

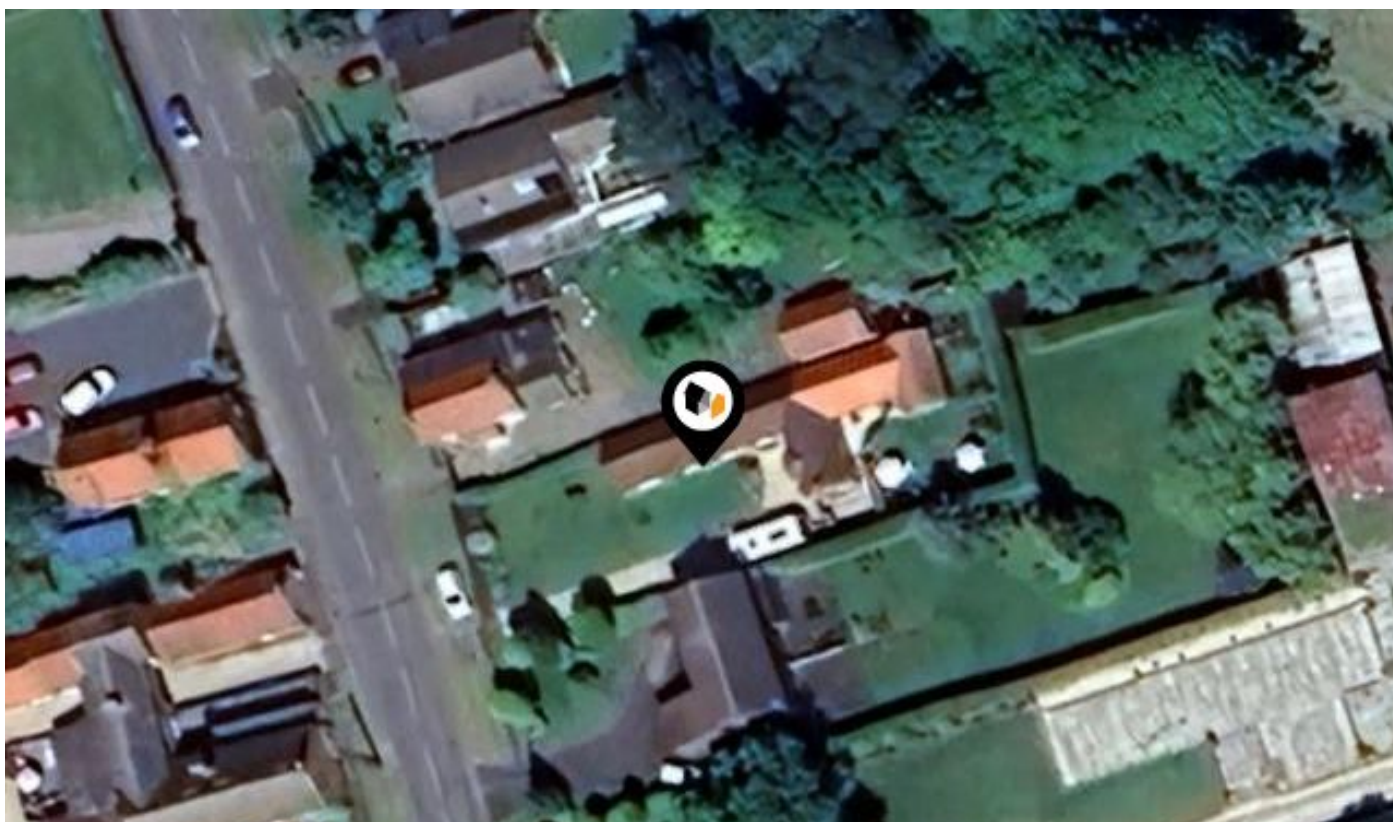


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th January 2025



HIGH STREET, SWINDERBY, LINCOLN, LN6

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

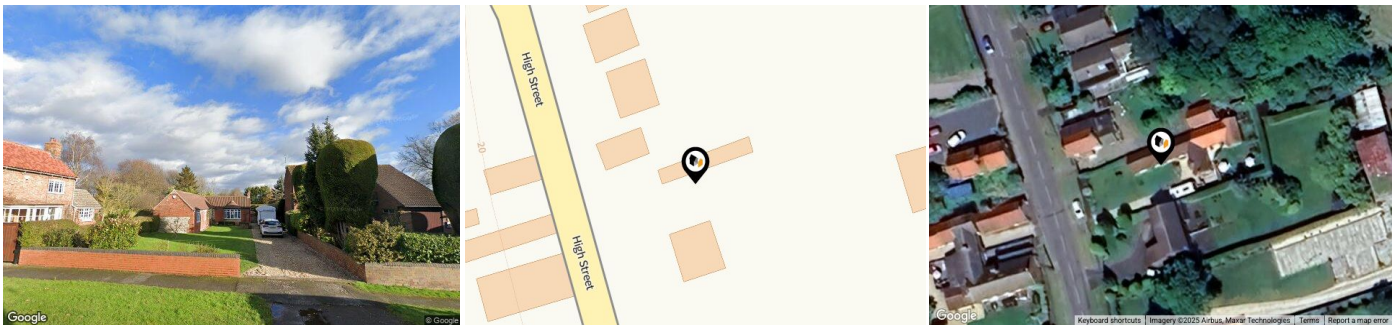
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Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,108 ft ² / 103 m ²
Council Tax :	Band C
Annual Estimate:	£1,944

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

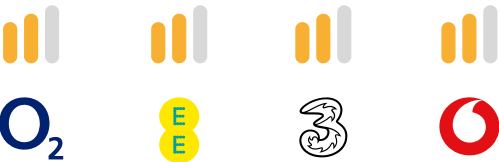
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	- mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



