

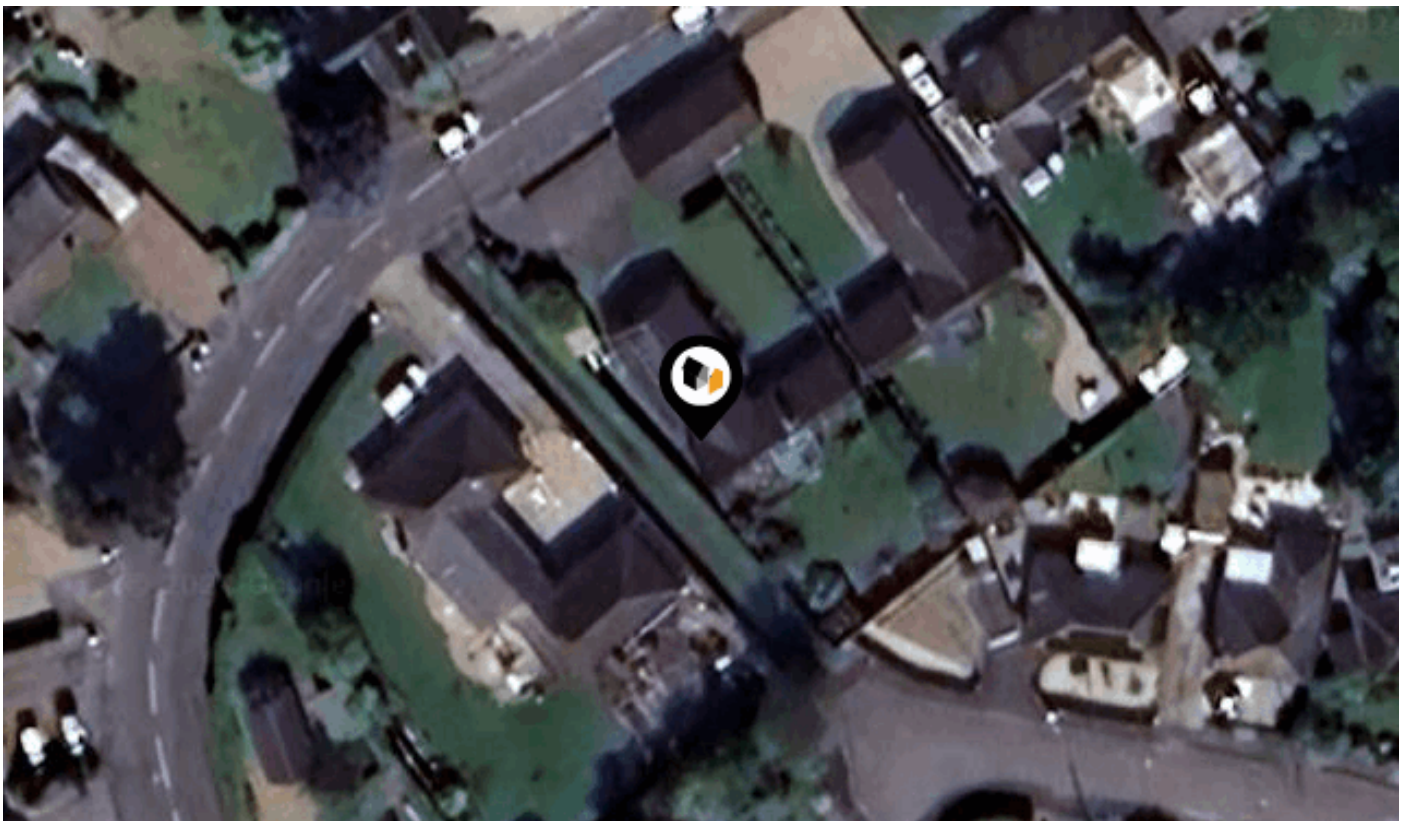


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14th November 2024



41A, WATERLOO LANE, SKELLINGTHORPE, LINCOLN, LN6 5SJ

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

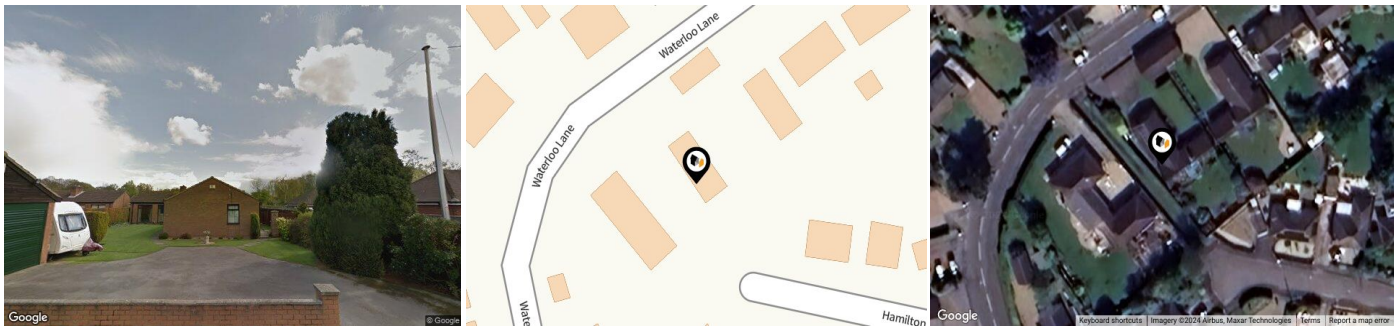
01522 510 044

amy.lee@mundys.net

www.mundys.net



Property Overview



Property

