

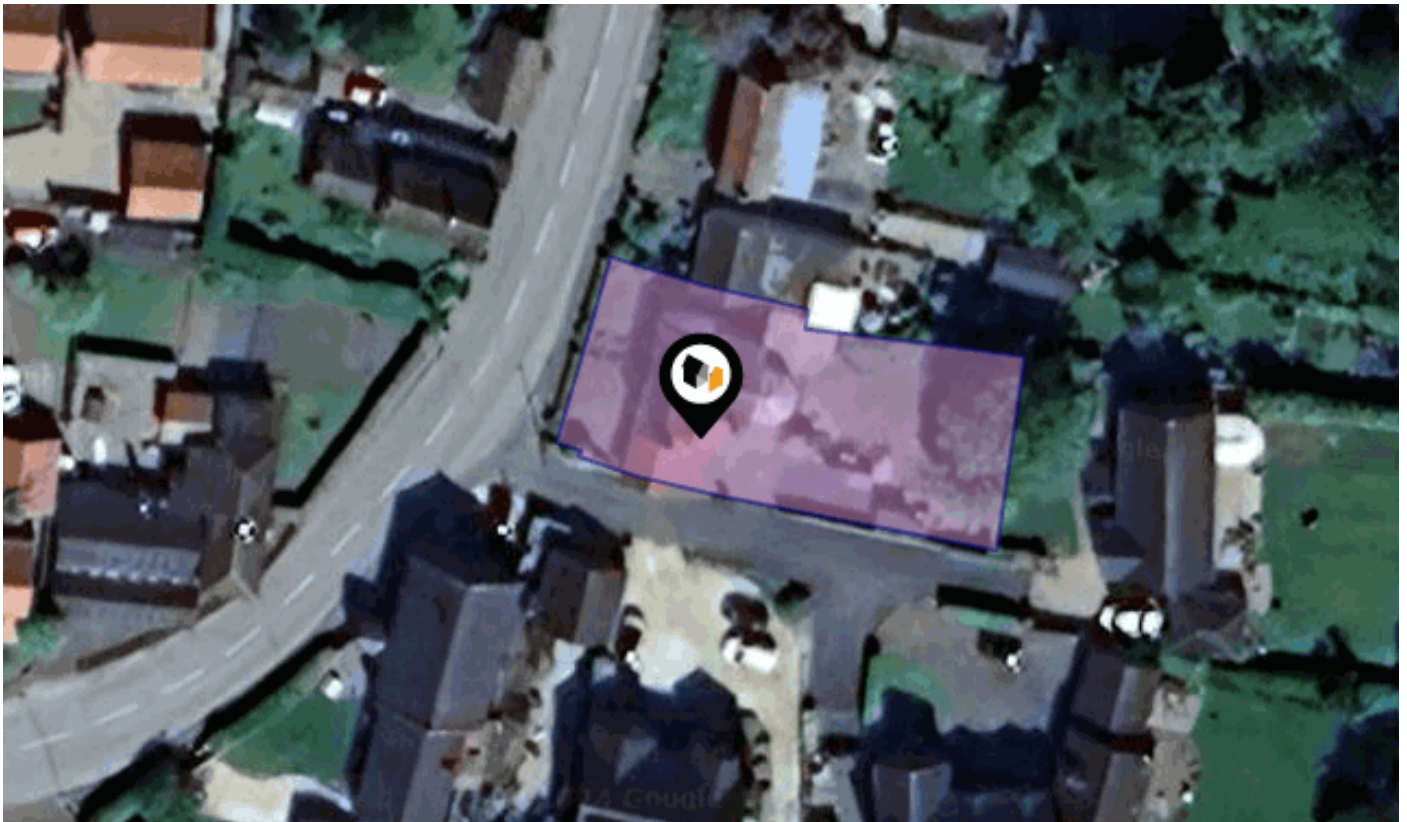


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st October 2024



BRIGG ROAD, SOUTH KELSEY, MARKET RASEN, LN7

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

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www.mundys.net





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,614 ft ² / 150 m ²		
Plot Area:	0.14 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,209		
Title Number:	LL190322		

