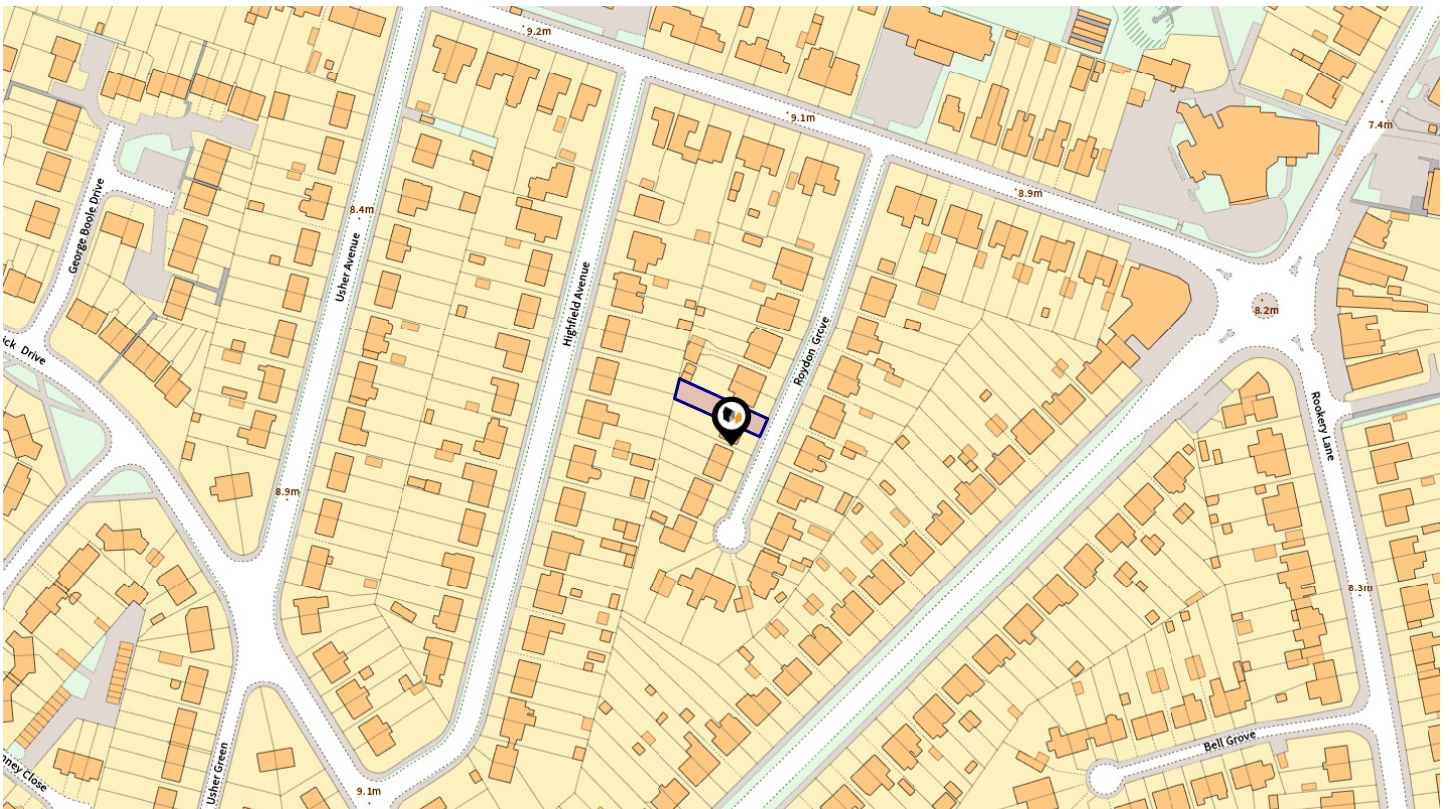




KEY FACTS FOR BUYERS

Roydon Grove, Lincoln, LN6

June 2021



A guide to this property and the local area

Mundys

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PROPERTY OVERVIEW

ROYDON GROVE, LINCOLN, LN6










 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Semi-Detached	
Floor Area:	1,033.34 ft ² 96.00 m ²
Plot Size:	0.06 acres
Council Tax Band:	B
Annual Cost:	£1,490.11
Land Registry Title Number:	LL17792
Tenure:	Freehold
£/sqft:	£123.43

AREA KEY FACTS

Local Authority:	LINCOLN
Flood Risk:	Very Low
Conservation Area:	Pending for this local authority, Lincoln
Predicted Broadband Speeds	
Basic:	5 Mbps
Superfast:	80 Mbps
Ultrafast:	500 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