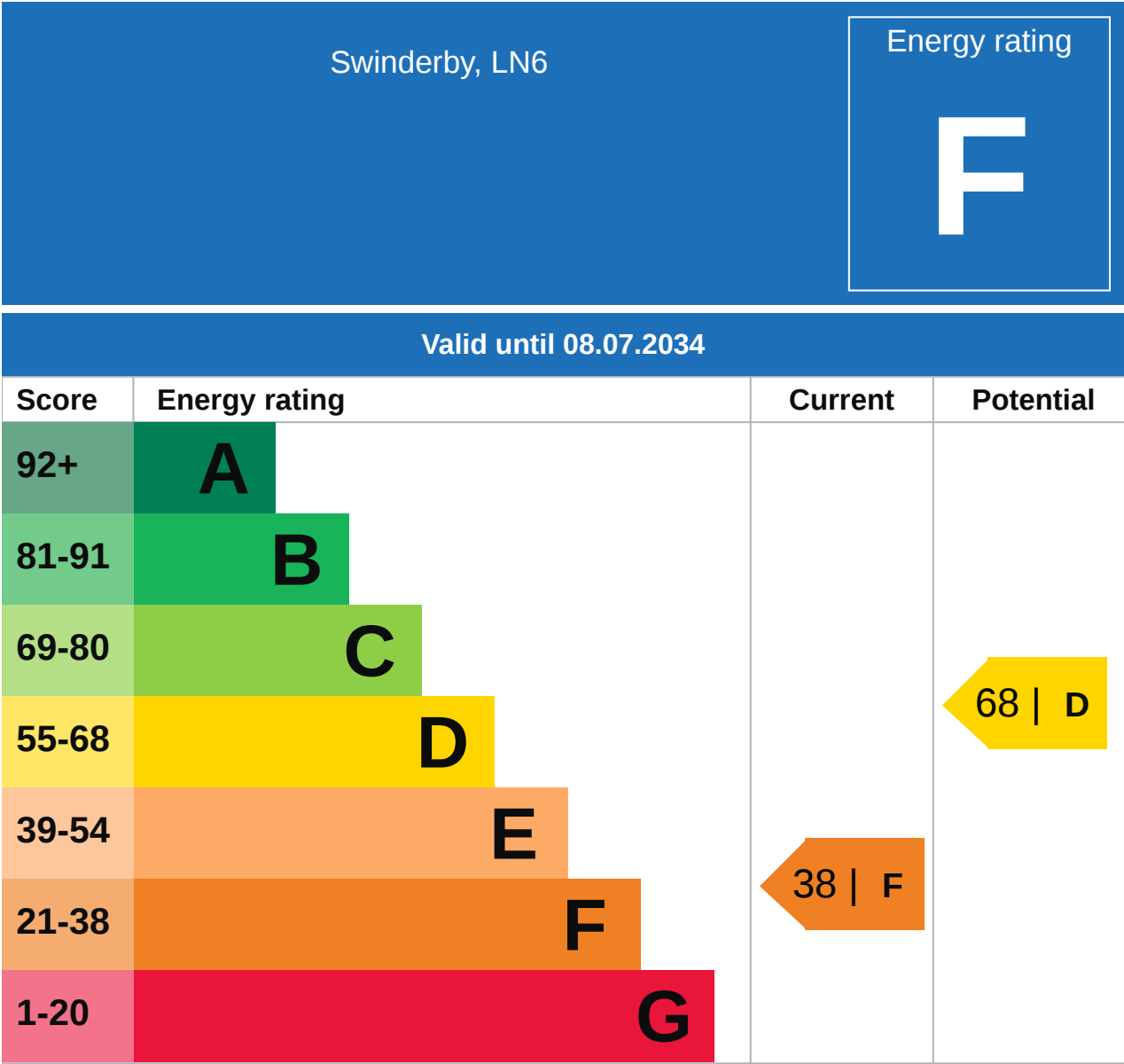
Planning History This Address



Planning records for: *High Street, Swinderby, Lincoln, LN6*

Reference - 18/0293/PNH	
Decision:	Decided
Date:	27th February 2018
Description:	Single storey extension with no overall length added to the original wall (infill extension) and maximum height of 2.3m