Local Area

Local Authority:	West lindsey
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	- mb/s
		

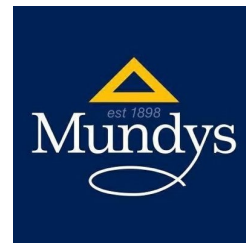
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



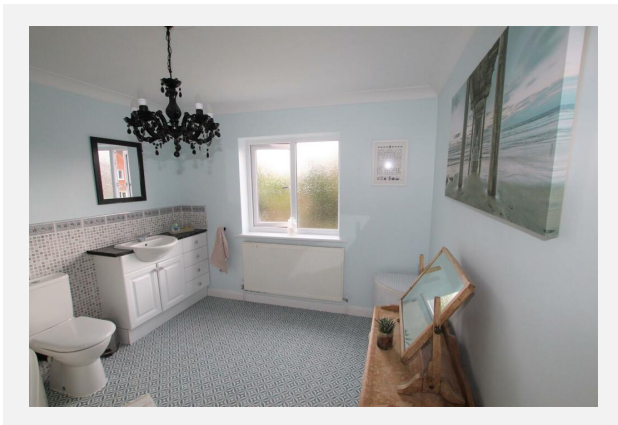
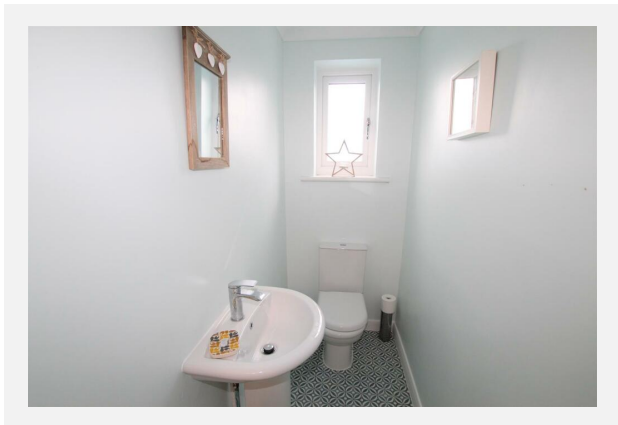
Planning History This Address

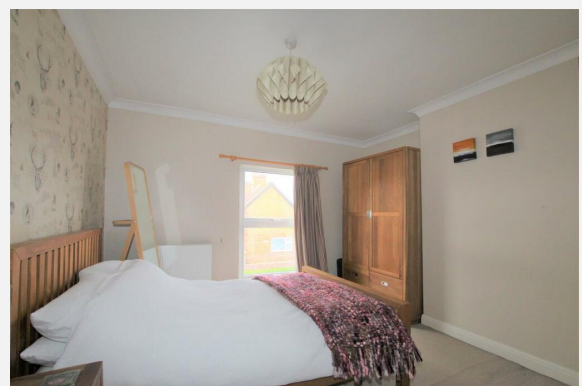
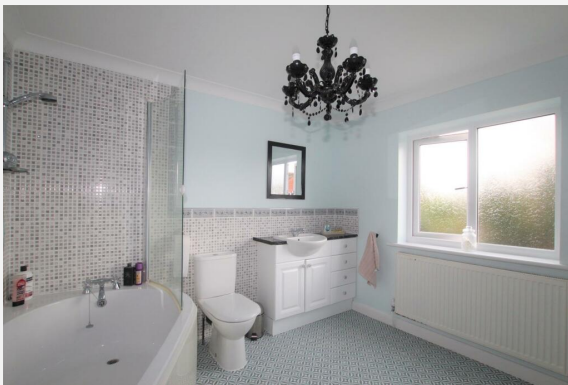


