

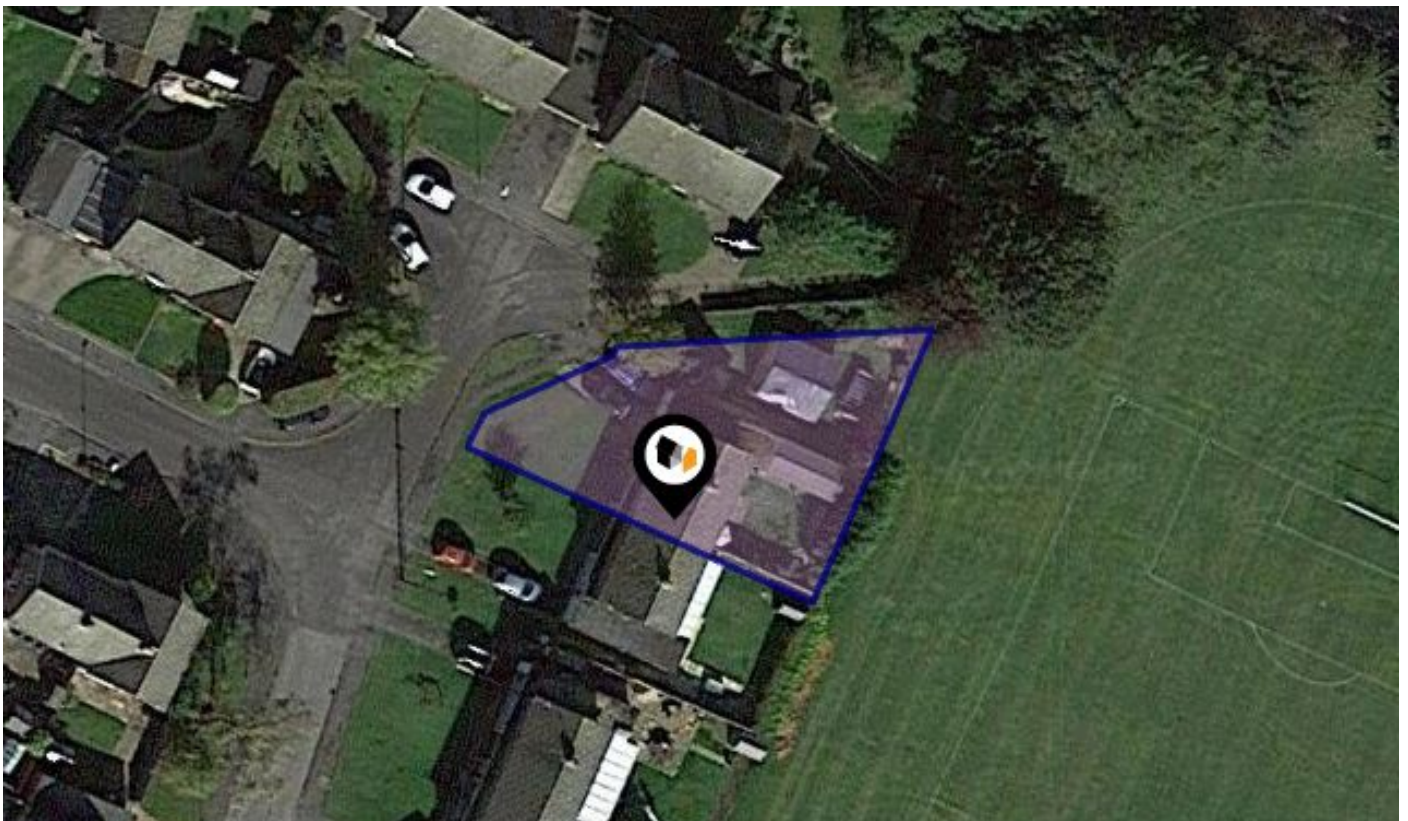


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th October 2024



HAREWOOD CRESCENT, LOUTH, LN11

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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www.mundys.net



Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.12 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,656		
Title Number:	LL335932		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Harewood Crescent, Louth, LN11*

Reference - N/105/01279/14	
Decision:	Decided
Date:	10th July 2014
Description:	Planning Permission - Erection of 1no. detached house with a boundary fence to a maximum height o...

