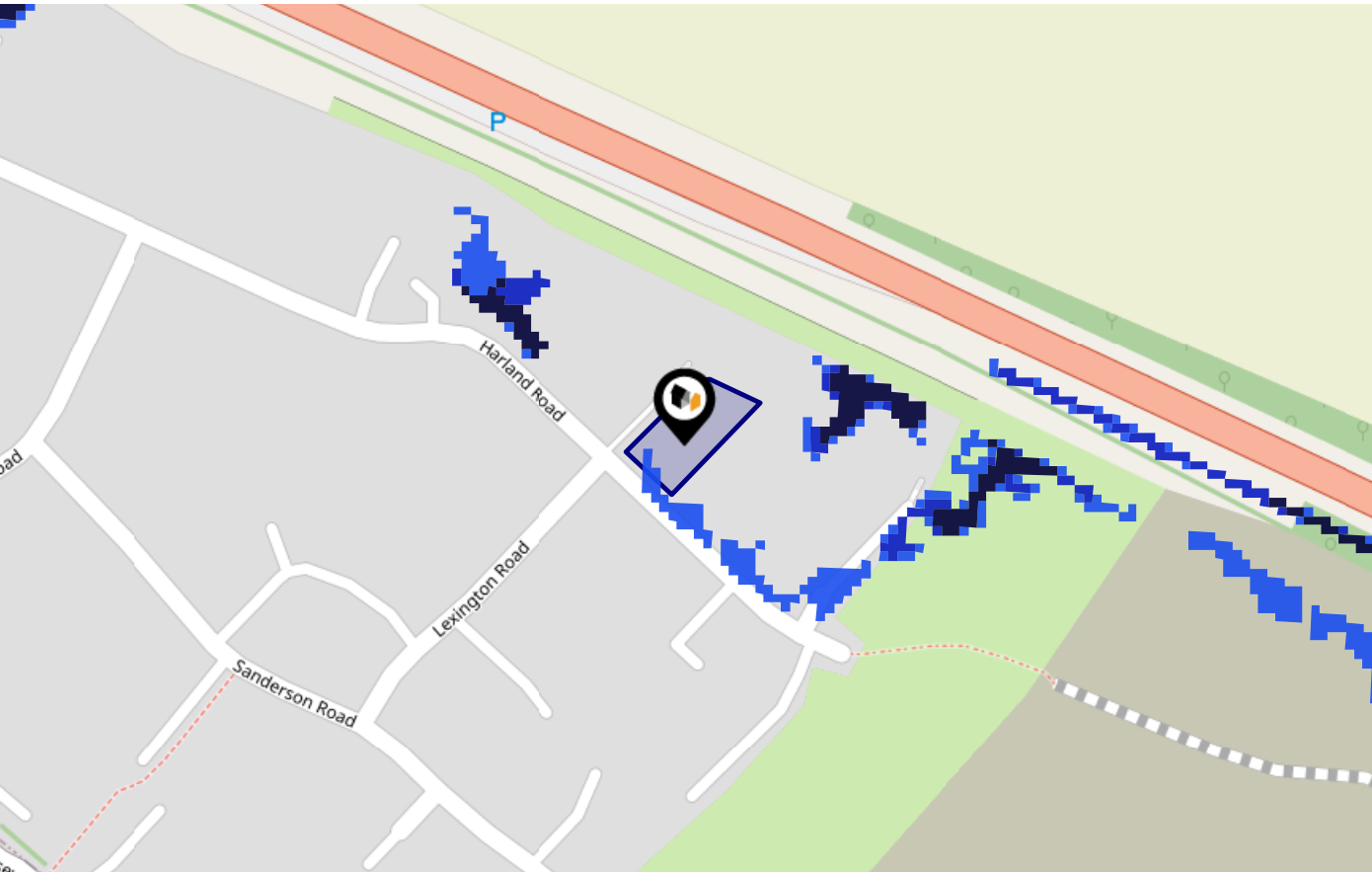
Chance of flooding to the following depths at this property:



Flood Risk





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.

