

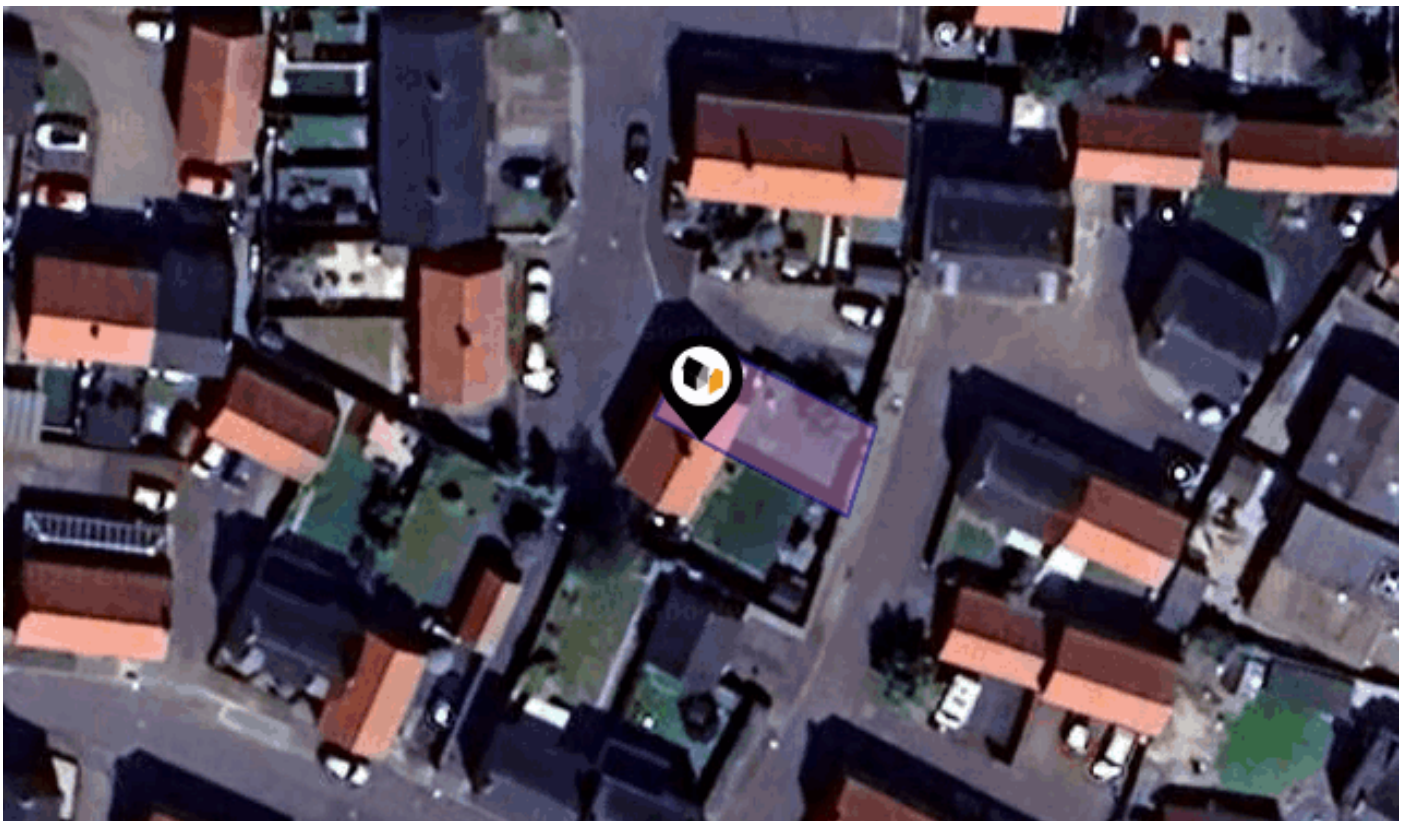


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th October 2024



7, POACHERS CHASE, WRAGBY, MARKET RASEN, LN8 5NA

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

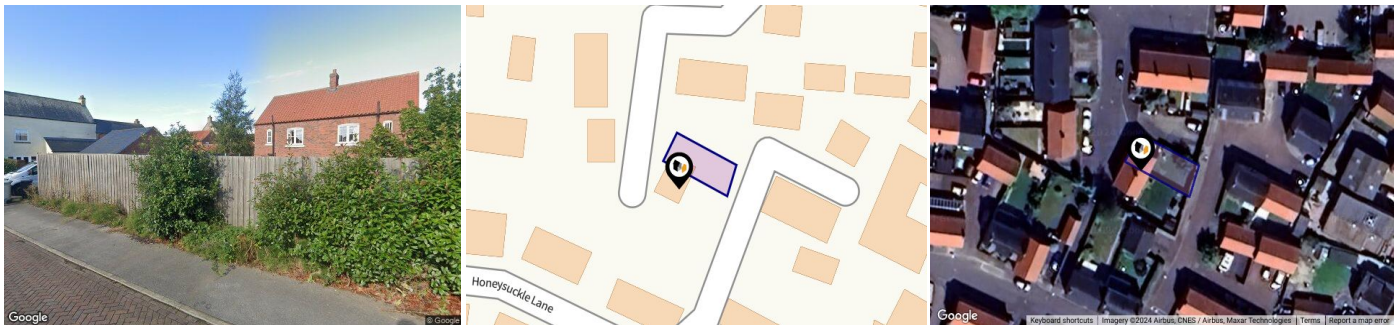
01522 510 044

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www.mundys.net



Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	22/08/2014
Bedrooms:	2	Last Sold Price:	£121,995
Floor Area:	602 ft ² / 56 m ²	Last Sold £/ft²:	£195
Plot Area:	0.03 acres	Tenure:	Freehold
Year Built :	2014		
Council Tax :	Band B		
Annual Estimate:	£1,656		
Title Number:	LL353108		
UPRN:	10024300082		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