Property EPC - Certificate



Harewood Crescent, LN11

Energy rating

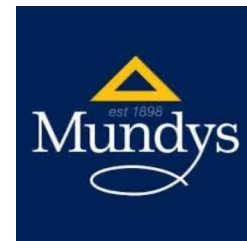
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Valid until 21.07.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

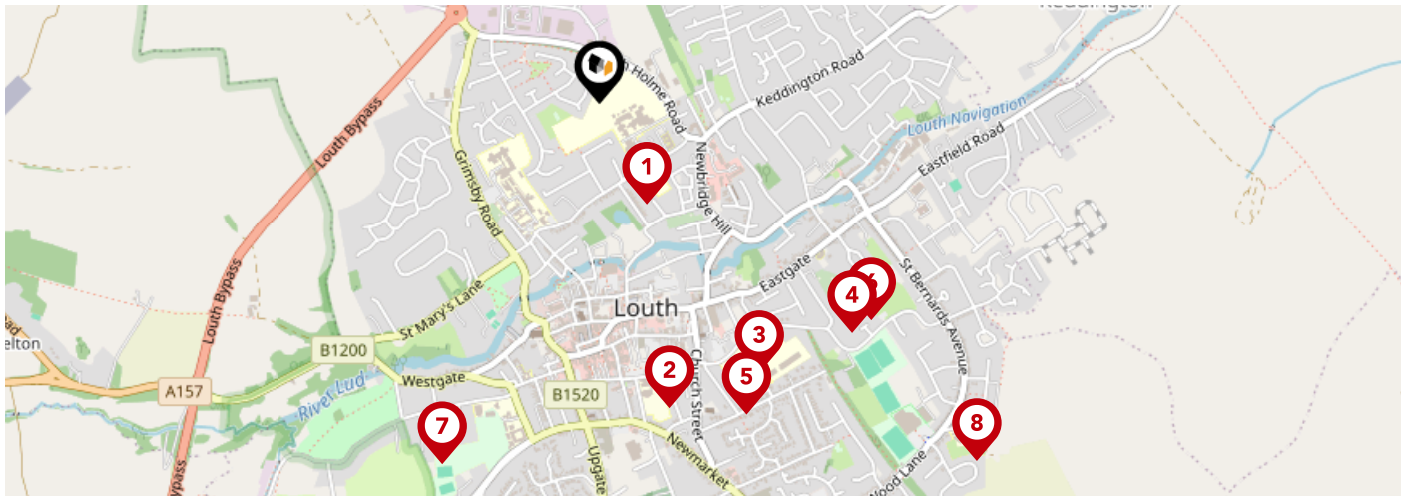
Property

EPC - Additional Data

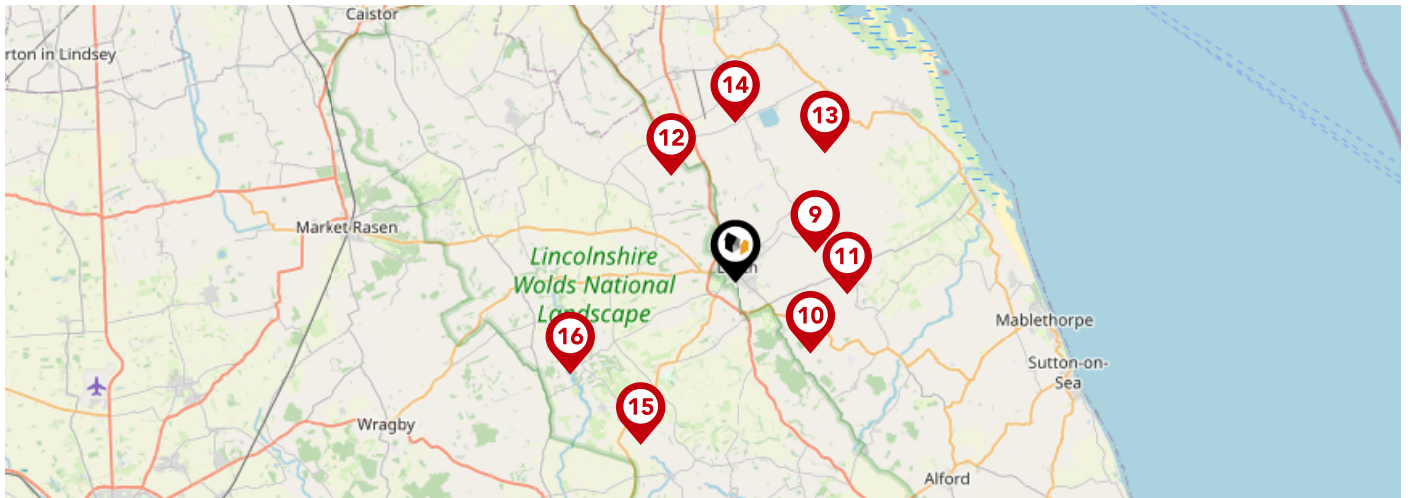










Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 m ²



		Nursery	Primary	Secondary	College	Private
1	Greenwich House School Ofsted Rating: Good Pupils: 98 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Louth Kidgate Primary Academy Ofsted Rating: Outstanding Pupils: 421 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Louth Academy Ofsted Rating: Good Pupils: 869 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Eastfield Infants and Nursery Academy Ofsted Rating: Good Pupils: 238 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Michael's Church of England School, Louth Ofsted Rating: Good Pupils: 307 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lacey Gardens Junior Academy Ofsted Rating: Good Pupils: 329 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	King Edward VI Grammar School Ofsted Rating: Good Pupils: 927 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Bernard's School Ofsted Rating: Good Pupils: 101 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



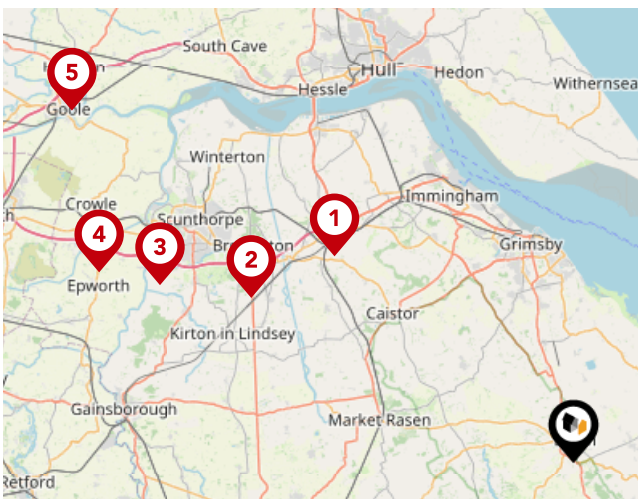
		Nursery	Primary	Secondary	College	Private