Planning records for: *Brigg Road, South Kelsey, Market Rasen, LN7*

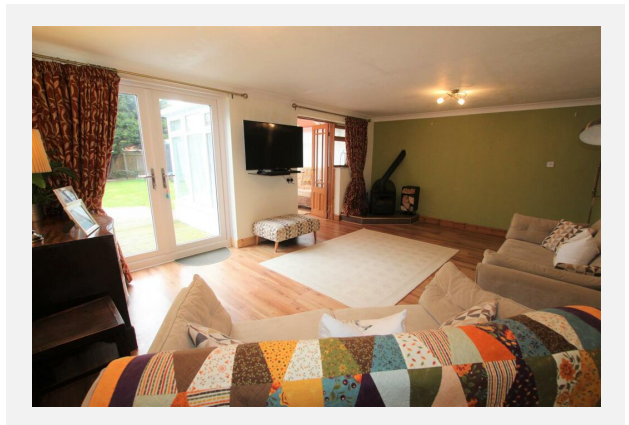
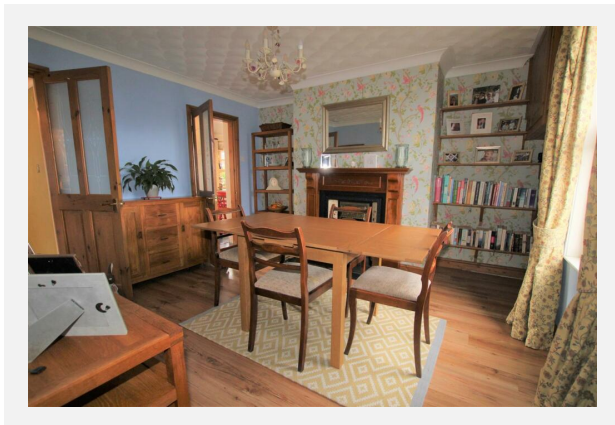
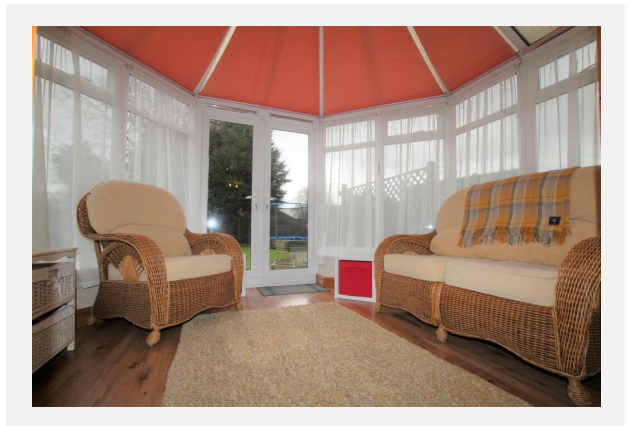
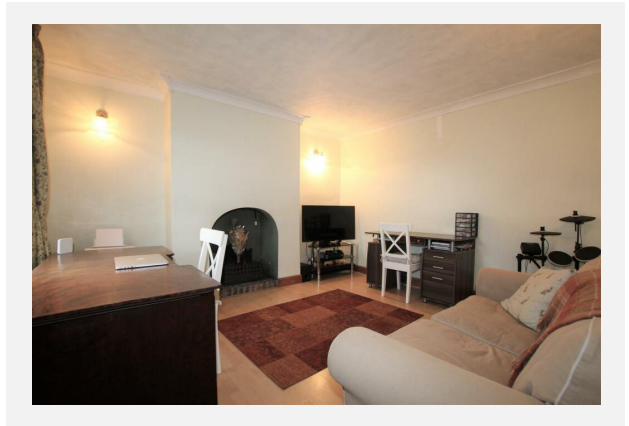
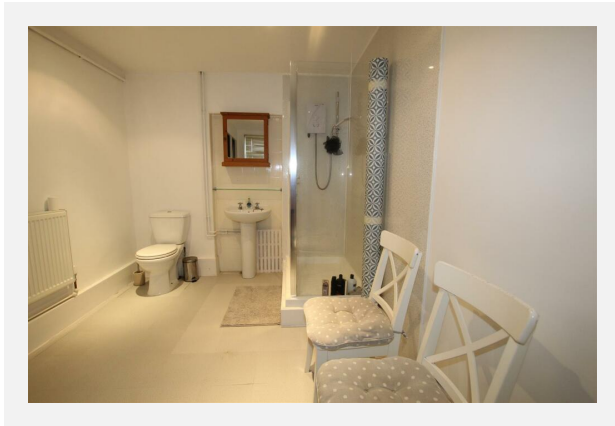
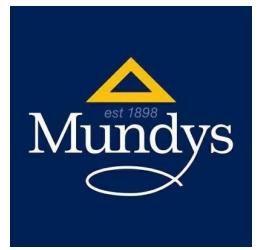
Reference - M04/P/0784	
Decision:	Decided
Date:	29th June 2004
Description:	PLANNING APPLICATION TO ERECT CONSERVATORY