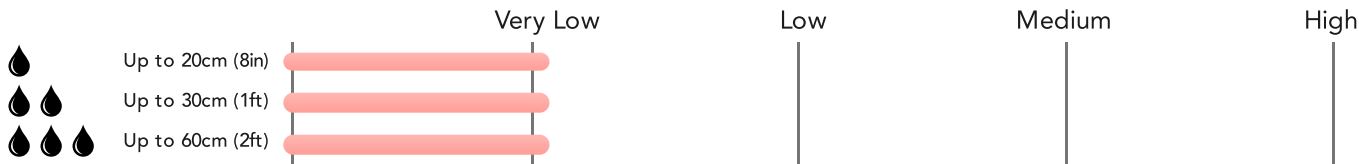


Risk Rating: Very low

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:

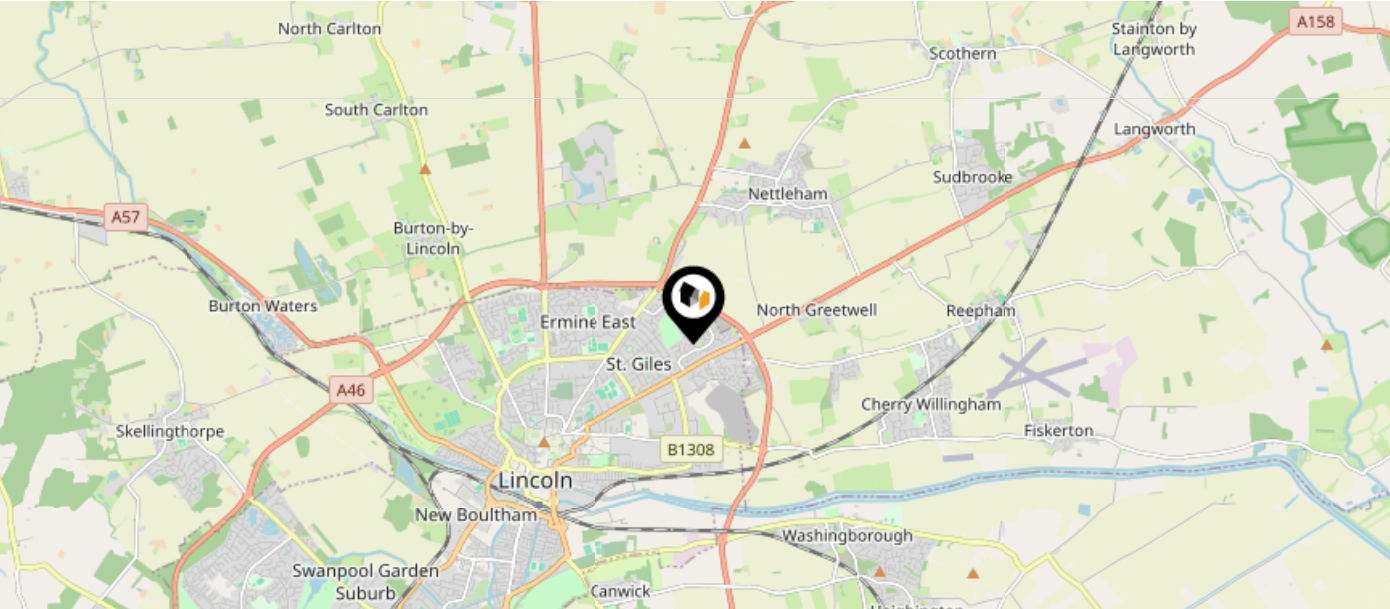


Maps

Green Belt



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



Nearby Green Belt Land

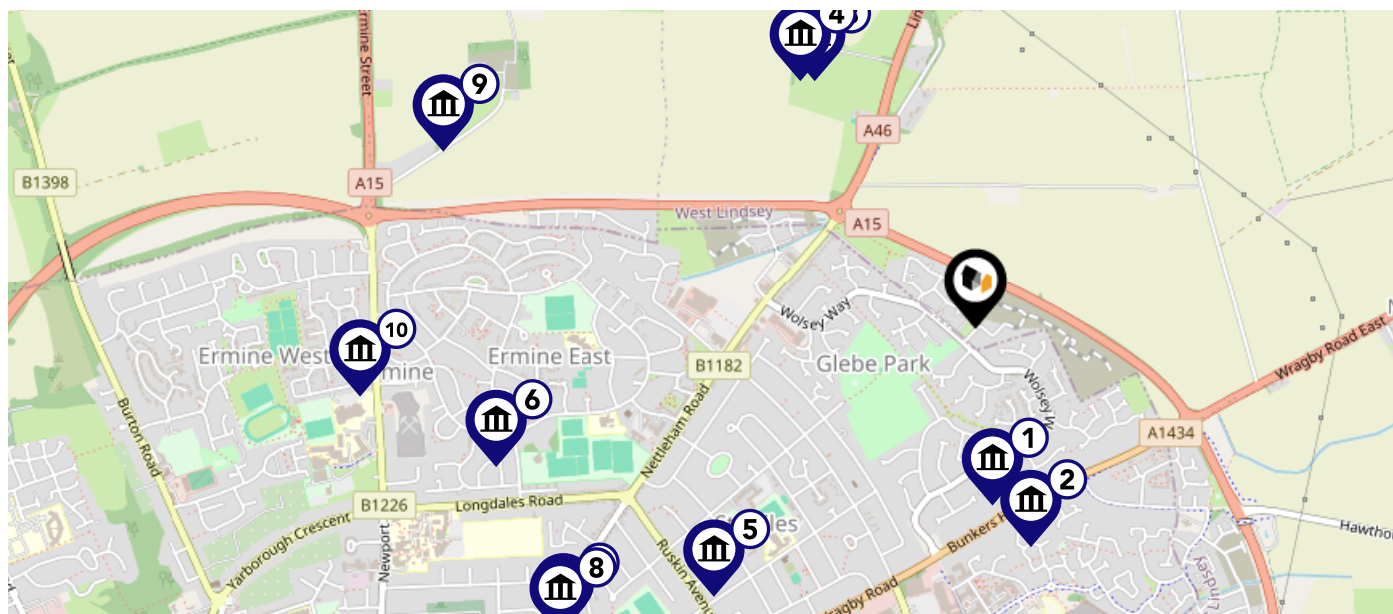
No data available.











Maps

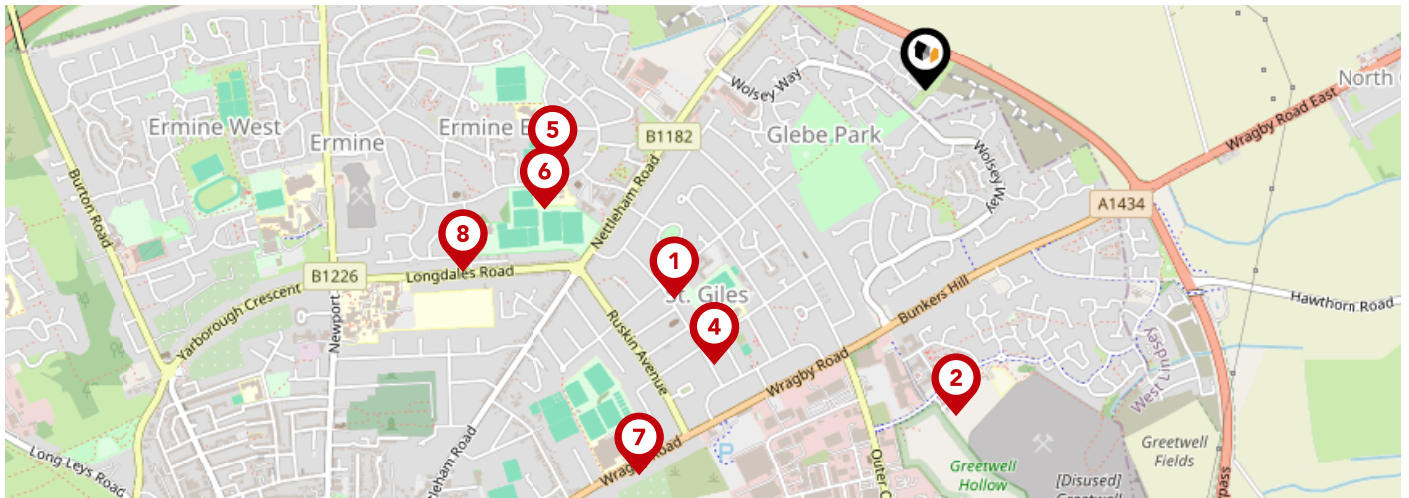
Listed Buildings











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
 1388832 - Harvest Moon Public House	Grade II	0.4 miles
 1388473 - The Lincolnshire Poacher Public House And Attached Boundary Wall	Grade II	0.5 miles
 1165895 - Nettleham Fields Farmhouse	Grade II	0.6 miles
 1064119 - Stables At Nettleham Fields Farmhouse	Grade II	0.7 miles
 1388614 - Church Of St Giles	Grade II	0.8 miles
 1388800 - Church Of St John	Grade II	1.1 miles
 1388707 - 104-110, Nettleham Road	Grade II	1.1 miles
 1388706 - 96-102, Nettleham Road	Grade II	1.1 miles
 1165934 - Riseholme Grange	Grade II	1.2 miles
 1388742 - Dial Cottage	Grade II	1.4 miles

