

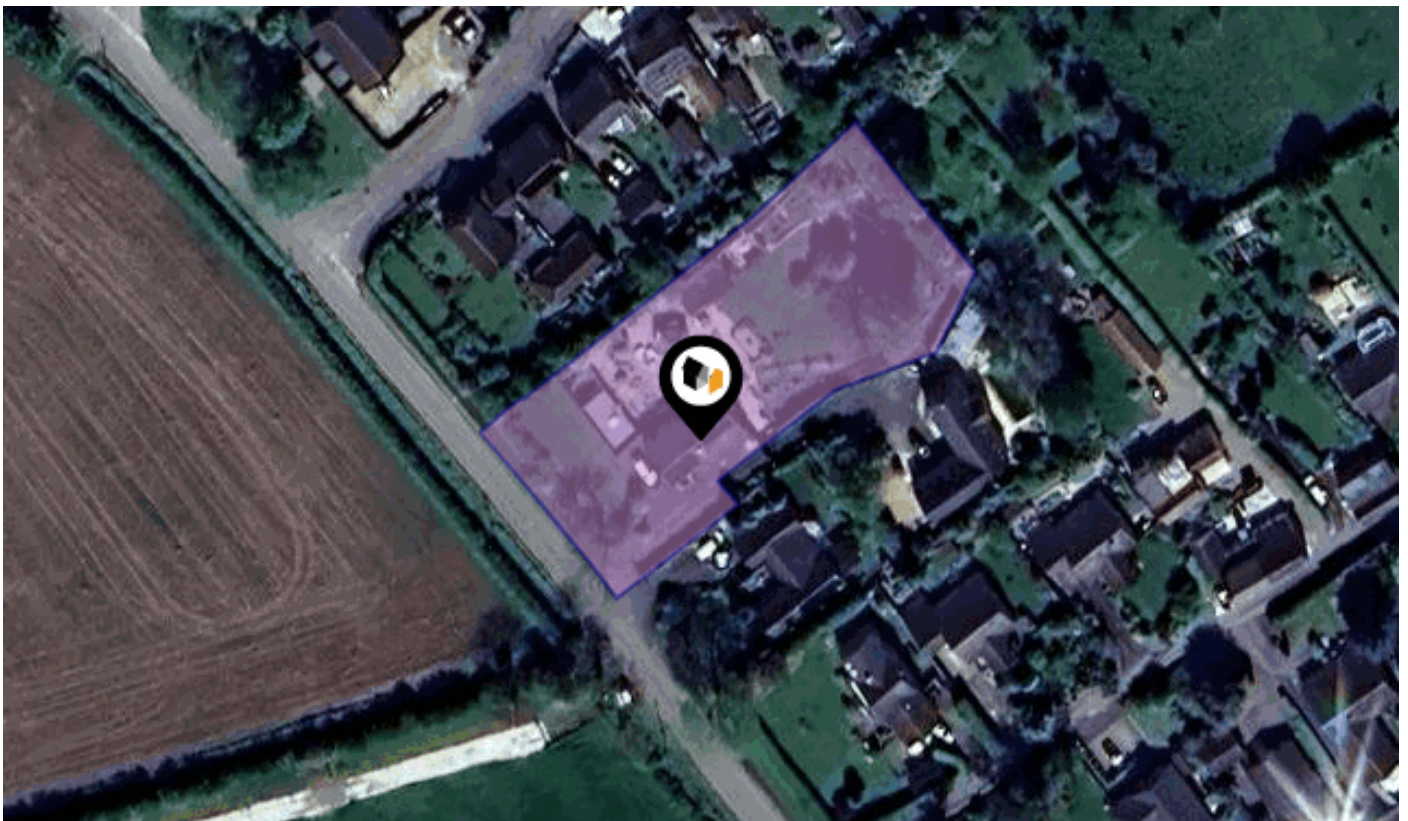


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01<sup>st</sup> November 2024



**BISHOP NORTON ROAD, GLENTHAM, MARKET RASEN,  
LN8**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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www.mundys.net



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	2,583 ft <sup>2</sup> / 240 m <sup>2</sup>		
<b>Plot Area:</b>	0.64 acres		
<b>Year Built :</b>	1991-1995		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,190		
<b>Title Number:</b>	LL53951		

## 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>7</b> mb/s	<b>56</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