Type:	Detached
Bedrooms:	3
Year Built :	1976-1982
Council Tax :	Band D
Annual Estimate:	£2,187
UPRN:	100030858495

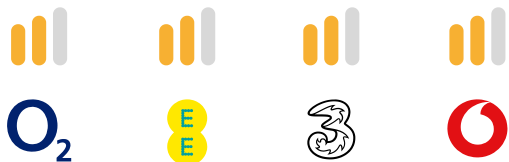
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

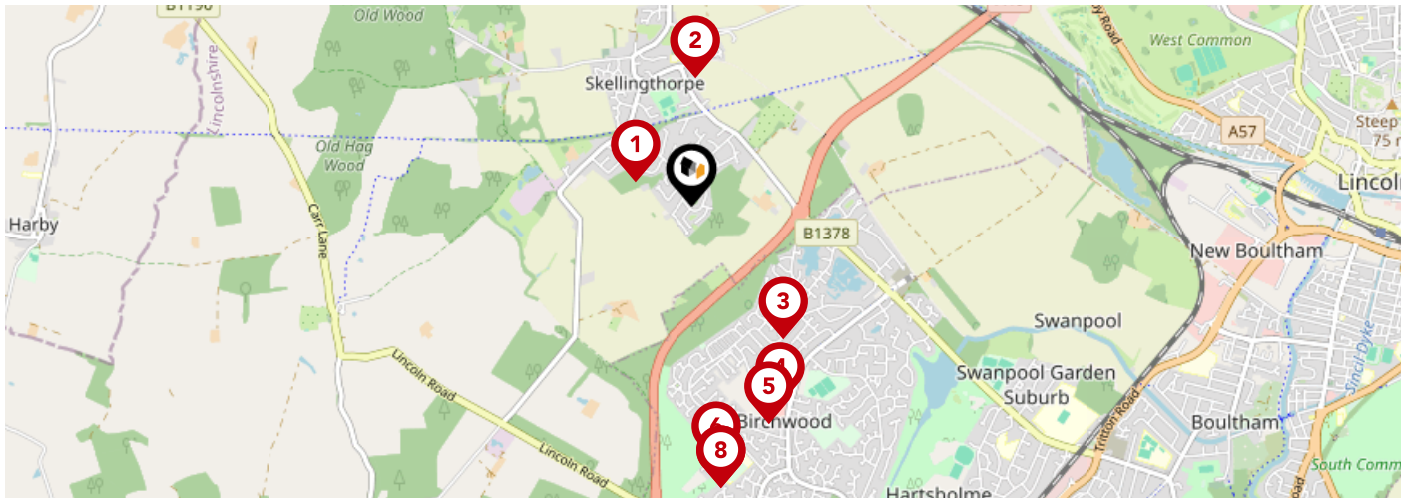
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Mobile Coverage: (based on calls indoors)