7 Poachers Chase, Wragby, LN8 5NA

Energy rating

D

Valid until 14.07.2034

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

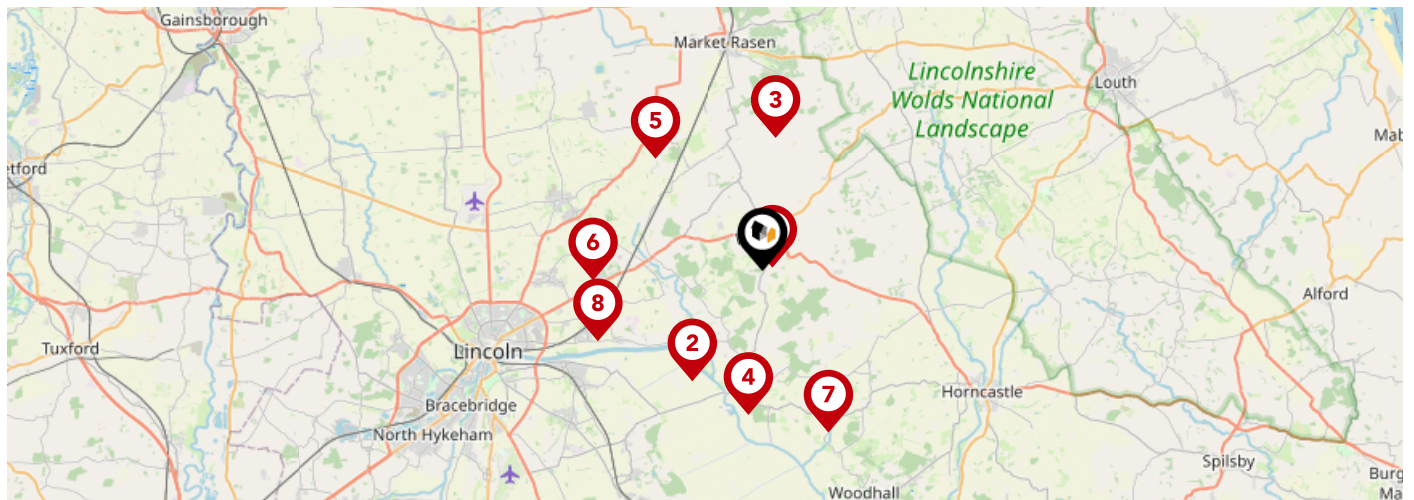
Property

EPC - Additional Data



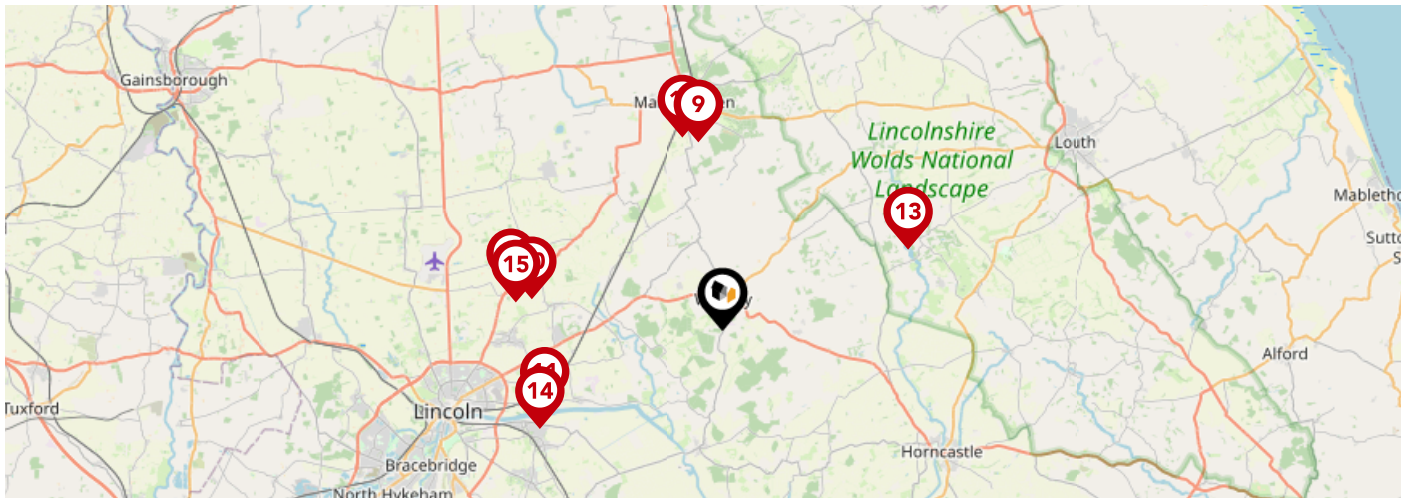
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	56 m ²



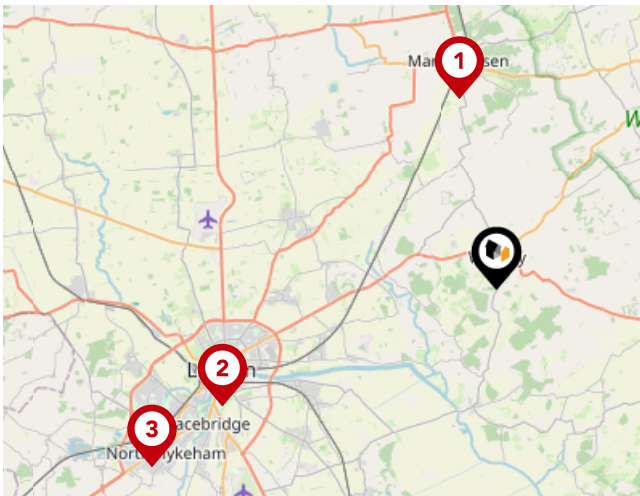
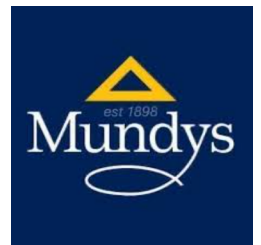
		Nursery	Primary	Secondary	College	Private
1	Wragby Primary School Ofsted Rating: Good Pupils: 175 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fiskerton Church of England Primary School Ofsted Rating: Good Pupils: 89 Distance:4.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Legsby Primary School Ofsted Rating: Good Pupils: 37 Distance:4.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bardney Church of England and Methodist Primary School Ofsted Rating: Good Pupils: 188 Distance:5.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:5.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:6.