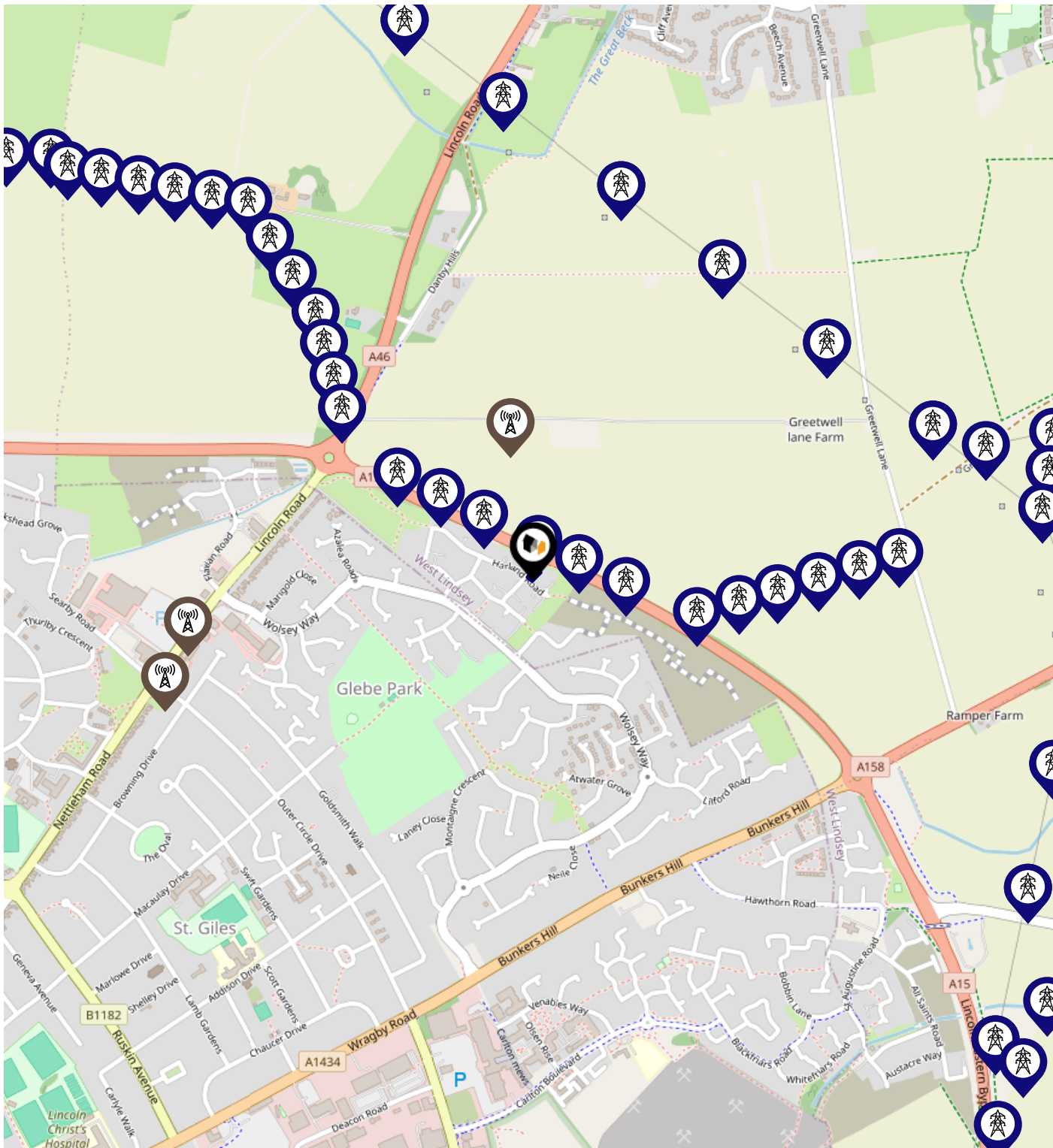


		Nursery	Primary	Secondary	College	Private
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:0.77	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance: 1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance: 1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance: 1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance: 1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance: 1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

