

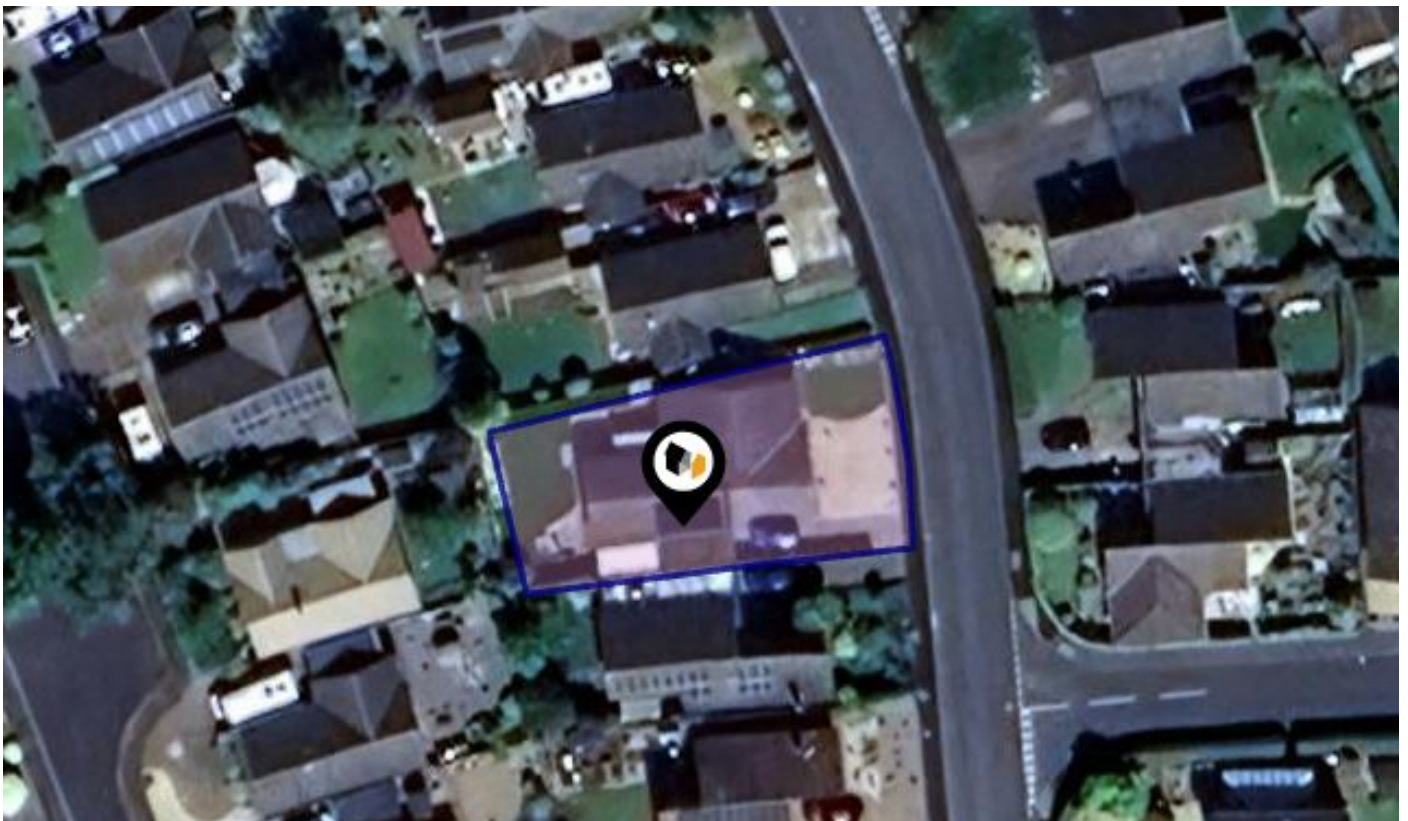


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14<sup>th</sup> November 2024