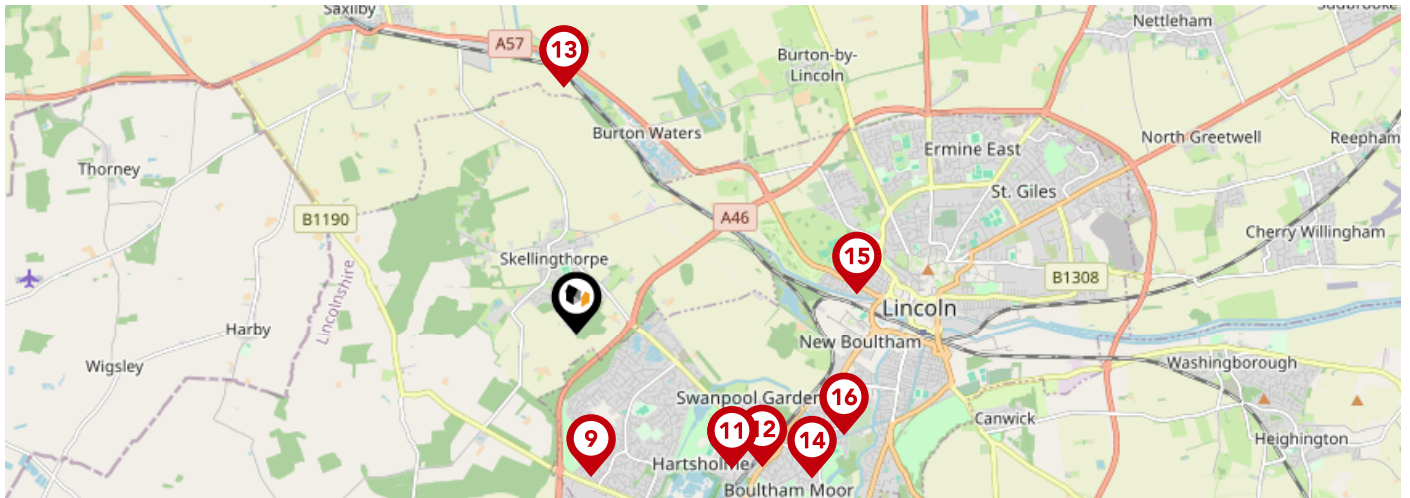










Satellite/Fibre TV Availability:



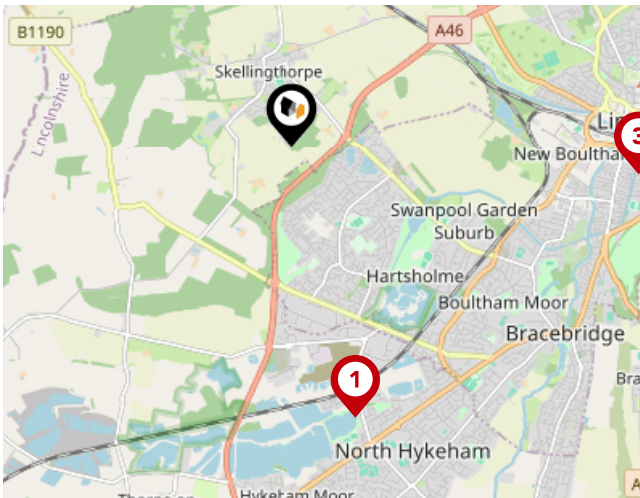
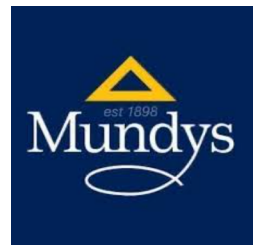


		Nursery	Primary	Secondary	College	Private
	Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodlands Infant and Nursery School Ofsted Rating: Good Pupils: 106 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Birchwood Junior School Ofsted Rating: Good Pupils: 255 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lancaster School Ofsted Rating: Good Pupils: 115 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:1.26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



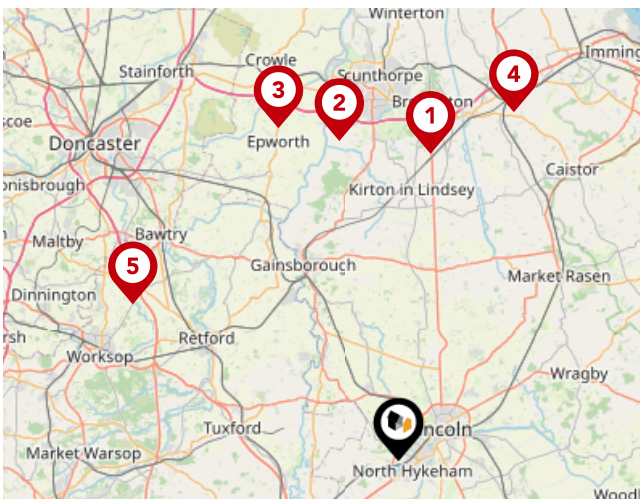
		Nursery	Primary	Secondary	College	Private
	Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory City of Lincoln Academy Ofsted Rating: Requires improvement Pupils: 980 Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:2.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:2.54	<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	Hykeham Rail Station	2.47 miles
2	Saxilby Rail Station	3.33 miles
3	Lincoln Central Rail Station	3.08 miles



