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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03<sup>rd</sup> September 2024



**CANBERRA CRESCENT, BROOKENBY, BINBROOK, MARKET RASEN, LN8**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

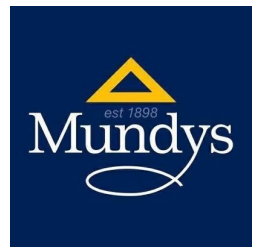
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# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	871 ft <sup>2</sup> / 81 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,472		
<b>Title Number:</b>	LL103121		

## Local Area

<b>Local Authority:</b>	West lindsey
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

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

<b>12</b> mb/s	<b>64</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Brookenby, Binbrook, MARKET RASEN, LN8

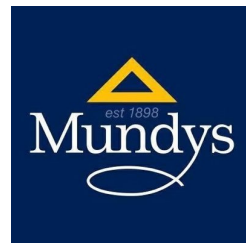
Energy rating

**C**

Valid until 29.03.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>	77   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

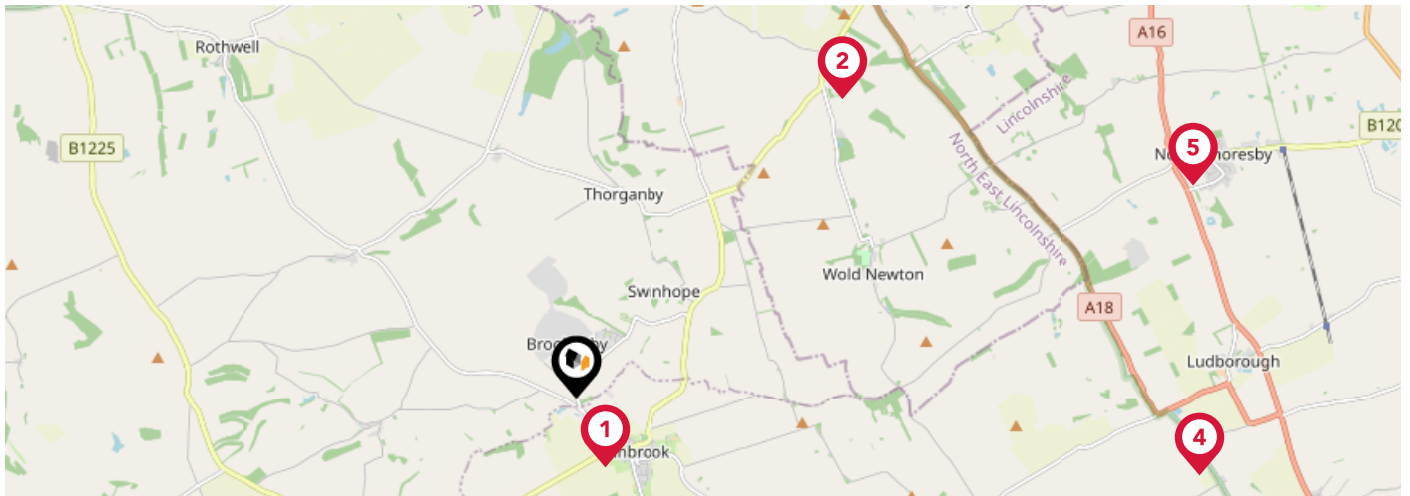
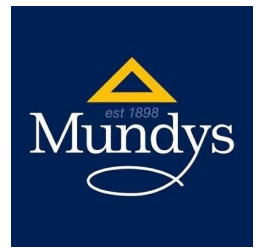
# Property EPC - Additional Data



## Additional EPC Data

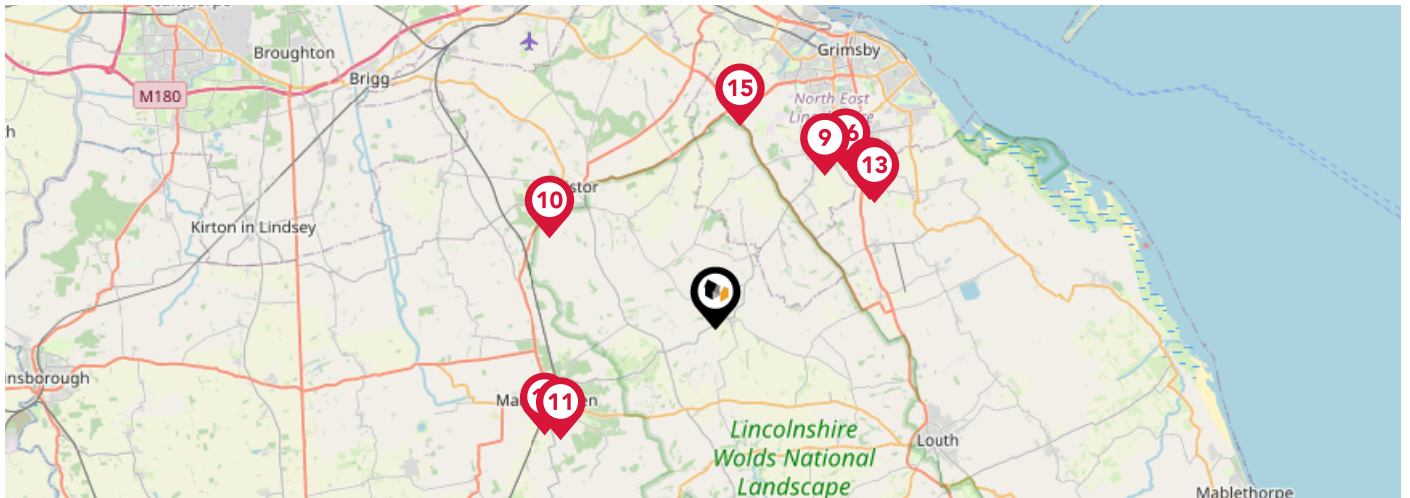
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Main Heating Controls Energy:</b>	Very poor
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	81 m <sup>2</sup>