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bucknall Primary School Ofsted Rating: Good Pupils: 26 Distance:6.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:6.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



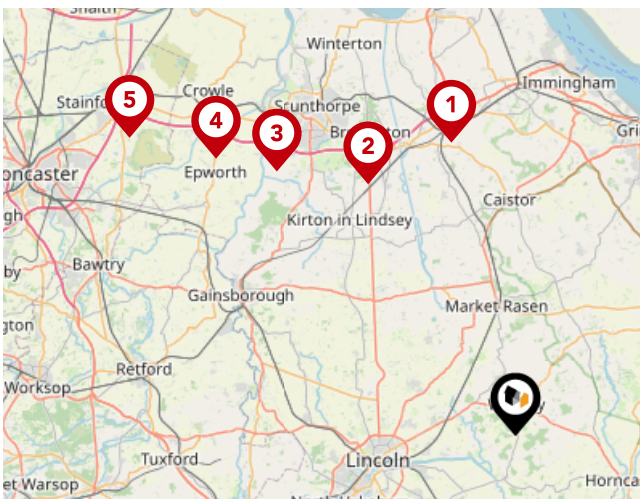
		Nursery	Primary	Secondary	College	Private
	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:6.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:6.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:6.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:7.01	<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:7.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:7.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:7.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 381 Distance:7.62	<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	Market Rasen Rail Station	6.88 miles
2	Lincoln Central Rail Station	10.56 miles
3	Hykeham Rail Station	13.76 miles