EPC

Roydon Grove, LINCOLN, LN6

Energy rating

E

Valid until 29.08.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



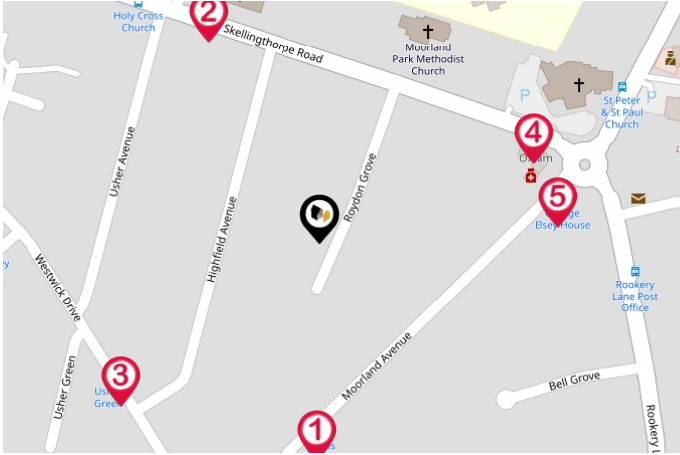
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	St Peter and St Paul, Catholic Voluntary Academy	Good	550	0.14 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	The Priory City of Lincoln Academy	Good	872	0.41 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	The Priory Witham Academy	Good	1057	0.54 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Sir Francis Hill Community Primary School	Good	517	0.62 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Pilgrim School	Good	30	0.65 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hartsholme Academy	-	439	0.65 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bracebridge Infant and Nursery School	Good	86	0.71 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Priory Academy LSST	Outstanding	1797	0.8 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	The Lincoln St Christopher's School	Good	233	0.96 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	The Lincoln Manor Leas Junior School	Good	311	1.02 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Lincoln Manor Leas Infants School	Good	163	1.02 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Springwell Lincoln City Academy	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	The Lincoln St Peter at Gowts Church of England Primary S...	Good	257	1.17 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Meadows Primary School	Good	377	1.2 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Athena School	Good	82	1.22 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Lincoln Bishop King Church of England Primary School	Good	402	1.42 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Acorn Free School	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

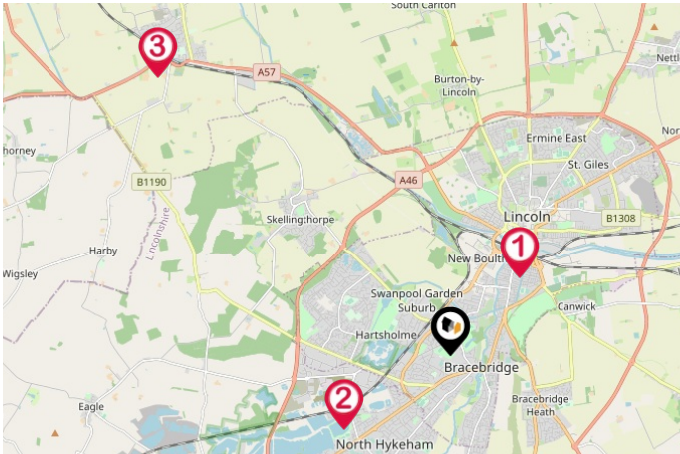
- 1 - Harris Road | 0.1 miles
- 2 - Holy Cross Church | 0.1 miles
- 3 - Usher Green | 0.11 miles
- 4 - Nomad Charity Shop | 0.1 miles
- 5 - Nomad Charity Shop | 0.11 miles

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LOCAL AREA

NEAREST TRANSPORT LINKS



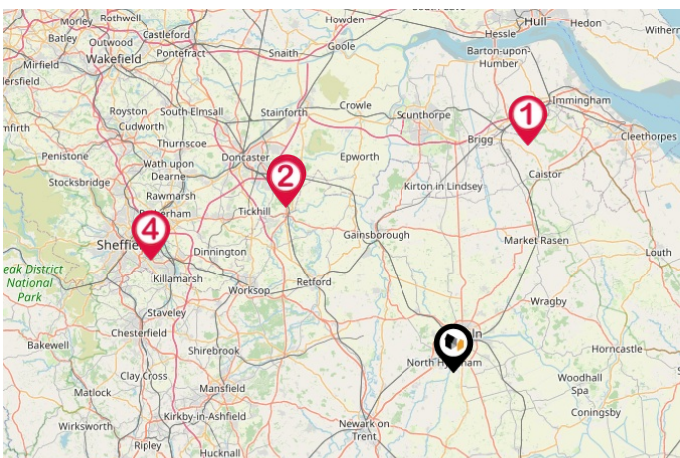
NATIONAL RAIL STATIONS

- 1 - Lincoln Central Rail Station | 1.54 miles
- 2 - Hykeham Rail Station | 1.77 miles
- 3 - Saxilby Rail Station | 5.69 miles