	North Cockerington Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Wold Church of England Primary School Ofsted Rating: Requires improvement Pupils: 97 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grimoldby Primary School Ofsted Rating: Good Pupils: 211 Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Utterby Primary Academy Ofsted Rating: Good Pupils: 69 Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grainthorpe Junior School Ofsted Rating: Good Pupils: 42 Distance:5.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulstow Church of England Primary School Ofsted Rating: Not Rated Pupils: 30 Distance:5.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scamblesby Church of England Primary School Ofsted Rating: Good Pupils: 61 Distance:6.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Donington-on-Bain School Ofsted Rating: Good Pupils: 94 Distance:6.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Cleethorpes Rail Station	12.97 miles
2	Grimsby Town Rail Station	13.47 miles
3	Market Rasen Rail Station	13.72 miles



Trunk Roads/Motorways

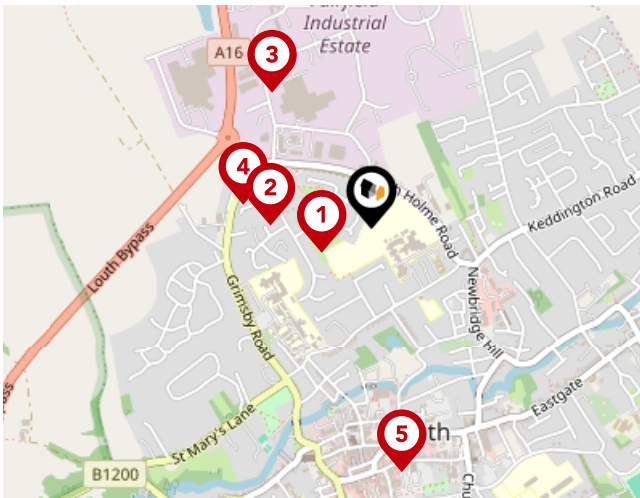
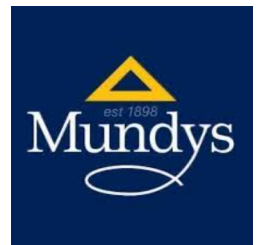
Pin	Name	Distance
1	M180 J5	22.28 miles
2	M180 J4	25.6 miles
3	M180 J3	31.84 miles
4	M180 J2	36.1 miles
5	M62 J37	43.25 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	20.2 miles
2	Finningley	42.1 miles
3	East Mids Airport	66.83 miles
4	Leeds Bradford Airport	76.01 miles