Trunk Roads/Motorways

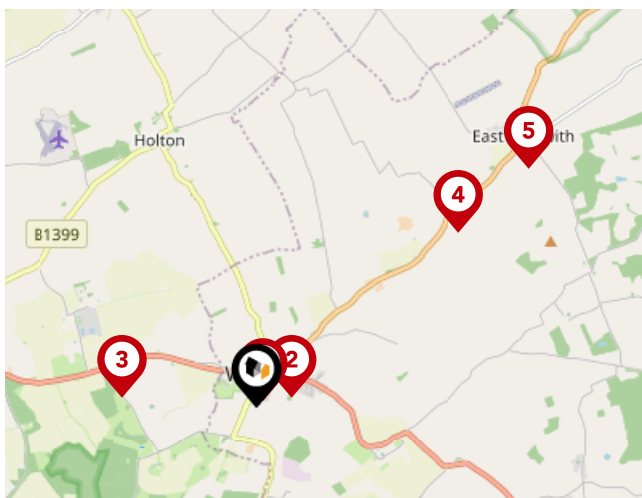
Pin	Name	Distance
1	M180 J5	21.16 miles
2	M180 J4	20.65 miles
3	M180 J3	25.21 miles
4	M180 J2	28.83 miles
5	M180 J1	34.41 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	20.61 miles
2	Finningley	32.07 miles
3	East Mids Airport	53.17 miles
4	Leeds Bradford Airport	68.69 miles

Area Transport (Local)



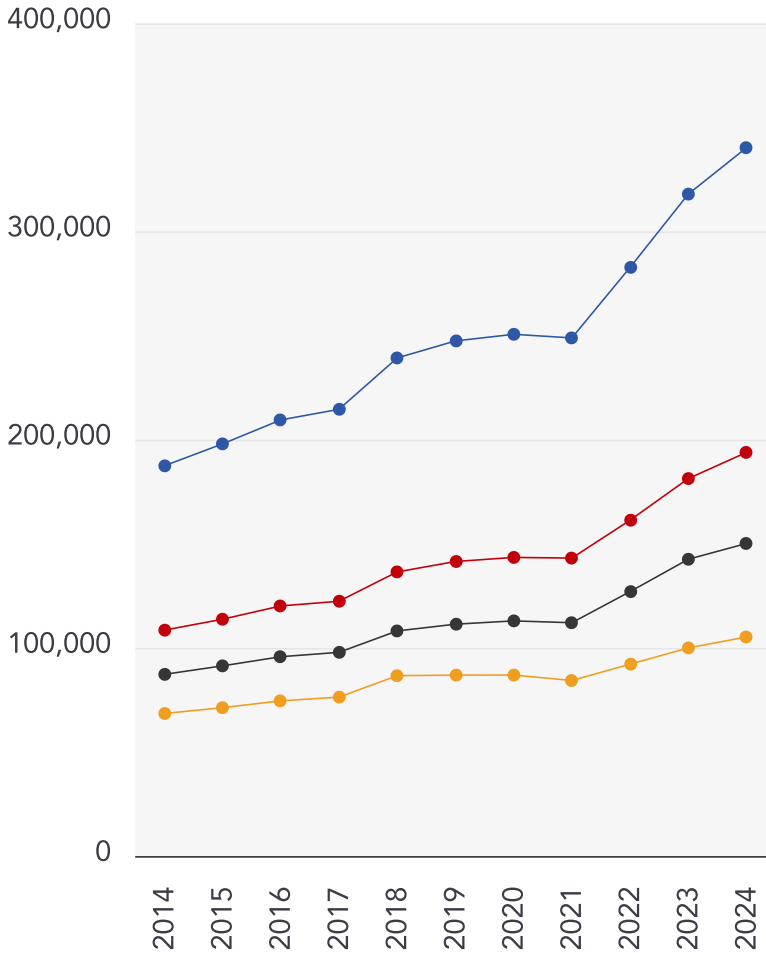
Bus Stops/Stations

Pin	Name	Distance
1	Co-op Store	0.08 miles
2	Primary School	0.32 miles
3	Lincoln Road	1.19 miles
4	Manor House	2.36 miles
5	Panton Road	3.22 miles

Market House Price Statistics



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



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



/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.

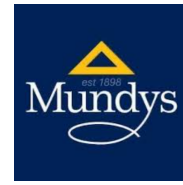


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