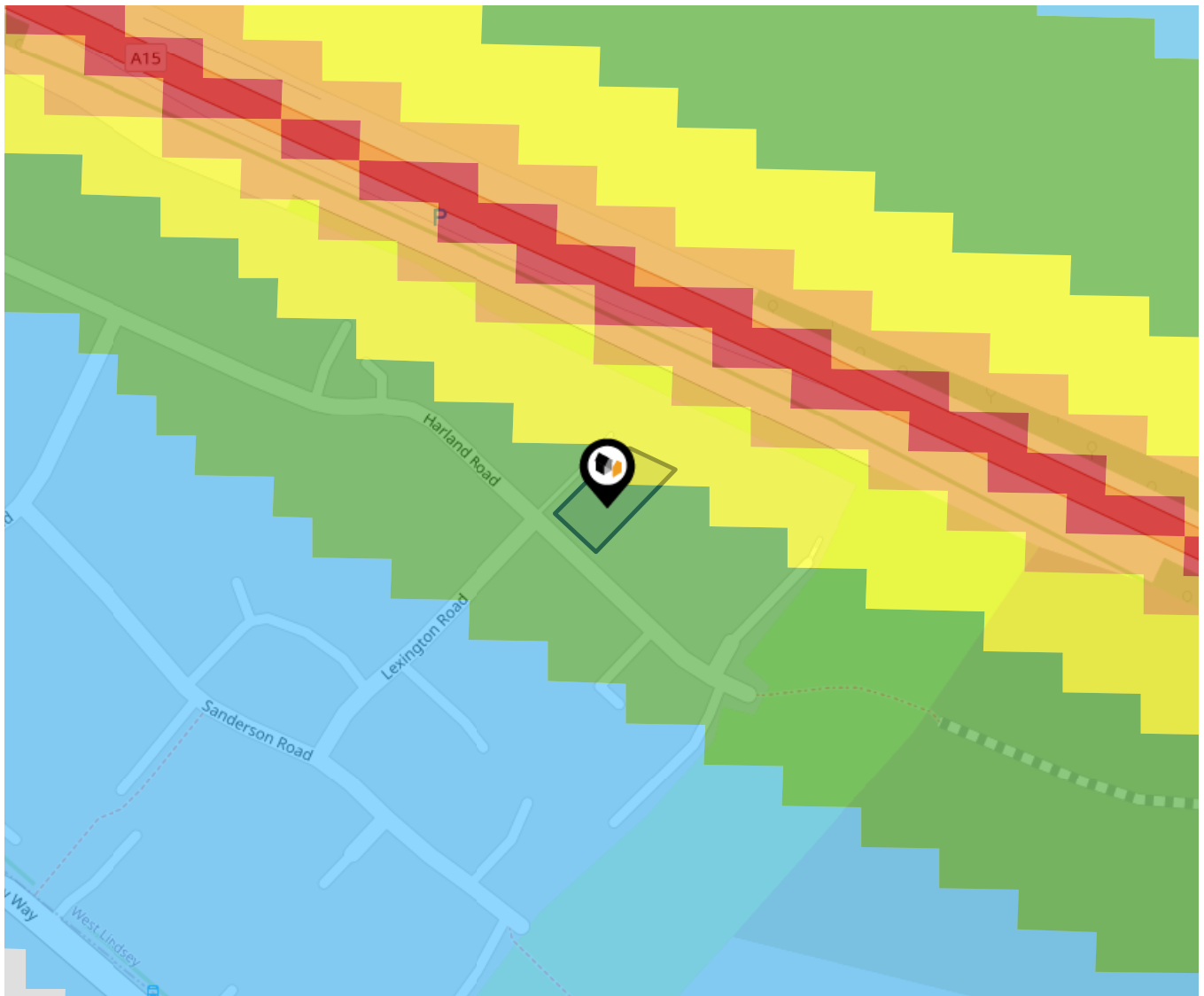
Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise



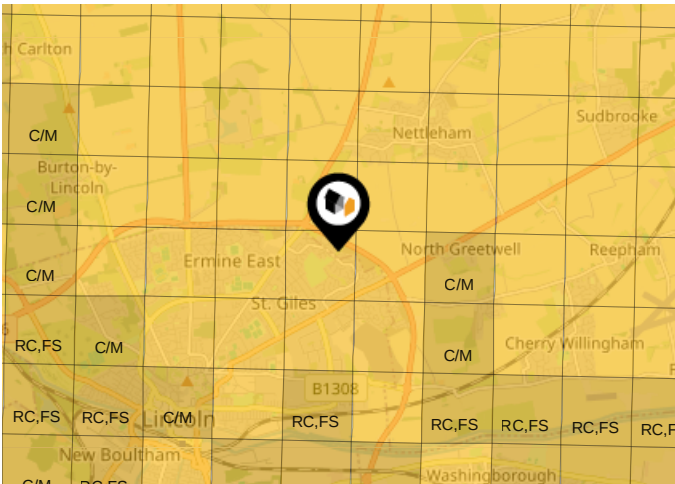
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	HIGH	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