**24, BEECH ROAD, BRANSTON, LINCOLN, LN4 1PG**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

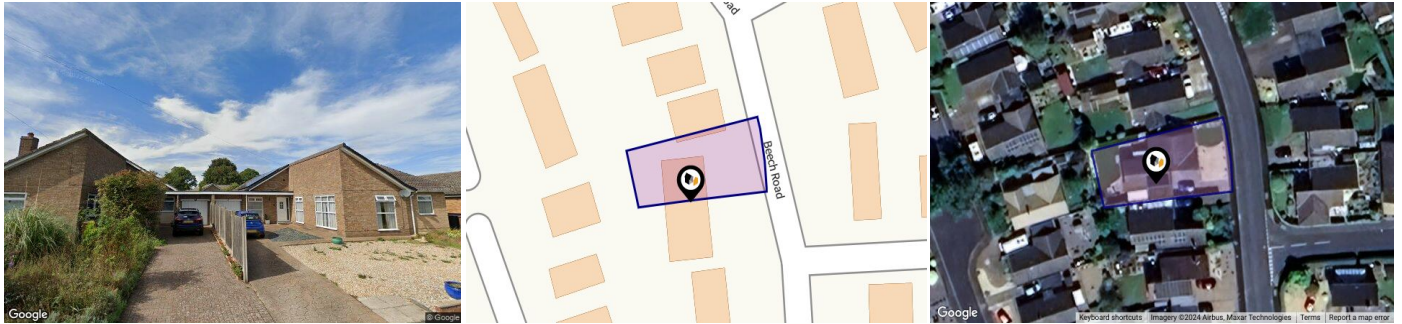
01522 510 044

amy.lee@mundys.net

www.mundys.net



# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 4  
**Plot Area:** 0.13 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,187  
**Title Number:** LL120799  
**UPRN:** 100030838043

**Last Sold Date:** 06/08/2004  
**Last Sold Price:** £174,950  
**Tenure:** Freehold

## Local Area

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

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

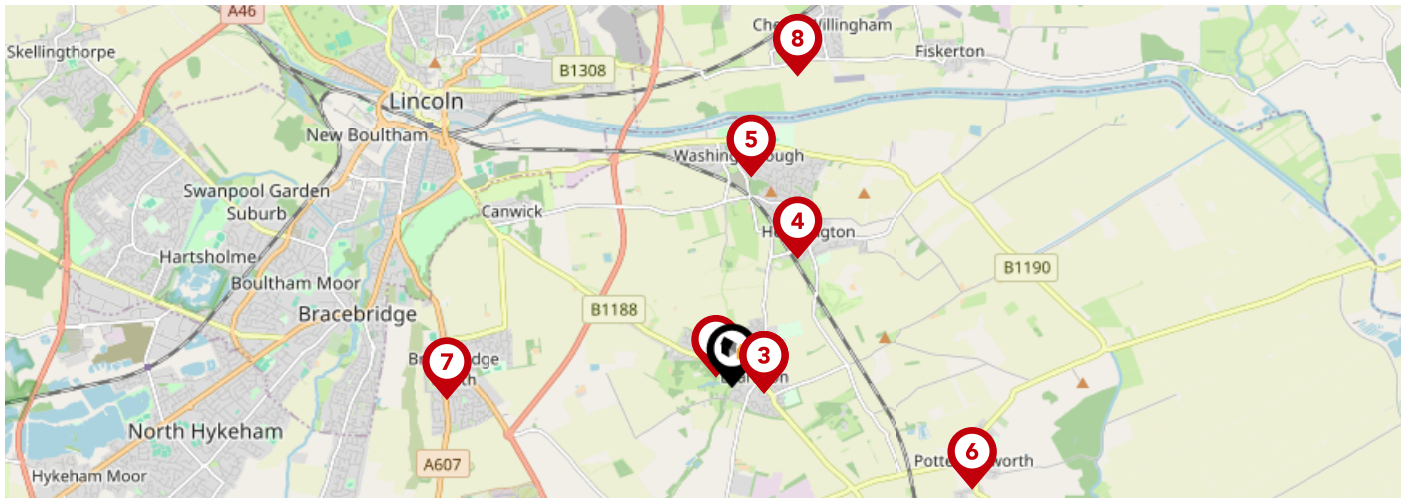
**6** mb/s  
**80** mb/s  
**1000** mb/s

