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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th February 2025



STATION ROAD, SWINDERBY, LINCOLN, LN6

Alasdair Morrison & Mundys

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Property Overview



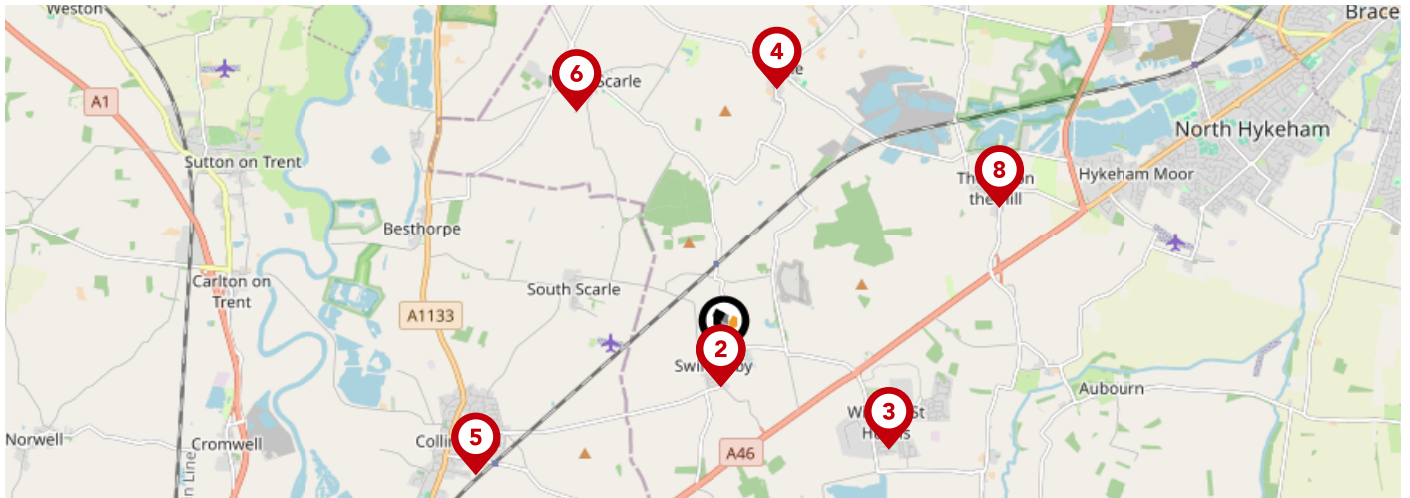
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.15 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,187		
Title Number:	LL345887		

Local Area

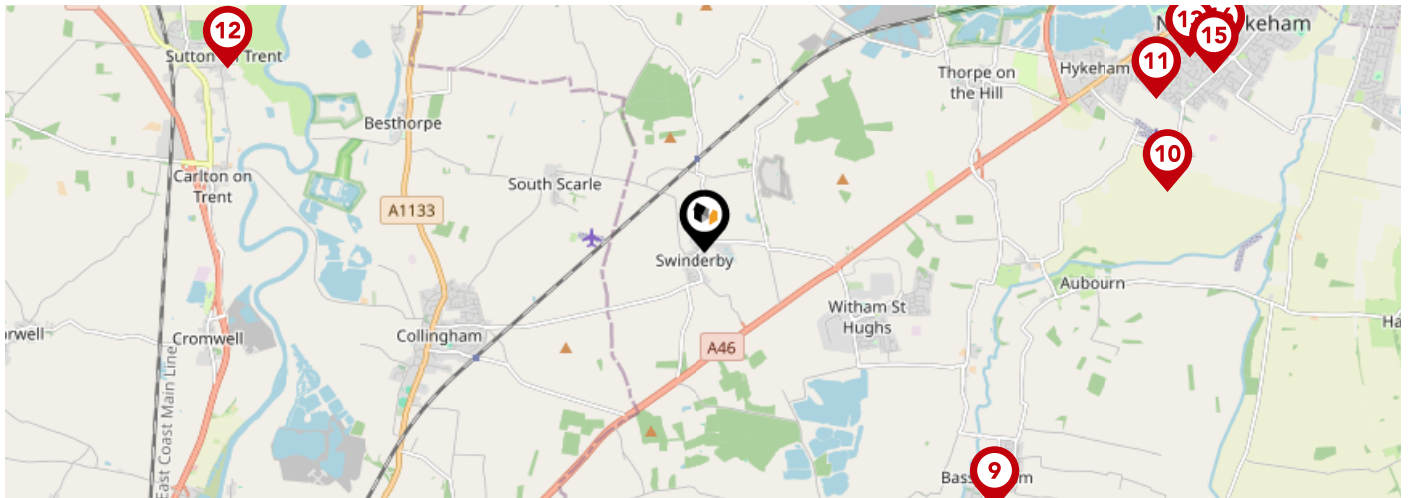
Local Authority:	North kesteven	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		22	80	-
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Very Low			