Gallery Photos





Gallery Photos

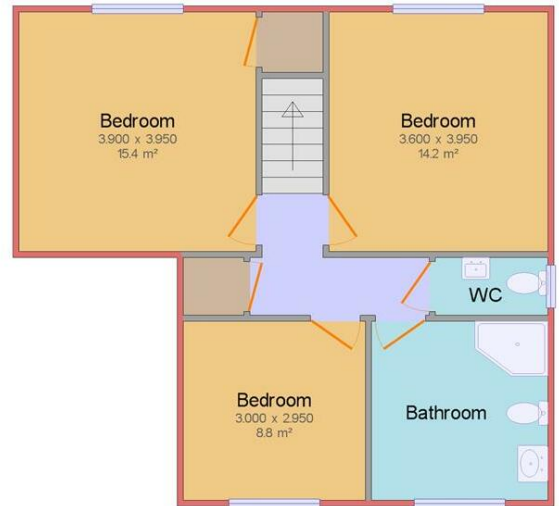


BRIGG ROAD, SOUTH KELSEY, MARKET RASEN, LN7

Ground Floor
Gross internal area: 104.3 m² (1123.0 ft²)



First Floor
Gross internal area: 59.0 m² (634.7 ft²)



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w

Property EPC - Certificate



Brigg Road, South Kelsey, LN7

Energy rating

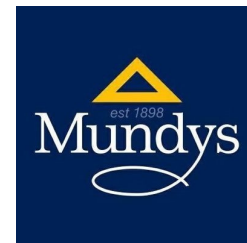
E

Valid until 23.02.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Property

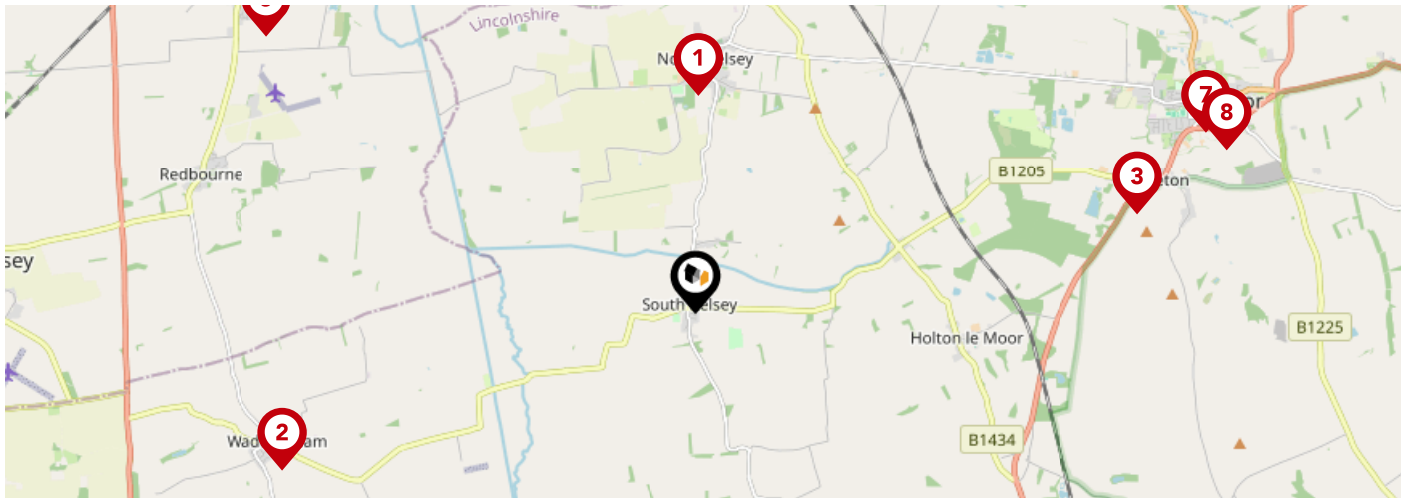
EPC - Additional Data



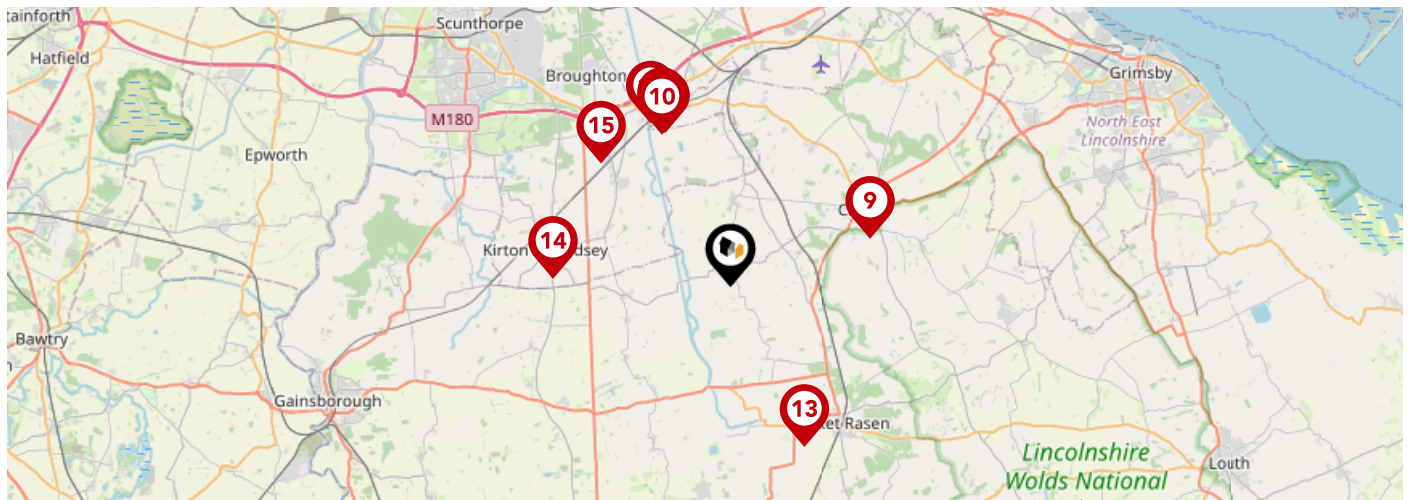
Additional EPC Data









Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	150 m ²

Area Schools

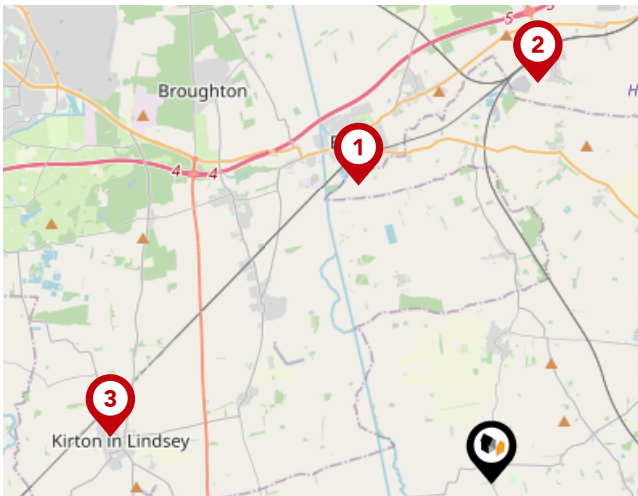


		Nursery	Primary	Secondary	College	Private
1	Kelsey Primary School Ofsted Rating: Good Pupils: 101 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Waddingham Primary School Ofsted Rating: Good Pupils: 86 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hibaldstow Academy Ofsted Rating: Good Pupils: 109 Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Grasby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:4.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:4.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