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

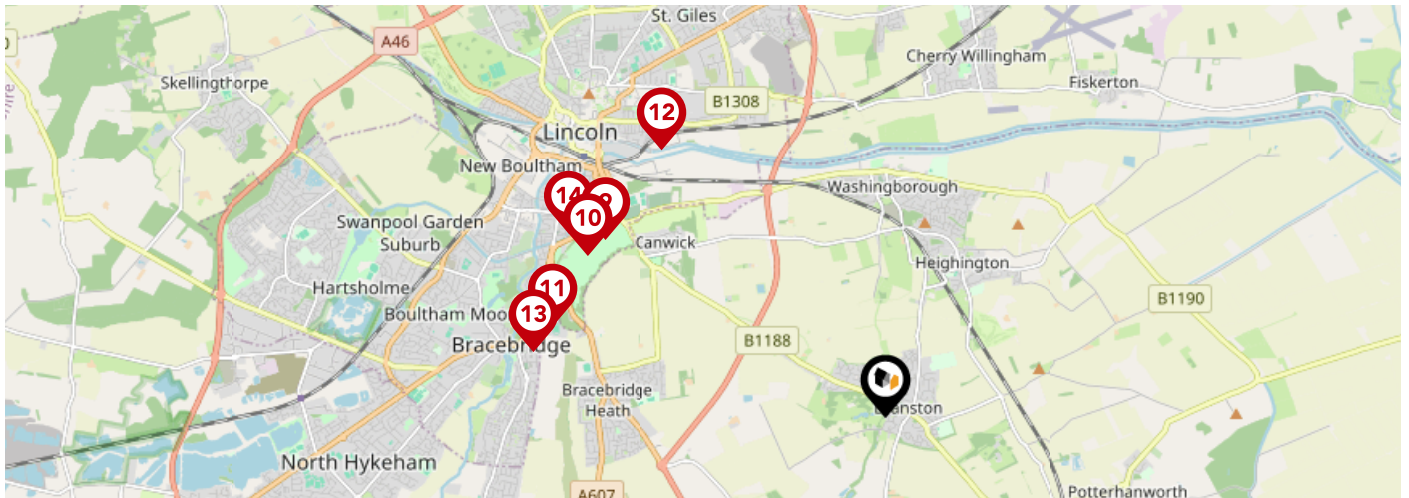


**Satellite/Fibre TV Availability:**





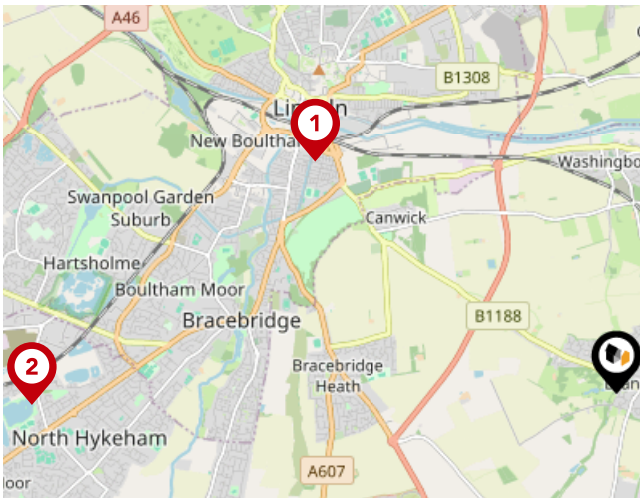
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Branston Church of England Infant Academy</b> Ofsted Rating: Outstanding   Pupils: 134   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Branston Junior Academy</b> Ofsted Rating: Good   Pupils: 170   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Branston Community Academy</b> Ofsted Rating: Requires improvement   Pupils: 1243   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Heighington Millfield Primary Academy</b> Ofsted Rating: Good   Pupils: 233   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Washingborough Academy</b> Ofsted Rating: Good   Pupils: 271   Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Potterhanworth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bracebridge Heath St John's Primary Academy</b> Ofsted Rating: Good   Pupils: 372   Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cherry Willingham Primary Academy</b> Ofsted Rating: Good   Pupils: 205   Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>The Lincoln Bishop King Church of England Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:2.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Athena School</b> Ofsted Rating: Good   Pupils: 113   Distance:3.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>The Priory Academy LSST</b> Ofsted Rating: Good   Pupils: 1779   Distance:3.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Lincoln Monks Abbey Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:3.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Bracebridge Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 78   Distance:3.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>The Lincoln St Peter at Gowts Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 258   Distance:3.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Nocton Community Primary School</b> Ofsted Rating: Good   Pupils: 38   Distance:3.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Waddington All Saints Academy</b> Ofsted Rating: Outstanding   Pupils: 373   Distance:3.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

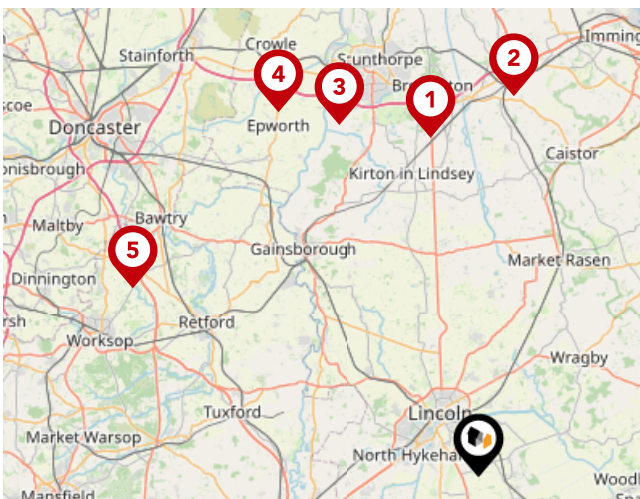


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.38 miles
2	Hykeham Rail Station	5.19 miles
3	Saxilby Rail Station	9.24 miles