# Area Schools



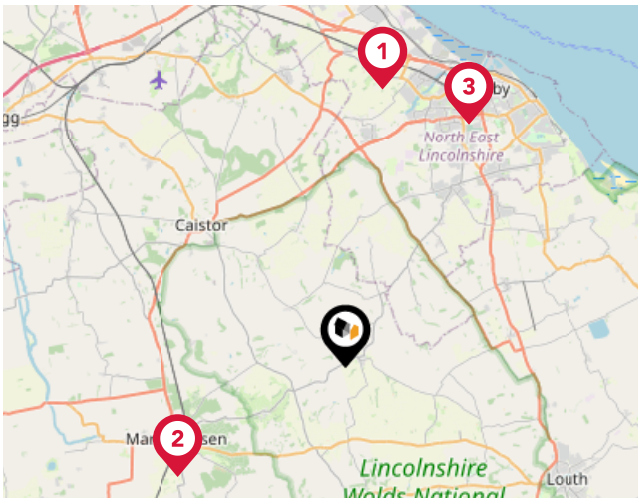
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Binbrook CofE Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>East Ravendale CofE Primary School Academy</b> Ofsted Rating: Good   Pupils: 98   Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Tealby School</b> Ofsted Rating: Good   Pupils: 84   Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Utterby Primary Academy</b> Ofsted Rating: Good   Pupils: 69   Distance:5.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>North Thoresby Primary Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:5.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Caistor Yarborough Academy</b> Ofsted Rating: Good   Pupils: 536   Distance:6.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Caistor CofE and Methodist Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:6.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Caistor Grammar School</b> Ofsted Rating: Good   Pupils: 683   Distance:6.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



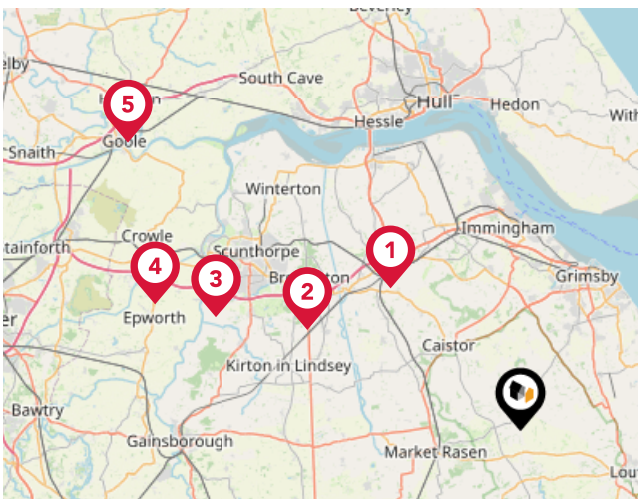
		Nursery	Primary	Secondary	College	Private
	<b>Waltham Leas Primary Academy</b> Ofsted Rating: Good   Pupils: 423   Distance:6.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Nettleton Community Primary School</b> Ofsted Rating: Good   Pupils: 69   Distance:6.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>De Aston School</b> Ofsted Rating: Good   Pupils: 1040   Distance:6.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holton Le Clay Infant School</b> Ofsted Rating: Good   Pupils: 87   Distance:7.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holton-le-Clay Junior School</b> Ofsted Rating: Good   Pupils: 114   Distance:7.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Market Rasen Church of England Primary School</b> Ofsted Rating: Good   Pupils: 308   Distance:7.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanford Junior and Infant School</b> Ofsted Rating: Good   Pupils: 225   Distance:7.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Waltham Toll Bar Academy</b> Ofsted Rating: Good   Pupils: 1893   Distance:7.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Healing Railway Station	9.9 miles
2	Market Rasen Rail Station	7.1 miles
3	Grimsby Town Rail Station	9.59 miles