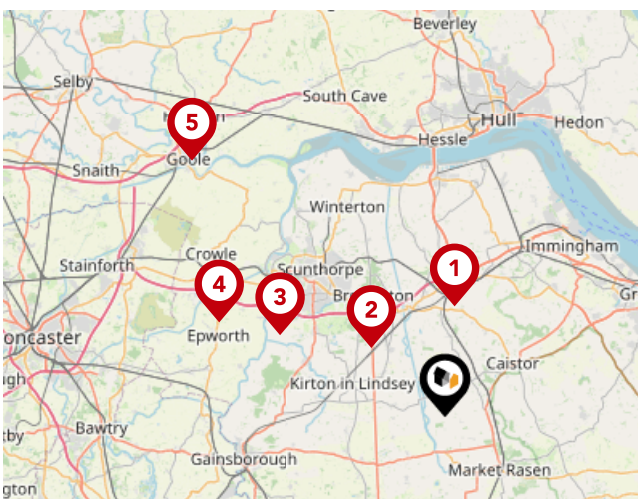
		Nursery	Primary	Secondary	College	Private
	Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:5.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hestia School Ofsted Rating: Requires improvement Pupils: 73 Distance:5.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Holme Academy Ofsted Rating: Inadequate Pupils: 9 Distance:5.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir John Nelthorpe School Ofsted Rating: Good Pupils: 830 Distance:6.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:6.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirton Academy Ofsted Rating: Not Rated Pupils:0 Distance:6.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scawby Academy Ofsted Rating: Good Pupils: 199 Distance:6.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brigg Primary School Ofsted Rating: Good Pupils: 334 Distance:6.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



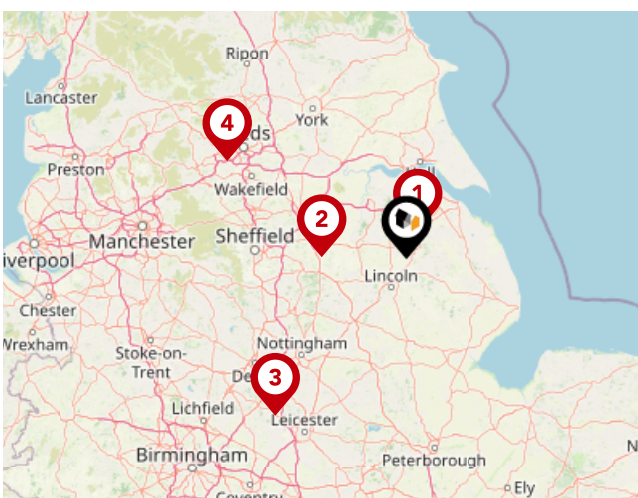
National Rail Stations

Pin	Name	Distance
1	Brigg Rail Station	5.75 miles
2	Barnetby Rail Station	7.09 miles
3	Kirton Lindsey Rail Station	6.78 miles



Trunk Roads/Motorways

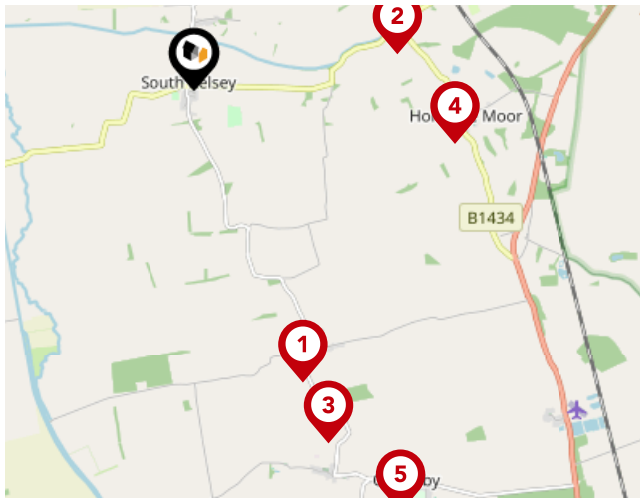
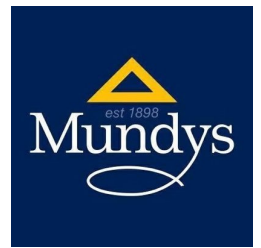
Pin	Name	Distance
1	M180 J5	7.77 miles
2	M180 J4	7.18 miles
3	M180 J3	13.07 miles
4	M180 J2	17.31 miles
5	M62 J37	25.42 miles