## Trunk Roads/Motorways

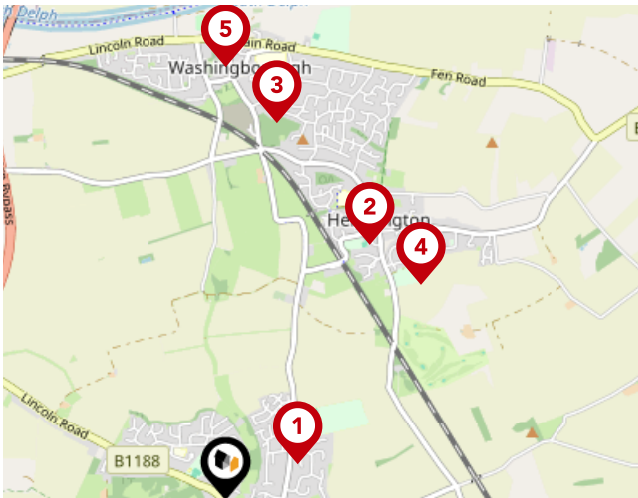
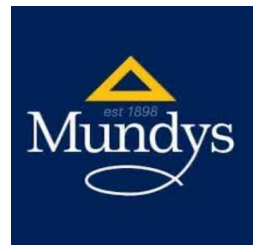
Pin	Name	Distance
1	M180 J4	24.3 miles
2	M180 J5	27.01 miles
3	M180 J3	26.84 miles
4	M180 J2	29.43 miles
5	A1(M) J34	27.94 miles



## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	27.26 miles
2	Finningley	29.6 miles
3	East Mids Airport	43.82 miles
4	Leeds Bradford Airport	67.35 miles

# Area Transport (Local)



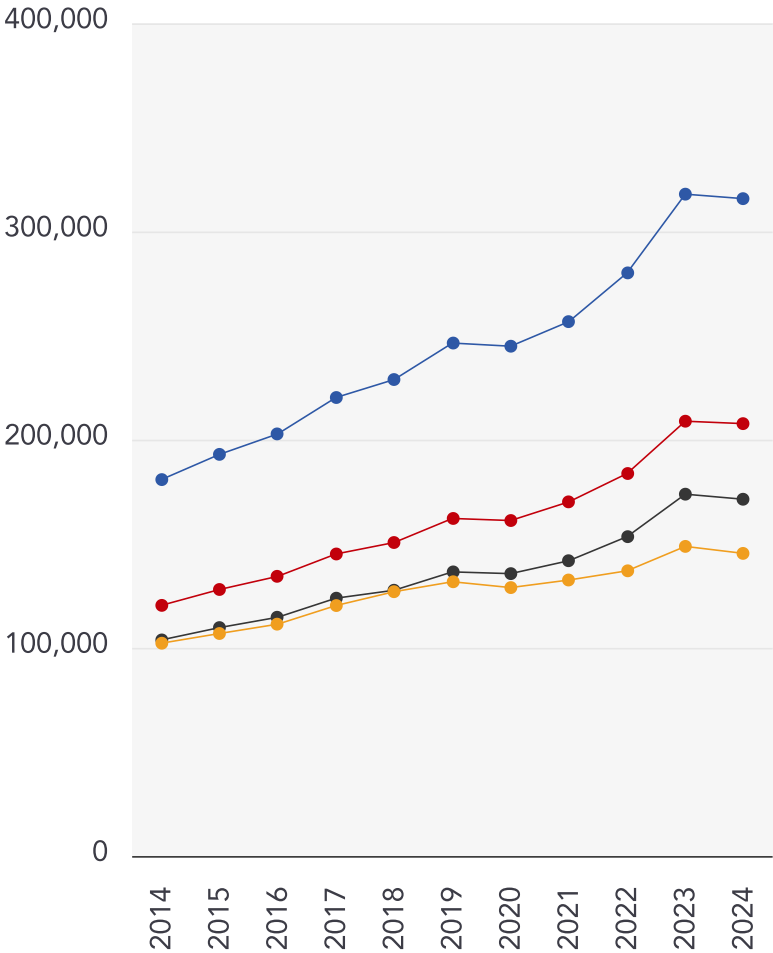
## Bus Stops/Stations

Pin	Name	Distance
1	Community College Bus Park	0.36 miles
2	Flag Pole	1.3 miles
3	Park Lane Shops	1.69 miles
4	Clarke Avenue	1.29 miles
5	High Street	1.92 miles

# Market House Price Statistics



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



Detached

**+74.63%**

Semi-Detached

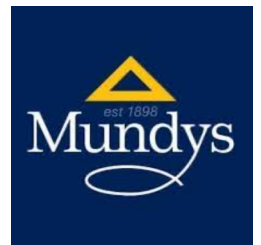
**+72.49%**

Terraced

**+65.1%**

Flat

**+42.2%**



## Mundys

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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

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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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