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



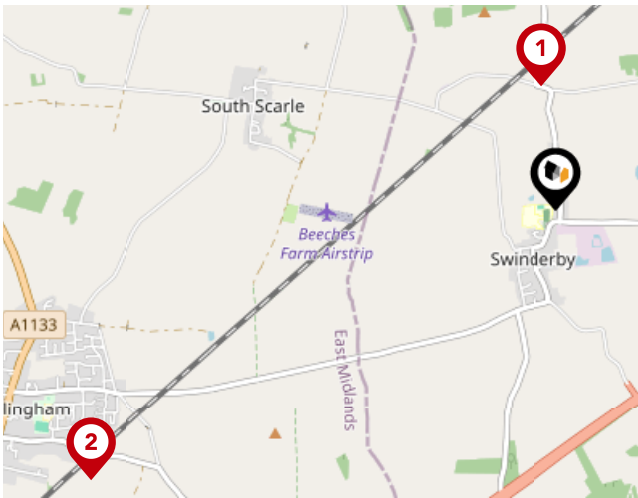
		Nursery	Primary	Secondary	College	Private
1	Swinderby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:0.26	☐	☒	☐	☐	☐
2	Kisimul School Ofsted Rating: Good Pupils: 65 Distance:0.26	☐	☐	☒	☐	☐
3	Witham St Hughs Academy Ofsted Rating: Outstanding Pupils: 398 Distance:1.68	☐	☒	☐	☐	☐
4	Eagle Community Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:2.43	☐	☒	☐	☐	☐
5	John Blow Primary School Ofsted Rating: Good Pupils: 170 Distance:2.44	☐	☒	☐	☐	☐
6	North Scarle Primary School Ofsted Rating: Requires improvement Pupils: 50 Distance:2.56	☐	☒	☐	☐	☐
7	Witham Prospect School Ofsted Rating: Requires improvement Pupils: 14 Distance:2.56	☐	☐	☒	☐	☐
8	The St Michael's Church of England Primary School, Thorpe on the Hill Ofsted Rating: Good Pupils: 197 Distance:2.79	☐	☒	☐	☐	☐

Area Schools



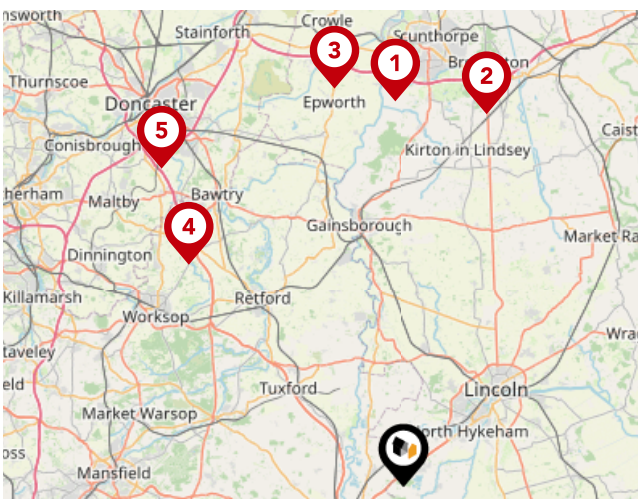
		Nursery	Primary	Secondary	College	Private
	Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:3.44	☐	☒	☐	☐	☐
	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:4.14	☐	☒	☐	☐	☐
	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:4.23	☐	☒	☐	☐	☐
	Sutton-On-Trent Primary and Nursery School Ofsted Rating: Good Pupils: 128 Distance:4.54	☐	☒	☐	☐	☐
	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:4.65	☐	☐	☒	☐	☐
	Queen Eleanor Primary School Ofsted Rating: Good Pupils: 68 Distance:4.78	☐	☒	☐	☐	☐
	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:4.8	☐	☒	☐	☐	☐
	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:4.9	☐	☐	☒	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.56 miles
2	Collingham Rail Station	2.38 miles
3	Hykeham Rail Station	4.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J3	27.38 miles
2	M180 J4	27.14 miles
3	M180 J2	28.64 miles
4	A1(M) J34	21.94 miles
5	M18 J3	28.38 miles

