

DARREN BECKETT  
exp<sup>UK</sup>



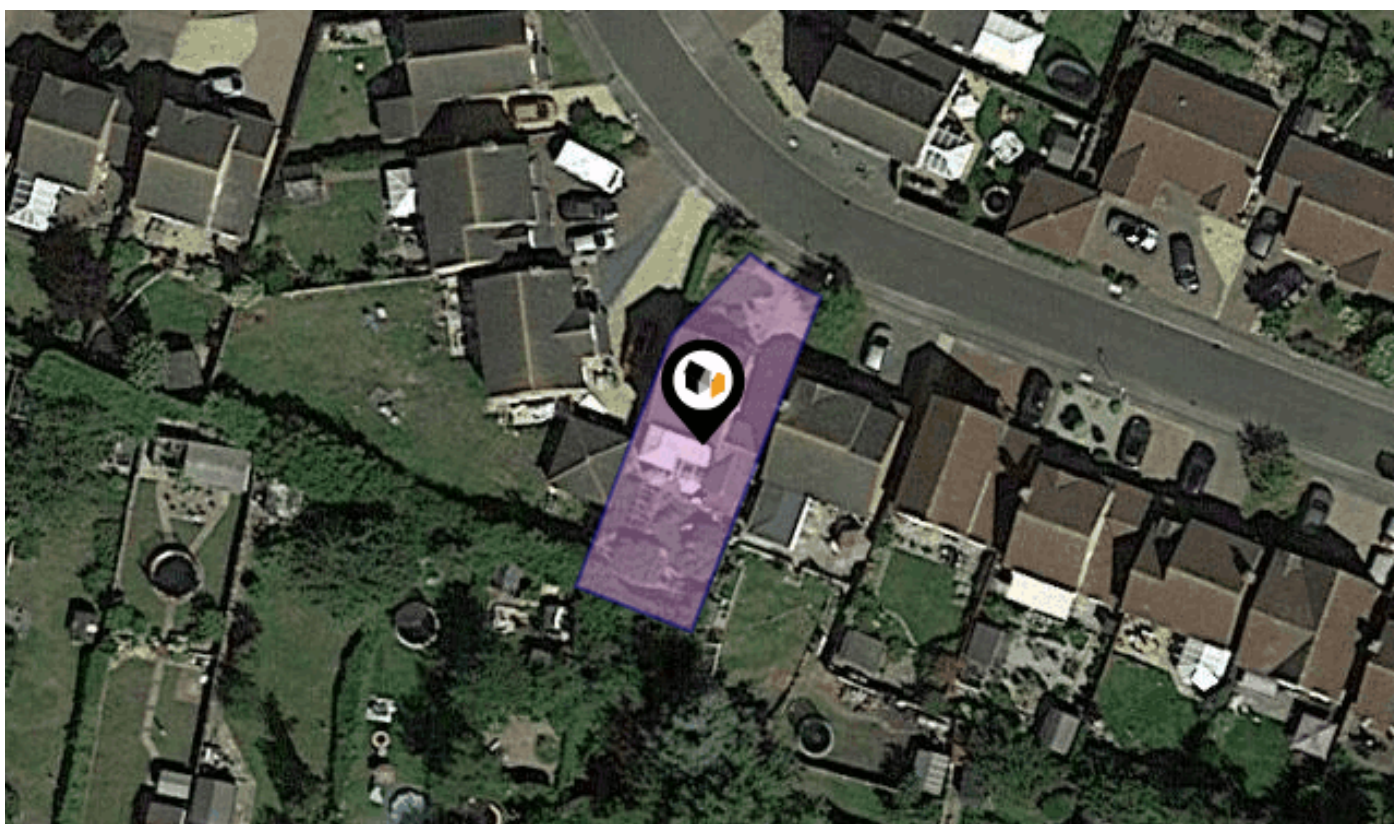
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Buyers

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24<sup>th</sup> January 2023



**15, WOODSIDE, BRANSTON, LINCOLN, LN4 1TJ**

Price Estimate : £300,000

**Darren Beckett - Bespoke Estate Agent**

58 Bunkers Hill, Lincoln, LN2 4QP

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# Introduction

## Our Comments

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### Dear Buyers

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Thank you for viewing the details for 1 Daleview Meadows, North Hykeham, Lincoln, LN6 8GA.