Trunk Roads/Motorways

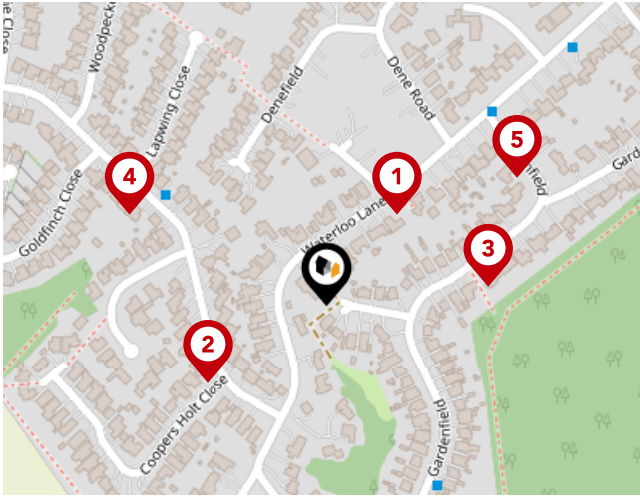
Pin	Name	Distance
1	M180 J4	21.88 miles
2	M180 J3	23.03 miles
3	M180 J2	24.97 miles
4	M180 J5	25.93 miles
5	A1(M) J34	21.81 miles



Airports/HELIPADS

Pin	Name	Distance
1	Humberside Airport	26.79 miles
2	Finningley	23.87 miles
3	East Mids Airport	40.81 miles
4	Leeds Bradford Airport	61.66 miles

Area Transport (Local)



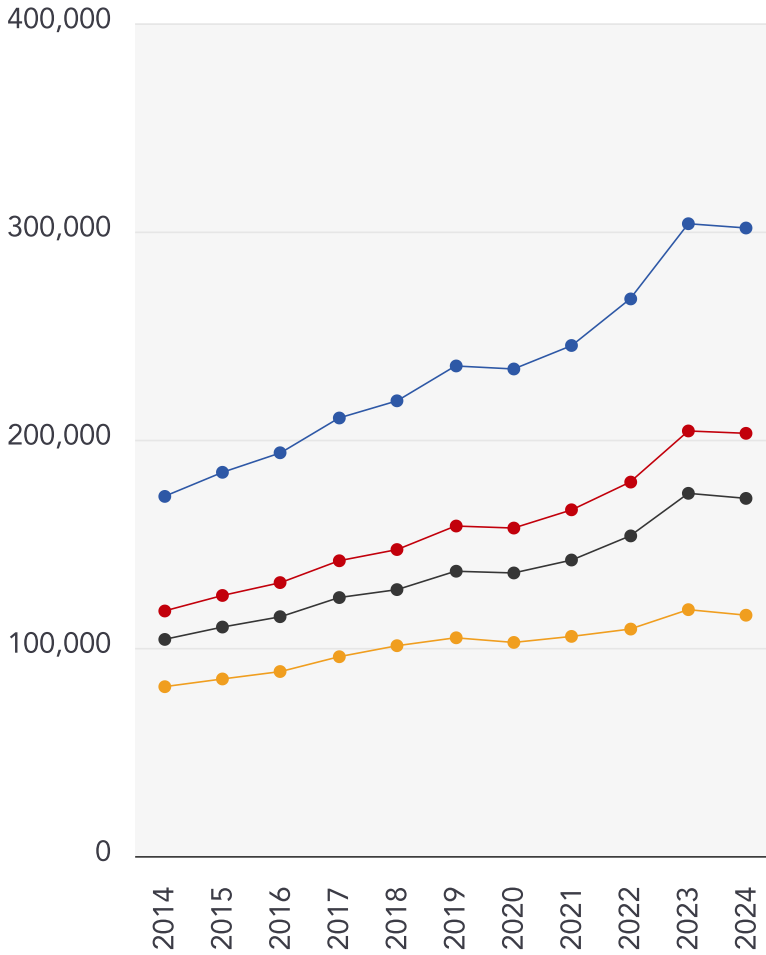
Bus Stops/Stations

Pin	Name	Distance
1	Willow Close	0.06 miles
2	Coopers Holt Close	0.08 miles
3	45 Gardenfield	0.09 miles
4	Lapwing Close	0.12 miles
5	22 Gardenfield	0.13 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%



Mundys

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

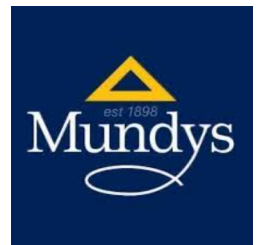
We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

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



/Mundysuk



/mundysuk



/mundysuk

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.

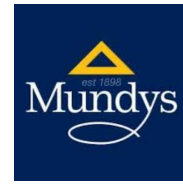


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Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

amy.lee@mundys.net

www.mundys.net



Valuation Office
Agency