Area Transport (Local)



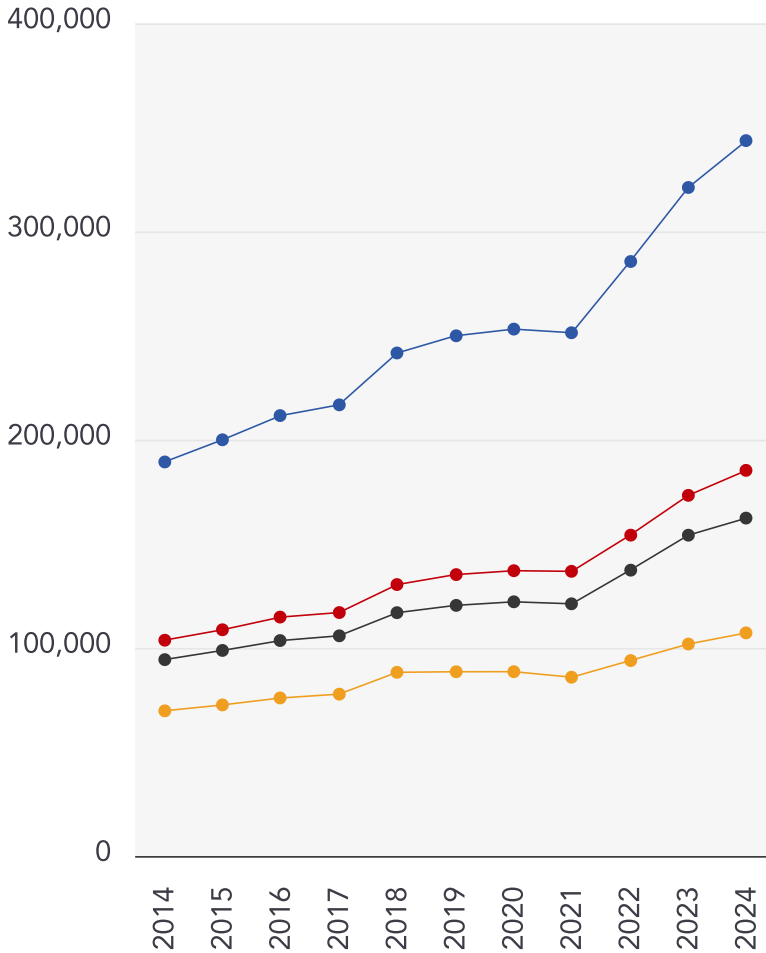
Bus Stops/Stations

Pin	Name	Distance
1	Harewood Crescent	0.12 miles
2	Blenheim Close	0.22 miles
3	Milford Court	0.37 miles
4	Lady of Shallot PH	0.29 miles
5	Jasey's Bar	0.54 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN11



Detached

+81.54%

Semi-Detached

+78.68%

Terraced

+72.05%

Flat

+53.69%



Mundys

We offer an exceptional choice of properties within Lincoln and a 15 mile radius and have longer opening hours for convenient viewings.

We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

We are open 7 days a week. We also offer weekday evening viewings until 7.30 pm.

We have three offices within Lincolnshire, Lincoln City Centre on Silver Street and Museum Court, and on Queen Street, Market Rasen.

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



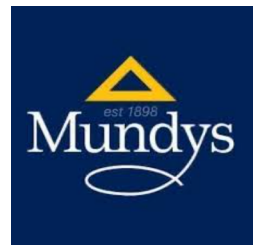
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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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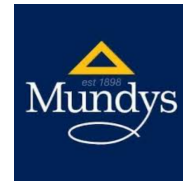


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