Airports/HELIPADS

Pin	Name	Distance
1	Humberside Airport	8.3 miles
2	Finningley	23.92 miles
3	East Mids Airport	58.27 miles
4	Leeds Bradford Airport	57.35 miles

Area Transport (Local)



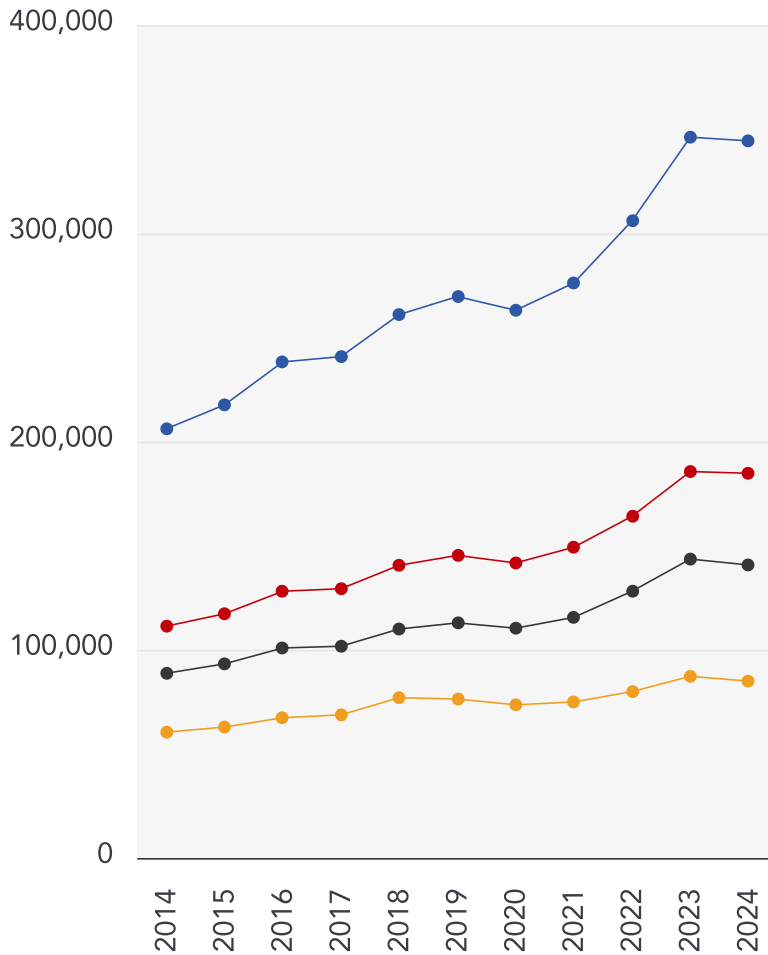
Bus Stops/Stations

Pin	Name	Distance
1	Thornton Road	2.74 miles
2	Brigg Road	1.83 miles
3	The Lodge	3.33 miles
4	Telephone Box	2.36 miles
5	Crown Inn	4.14 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN7



Detached

+67.09%

Semi-Detached

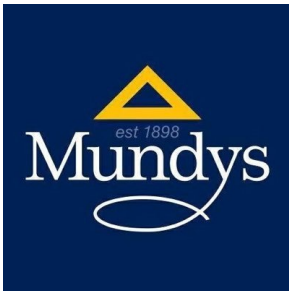
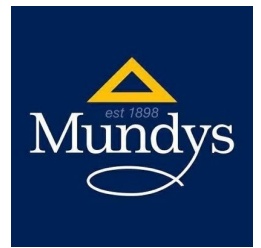
+65.93%

Terraced

+58.63%

Flat

+40.58%



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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



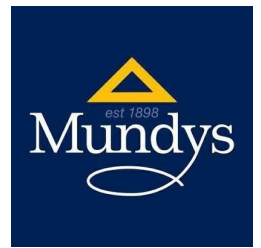
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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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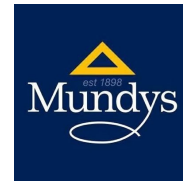


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