TRUNK ROADS/MOTORWAYS

- 1 - M180 J4 | 23.14 miles
- 2 - M180 J3 | 24.81 miles
- 3 - M181 J0 | 26.76 miles
- 4 - M180 J5 | 26.71 miles
- 5 - M180 J2 | 26.98 miles
- 6 - A1(M) J34 | 24.24 miles
- 7 - M18 J4 | 29.59 miles
- 8 - M18 J3 | 29.8 miles
- 9 - M18 J2 | 30.44 miles
- 10 - A1(M) J35 | 30.46 miles



AIRPORTS/HELIPADS

- 1 - Humberside Airport | 27.32 miles
- 2 - Robin Hood Doncaster Sheffield Airport | 26.26 miles
- 3 - Robin Hood Doncaster Sheffield Airport | 26.46 miles
- 4 - Sheffield City Airport | 36.14 miles

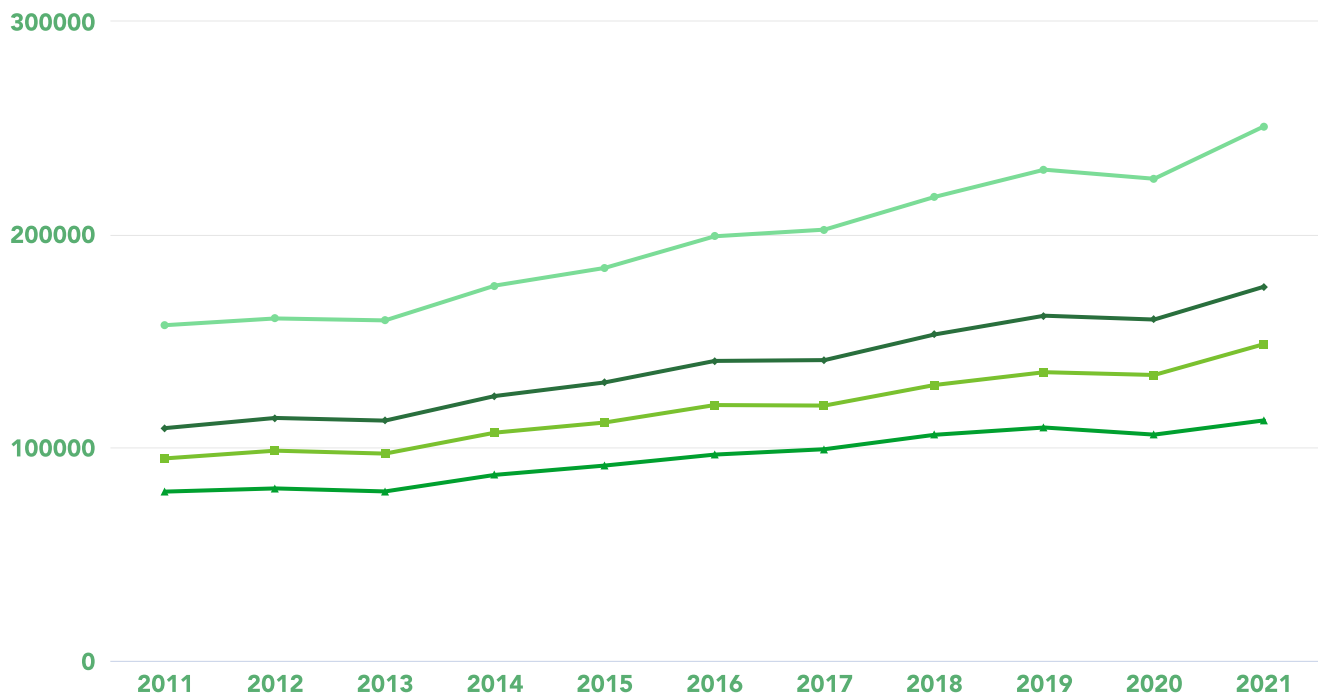
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR LN6

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 42.06%



TERRACED
+ 56.43%



SEMI-DETACHED
+ 60.74%



DETACHED
+ 59.23%

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MUNDYS

About Us

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 and are open until 7.00 pm on weekdays. We also offer weekday evening viewings until 7.30 pm.

We have three offices within Lincolnshire, in 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 Advisor - Andrew Harrod Financial Services Ltd.

Andrew Harrod (CeMap FPC) has been in the mortgage industry for over 30 years. During this time he has been a manager for a national lender with the authority to approve mortgages. He now provides whole of market mortgage advice and for the past few years has had an office based in our head office on Silver Street, Lincoln.

Your initial appointment is completely free of charge with no obligation on your part. A fee may become payable on application.*

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DATA QUALITY

Mundys is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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