Here is some very useful information for you about this fantastic home.

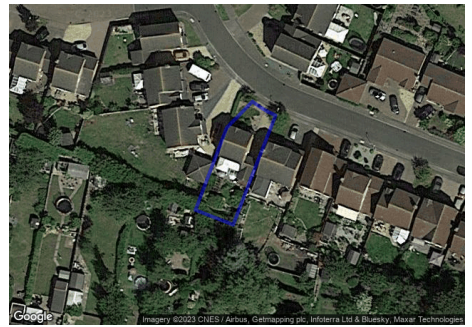
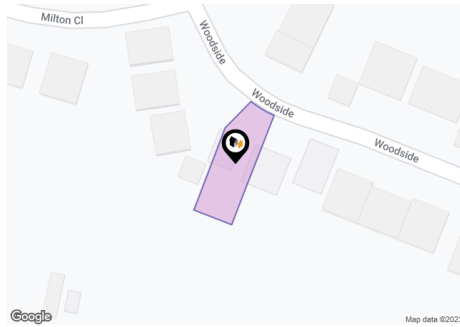
If you have any questions or would like to view, please contact us.

Best regards

**Darren Beckett - powered by eXp**

**T: 01522 275102**

**M: 07340 871190**



## Property

**Type:** Detached  
**Bedrooms:** 3  
**Plot Area:** 0.07 acres  
**Council Tax :** Band C  
**Annual Estimate:** £1,769  
**Title Number:** LL184709  
**UPRN:** 200002773279