## Trunk Roads/Motorways

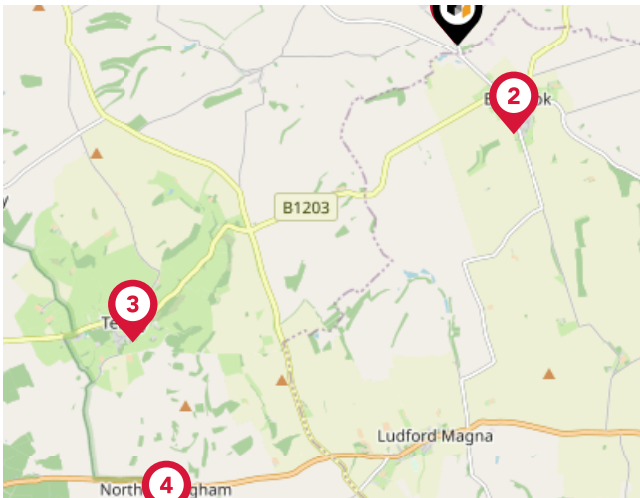
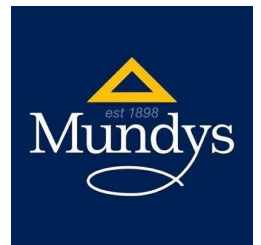
Pin	Name	Distance
1	M180 J5	13.61 miles
2	M180 J4	16.69 miles
3	M180 J3	22.99 miles
4	M180 J2	27.29 miles
5	M62 J37	34.36 miles



## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	11.83 miles
2	Finningley	33.84 miles
3	East Mids Airport	63.47 miles
4	Leeds Bradford Airport	67.1 miles

# Area Transport (Local)



## Bus Stops/Stations

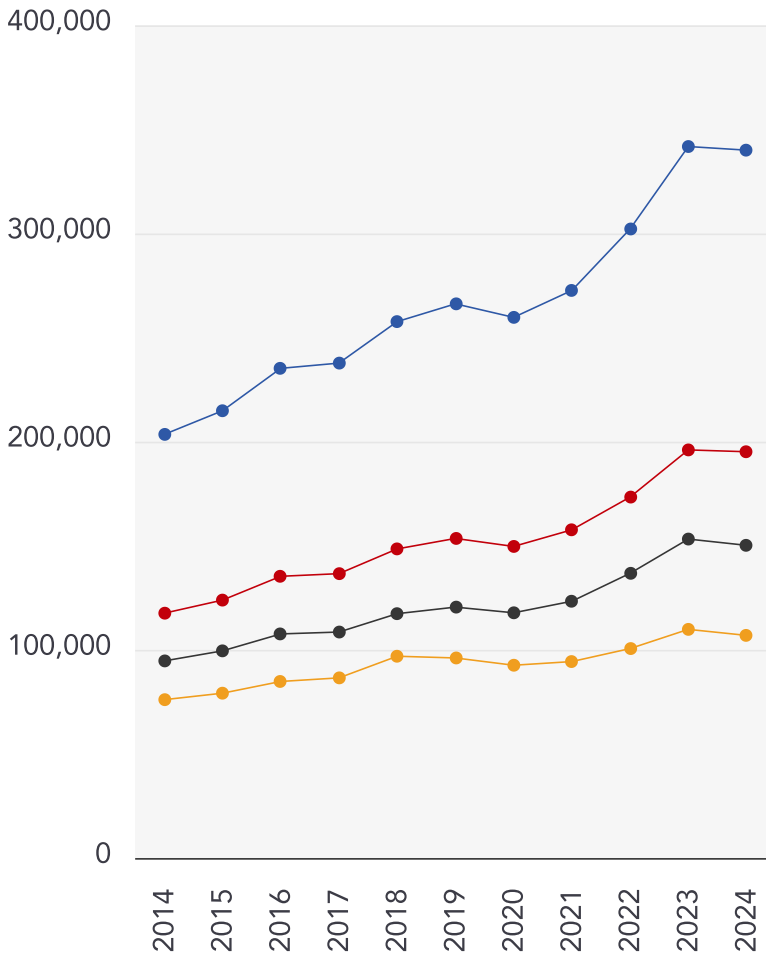
Pin	Name	Distance
1	Edinburgh Road	0.04 miles
2	Bus Shelter	0.93 miles
3	All Saints Church	3.88 miles
4	Starks Lane	4.95 miles
5	Kelstern Crossroads	4.74 miles



# Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN8



Detached

**+67.09%**

Semi-Detached

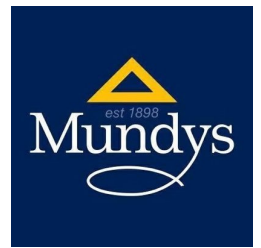
**+65.93%**

Terraced

**+58.63%**

Flat

**+40.58%**



## 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.

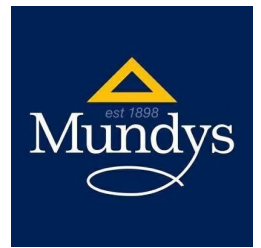
We are open 7 days a week. We also offer weekday evening viewings until 7.30 pm.

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



## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Mundys or the seller.

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# Mundys

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