Property EPC - Certificate



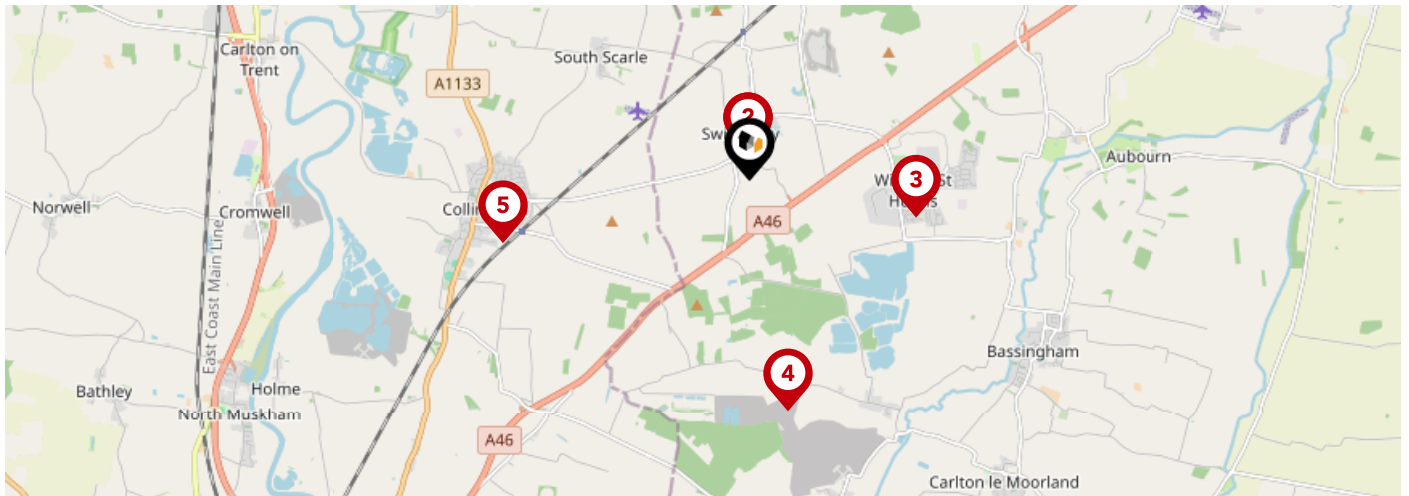
Property

EPC - Additional Data



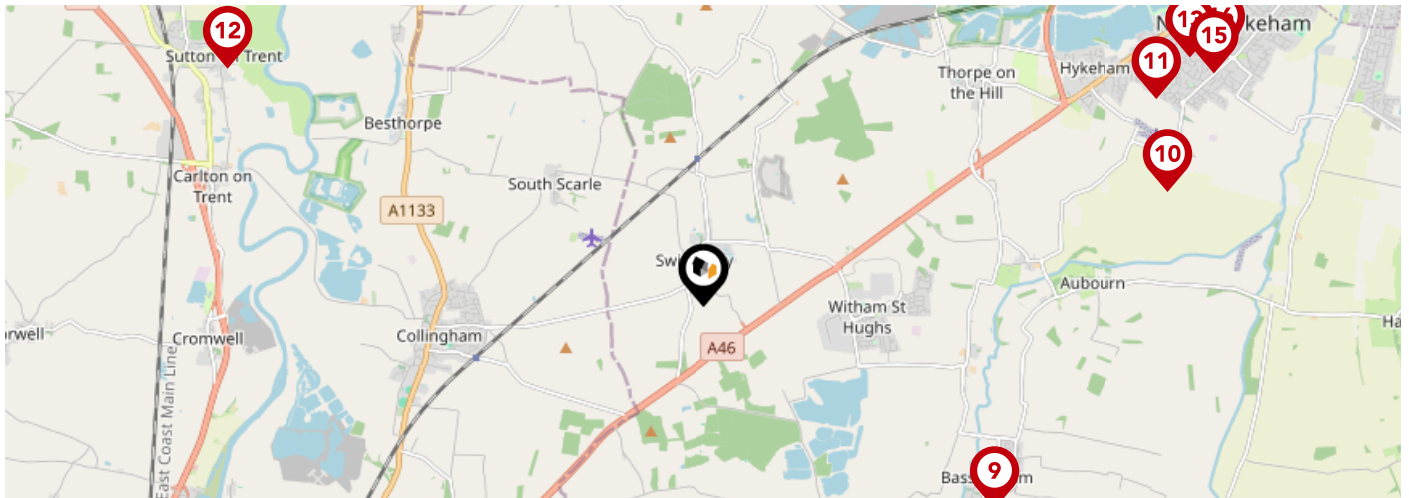
Additional EPC Data









Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	RHI application
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	103 m ²



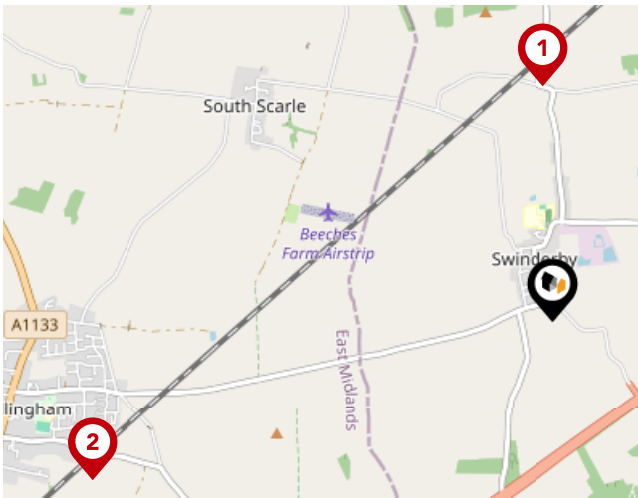
		Nursery	Primary	Secondary	College	Private
1	Swinderby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kisimul School Ofsted Rating: Good Pupils: 65 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Witham St Hughs Academy Ofsted Rating: Outstanding Pupils: 398 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Witham Prospect School Ofsted Rating: Requires improvement Pupils: 14 Distance:2.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	John Blow Primary School Ofsted Rating: Good Pupils: 170 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Eagle Community Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	North Scarle Primary School Ofsted Rating: Requires improvement Pupils: 50 