**Last Sold Date:** 31/03/2000  
**Last Sold Price:** £71,950  
**Price Estimate:** £300,000  
**Tenure:** Freehold

## Local Area

**Local Authority:** North Kesteven  
**Flood Risk:** Very Low  
**Conservation Area:** No

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

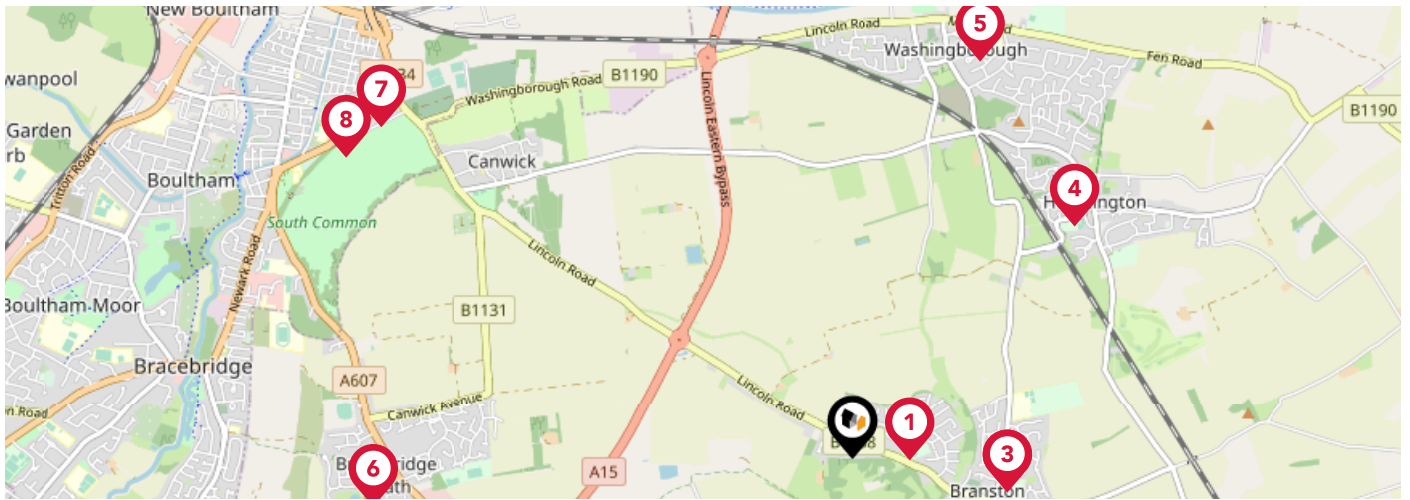


**Mobile Coverage:**  
 (based on calls indoors)

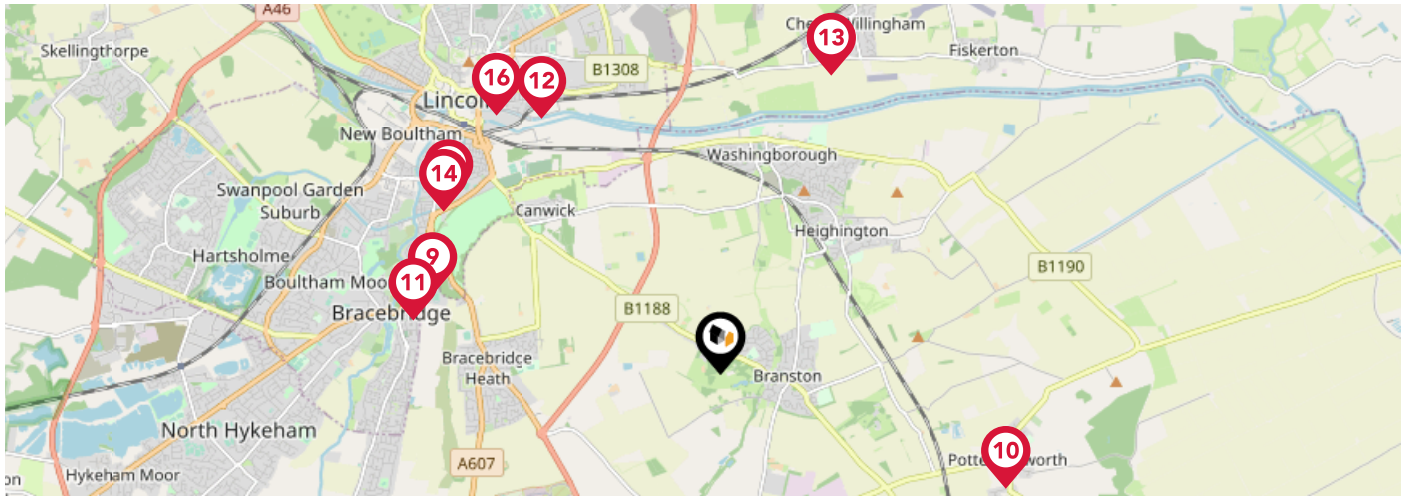


**Satellite/Fibre TV Availability:**





|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>1</b> <b>Branston Church of England Infant Academy</b><br/>Ofsted Rating: Not Rated   Pupils: 108   Distance:0.26</p>           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>2</b> <b>Branston Junior Academy</b><br/>Ofsted Rating: Good   Pupils: 158   Distance:0.7</p>                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>3</b> <b>Branston Community Academy</b><br/>Ofsted Rating: Outstanding   Pupils: 1186   Distance:0.7</p>                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>4</b> <b>Heighington Millfield Primary Academy</b><br/>Ofsted Rating: Good   Pupils: 285   Distance:1.43</p>                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>5</b> <b>Washingborough Academy</b><br/>Ofsted Rating: Good   Pupils: 275   Distance:1.85</p>                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>6</b> <b>Bracebridge Heath St John's Primary Academy</b><br/>Ofsted Rating: Good   Pupils: 398   Distance:2.14</p>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>7</b> <b>The Lincoln Bishop King Church of England Primary School</b><br/>Ofsted Rating: Good   Pupils: 402   Distance:2.56</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>8</b> <b>Athena School</b><br/>Ofsted Rating: Good   Pupils: 82   Distance:2.62</p>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>The Priory Academy LSST</b><br/>Ofsted Rating: Outstanding   Pupils: 1797   Distance:2.66</p>                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>The Potterhanworth Church of England Primary School</b><br/>Ofsted Rating: Good   Pupils: 112   Distance:2.73</p>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>Bracebridge Infant and Nursery School</b><br/>Ofsted Rating: Good   Pupils: 86   Distance:2.76</p>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>Lincoln Monks Abbey Primary School</b><br/>Ofsted Rating: Good   Pupils: 487   Distance:2.78</p>                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>Cherry Willingham Primary Academy</b><br/>Ofsted Rating: Not Rated   Pupils: 214   Distance:2.84</p>                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Springwell Lincoln City Academy</b><br/>Ofsted Rating: Not Rated   Pupils:0   Distance:2.85</p>                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>The Lincoln St Peter at Gowts Church of England Primary School</b><br/>Ofsted Rating: Good   Pupils: 257   Distance:2.86</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>Lincoln College</b><br/>Ofsted Rating: Good   Pupils:0   Distance:3.05</p>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area