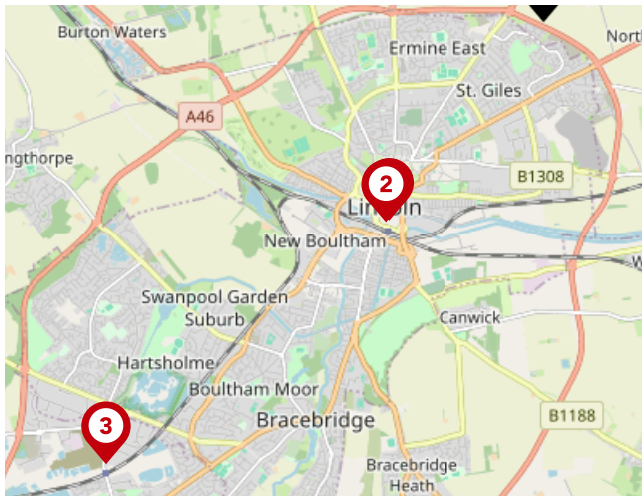


Primary Classifications (Most Common Clay Types)

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

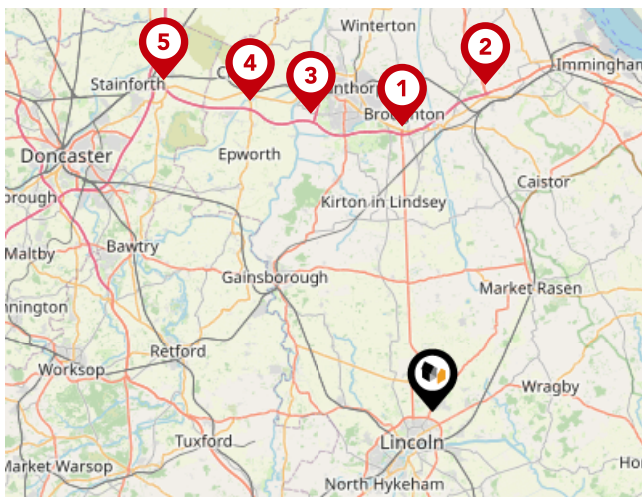
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	2.24 miles
2	Lincoln Central Rail Station	2.26 miles
3	Hykeham Rail Station	5.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	20.34 miles
2	M180 J5	23.38 miles
3	M180 J3	22.81 miles
4	M180 J2	25.46 miles
5	M180 J1	30.14 miles

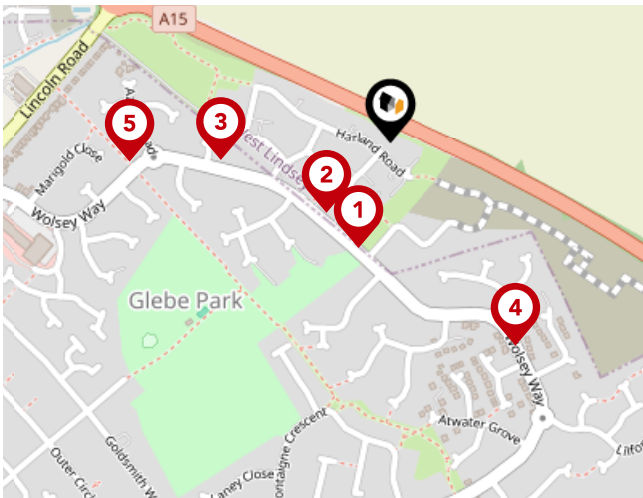


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	23.83 miles
2	Finningley	26.16 miles
3	East Mids Airport	45.15 miles
4	Leeds Bradford Airport	63.78 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Larkspur Road	0.12 miles
2	Larkspur Road	0.11 miles
3	Arabis Close	0.19 miles
4	Swayne Close	0.27 miles
5	Thistle Close	0.29 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

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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.

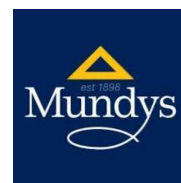


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