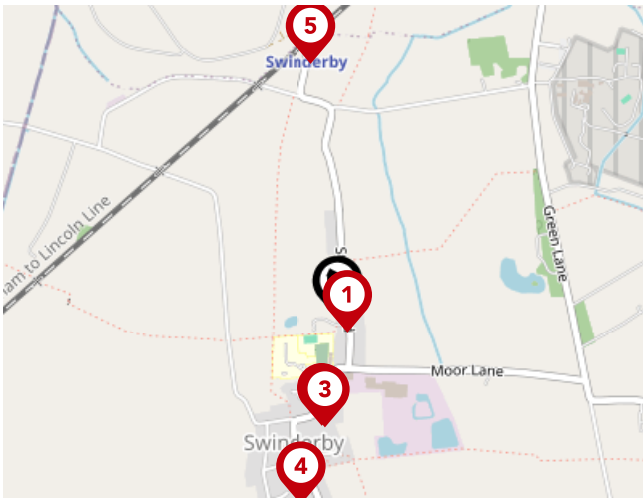


Airports/Helipads

Pin	Name	Distance
1	Finningley	25.53 miles
2	Humberside Airport	32.6 miles
3	East Mids Airport	34.95 miles
4	Leeds Bradford Airport	62.85 miles

Area

Transport (Local)



Bus Stops/Stations

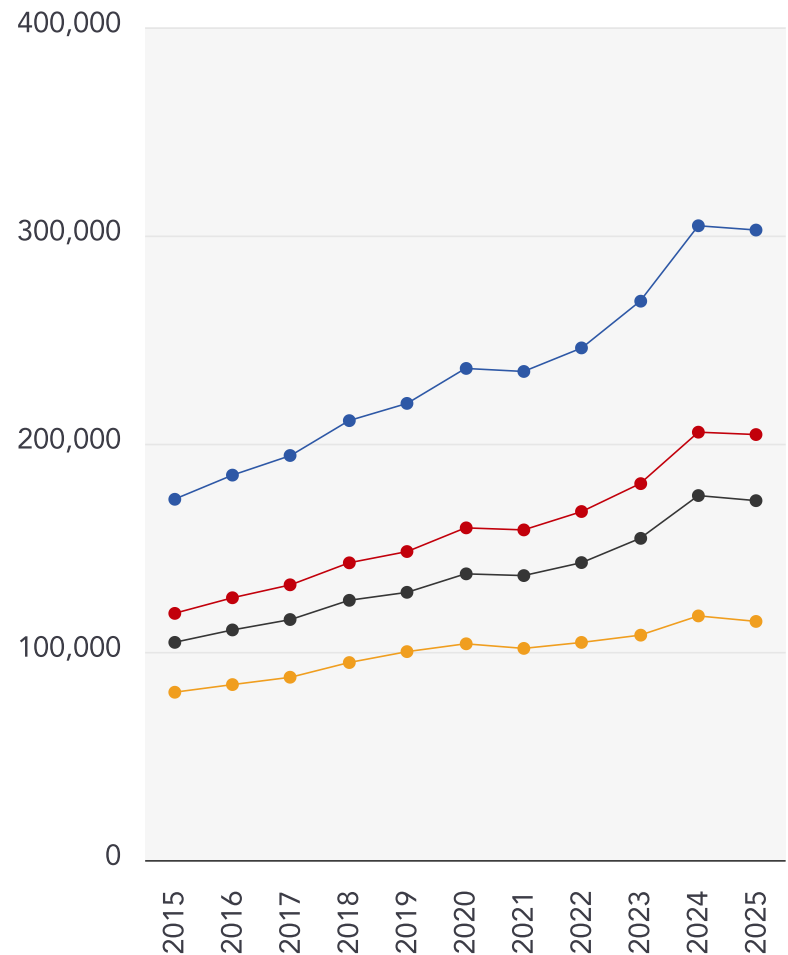
Pin	Name	Distance
1	The Vicarage	0.04 miles
2	All Saints Church	0.24 miles
3	All Saints Church	0.24 miles
4	Demand Responsive Area	0.42 miles
5	Railway Station	0.57 miles

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

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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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