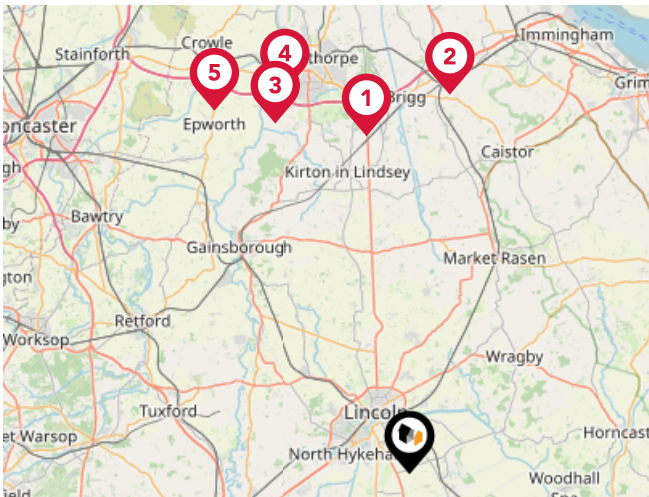
## Transport (National)

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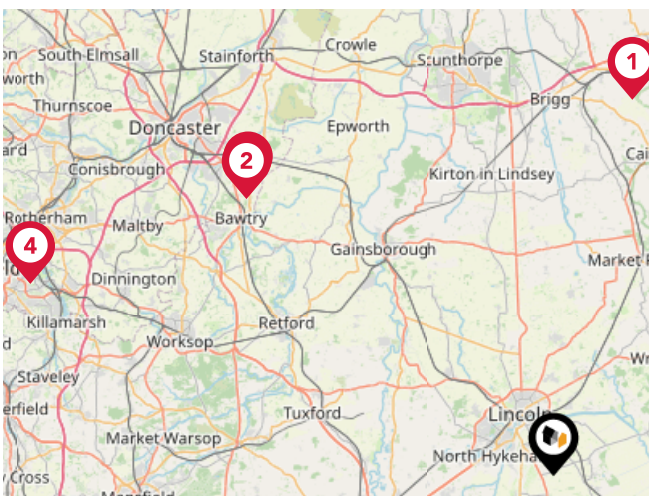
### National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Lincoln Central Rail Station | 3 miles    |
| 2   | Metheringham Rail Station    | 5.62 miles |
| 3   | Hykeham Rail Station         | 4.8 miles  |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M180 J4 | 24.14 miles |
| 2   | M180 J5 | 26.95 miles |
| 3   | M180 J3 | 26.6 miles  |
| 4   | M181 J0 | 28.41 miles |
| 5   | M180 J2 | 29.15 miles |



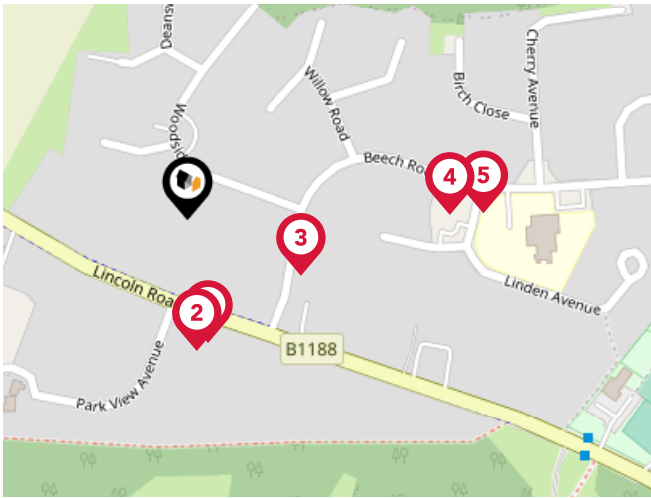
### Airports/Helipads

| Pin | Name                                   | Distance    |
|-----|--|-------------|
| 1   | Humberside Airport                     | 27.22 miles |
| 2   | Robin Hood Doncaster Sheffield Airport | 29.24 miles |
| 3   | Robin Hood Doncaster Sheffield Airport | 29.42 miles |
| 4   | Sheffield City Airport                 | 39.56 miles |