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The St Michael's Church of England Primary School, Thorpe on the Hill Ofsted Rating: Good Pupils: 197 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



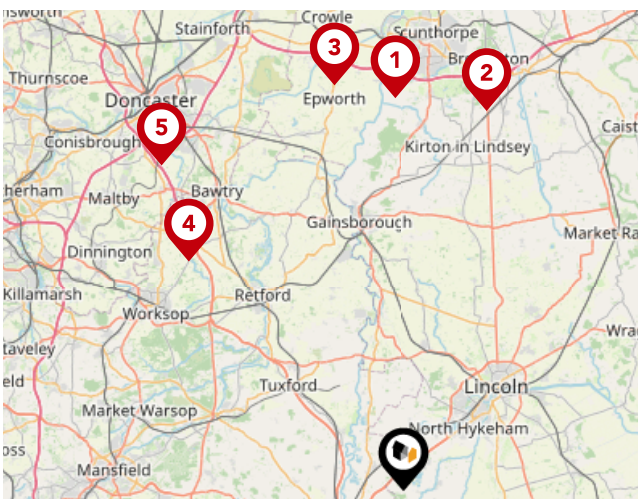
		Nursery	Primary	Secondary	College	Private
	Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:4.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:4.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sutton-On-Trent Primary and Nursery School Ofsted Rating: Good Pupils: 128 Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:4.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winthorpe Primary School Ofsted Rating: Good Pupils: 108 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:5.11	<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
	Swindon Rail Station	1.05 miles
	Collingham Rail Station	2.16 miles
	Hykeham Rail Station	5.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J3	27.87 miles
	M180 J4	27.62 miles
	M180 J2	29.12 miles
	A1(M) J34	22.28 miles
	M18 J3	28.77 miles