# Area

## Transport (Local)

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### Bus Stops/Stations

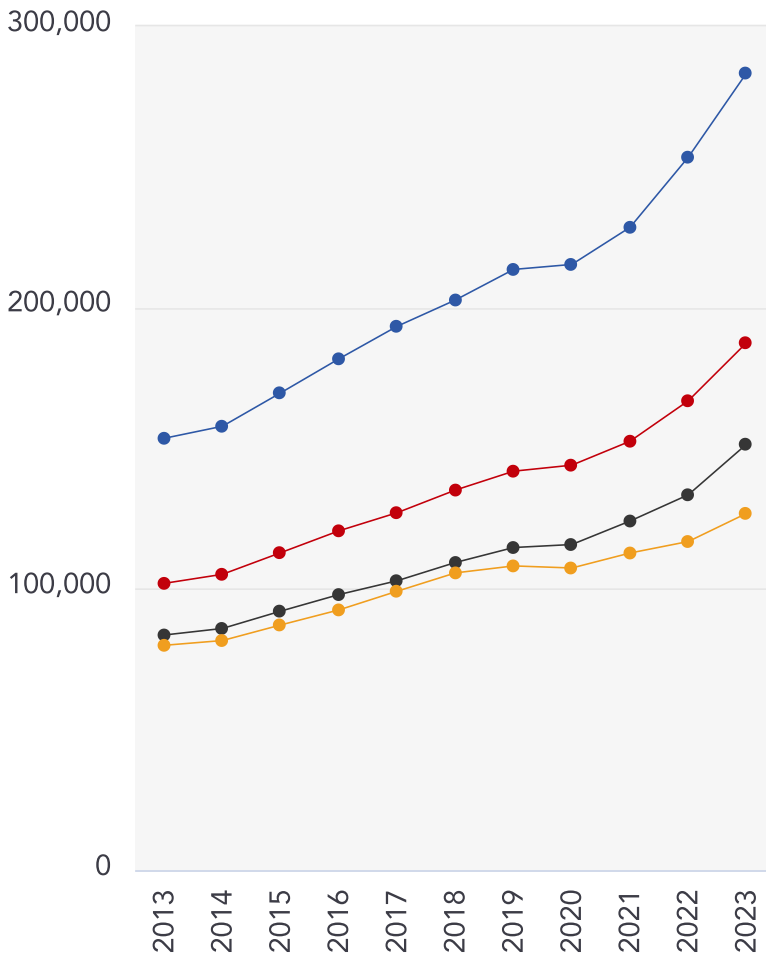
| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Park View Avenue | 0.07 miles |
| 2   | Park View Avenue | 0.07 miles |
| 3   | Woodside         | 0.07 miles |
| 4   | Infant School    | 0.15 miles |
| 5   | Infant School    | 0.16 miles |

# Market

## House Price Statistics

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



Detached

**+84.55%**

Semi-Detached

**+83.88%**

Terraced

**+81.13%**

Flat

**+58.66%**



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### **Darren Beckett - Bespoke Estate Agent**

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Why Choose me to sell your Lincoln Home?

My passion is property, I love what I do, and it shows in the results I have achieved in over 21 years in the business.

When you instruct me to sell your home it's a very personal thing, potentially being the largest tax-free asset that you own or perhaps the family home that you've lived in for generations.

I will listen to what you want from your sale and tailor the marketing to suit your needs, timeframes and personal situation. I will be with you and your buyer throughout the whole process ensuring that everyone is kept fully updated, advised and happy.



### Testimonial 1



Would like to thank Darren for his help in our house sale, both very professional and very easy to contact with any queries. Would thoroughly recommend him to friends and family and we would definitely use him for any future property sales, thanks again!

### Testimonial 2



Darren sold my house for me and was professional, helpful and went the extra mile. Highly recommend to anyone. Keep up the good work.

### Testimonial 3



We have used Darren twice now, and we have had fantastic service each time. Very professional, knowledgeable, and got the price we wanted. Highly recommend.



/DarrenBeckettEstateAgent



/darrenbeckett\_estateagent



/in/darren-beckett-estate-agent-covering-lincoln-and-the-villages-57b2a150/

## Important - Please Read

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