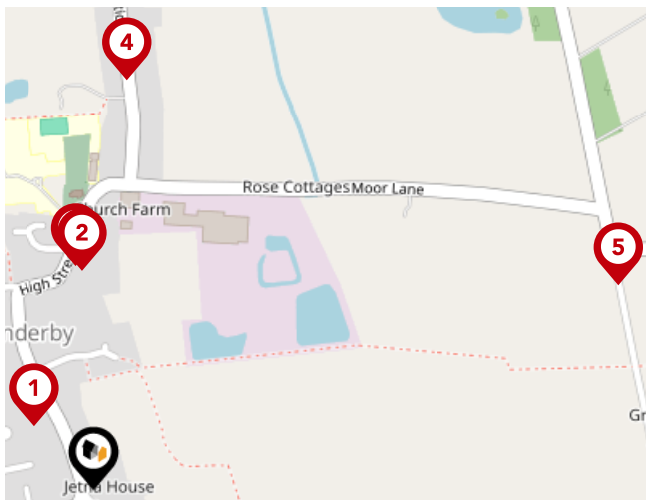


Airports/Helipads

Pin	Name	Distance
	Finningley	25.94 miles
	Humberside Airport	33.05 miles
	East Mids Airport	34.62 miles
	Leeds Bradford Airport	63.22 miles

Area

Transport (Local)



Bus Stops/Stations

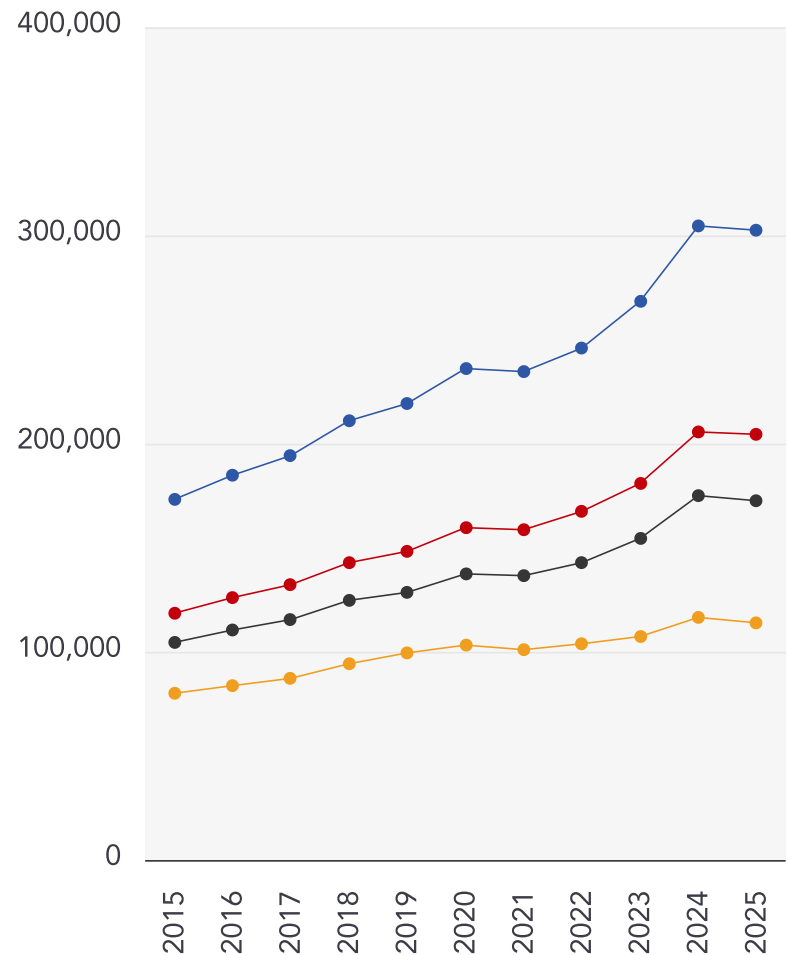
Pin	Name	Distance
1	Demand Responsive Area	0.1 miles
2	All Saints Church	0.24 miles
3	All Saints Church	0.25 miles
4	The Vicarage	0.46 miles
5	Green Lane	0.63 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN6



Detached

+74.63%

Semi-Detached

+72.49%

Terraced

+65.1%

Flat

+42.2%

Alasdair Morrison & Mundys

About Us



Alasdair Morrison & 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
- Surveys and Professional Valuations
- Commercial Sales and Rentals
- New Homes
- Development Proposals
- Mortgage Advice

Alasdair Morrison & 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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