BISHOP NORTON ROAD, MARKET RASEN, LN8

Energy rating

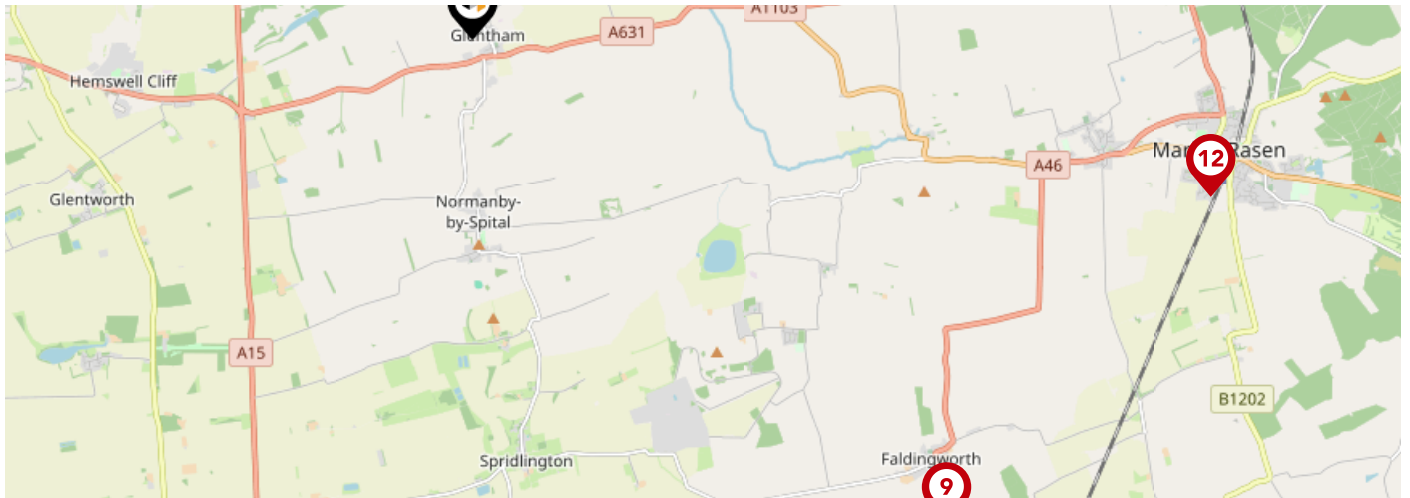
**E**

Valid until 26.07.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		57   <b>D</b>
39-54	<b>E</b>	39   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



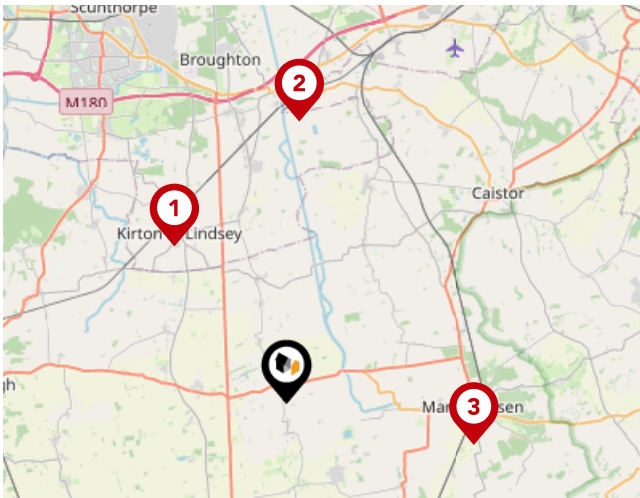
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Normanby Primary School</b> Ofsted Rating: Good   Pupils: 51   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hemswell Cliff Primary School</b> Ofsted Rating: Good   Pupils: 39   Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Waddingham Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Willoughton Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:4.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Osgodby Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Hackthorn Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 56   Distance:5.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Middle Rasen Primary School</b> Ofsted Rating: Good   Pupils: 135   Distance:5.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ingham Primary School</b> Ofsted Rating: Good   Pupils: 81   Distance:5.69	<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>Faldingworth Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Kirton Lindsey Primary School</b> Ofsted Rating: Requires improvement   Pupils: 209   Distance:6.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Kirton Academy</b> Ofsted Rating: Not Rated   Pupils:0   Distance:6.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>The Market Rasen Church of England Primary School</b> Ofsted Rating: Good   Pupils: 308   Distance:6.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Welton St Mary's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 381   Distance:6.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Kelsey Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:7.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Dunholme St Chad's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 212   Distance:7.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Hibaldstow Academy</b> Ofsted Rating: Good   Pupils: 109   Distance:7.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

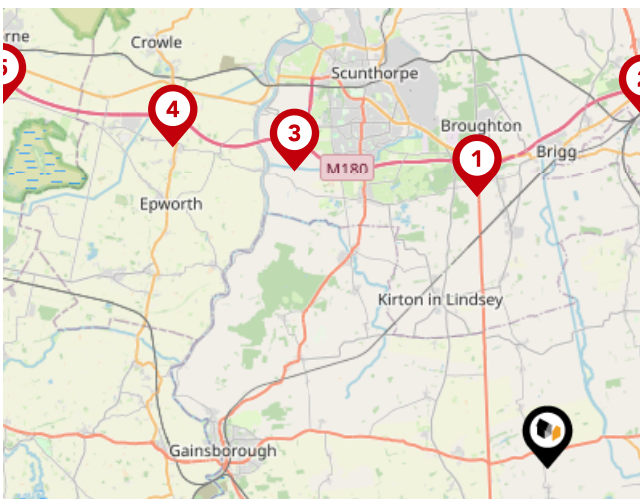


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Kirton Lindsey Rail Station	6.76 miles
2	Brigg Rail Station	9.94 miles
3	Market Rasen Rail Station	6.8 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	9.89 miles
2	M180 J5	12.89 miles
3	M180 J3	13.77 miles
4	M180 J2	17.39 miles
5	M180 J1	23.12 miles

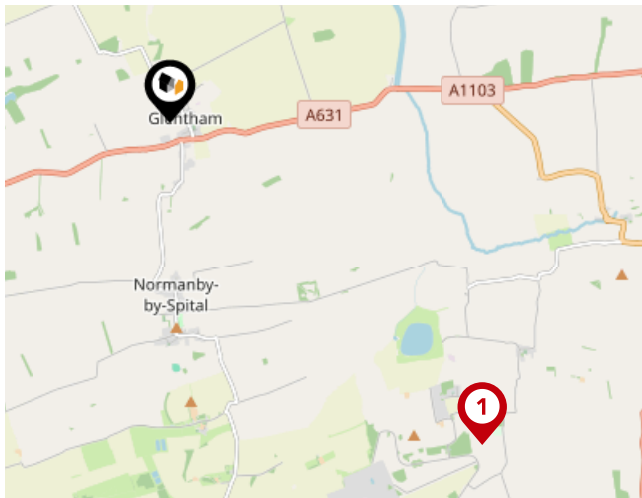


## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	13.73 miles
2	Finningley	21.76 miles
3	East Mids Airport	52.9 miles
4	Leeds Bradford Airport	57.43 miles

# Area

## Transport (Local)



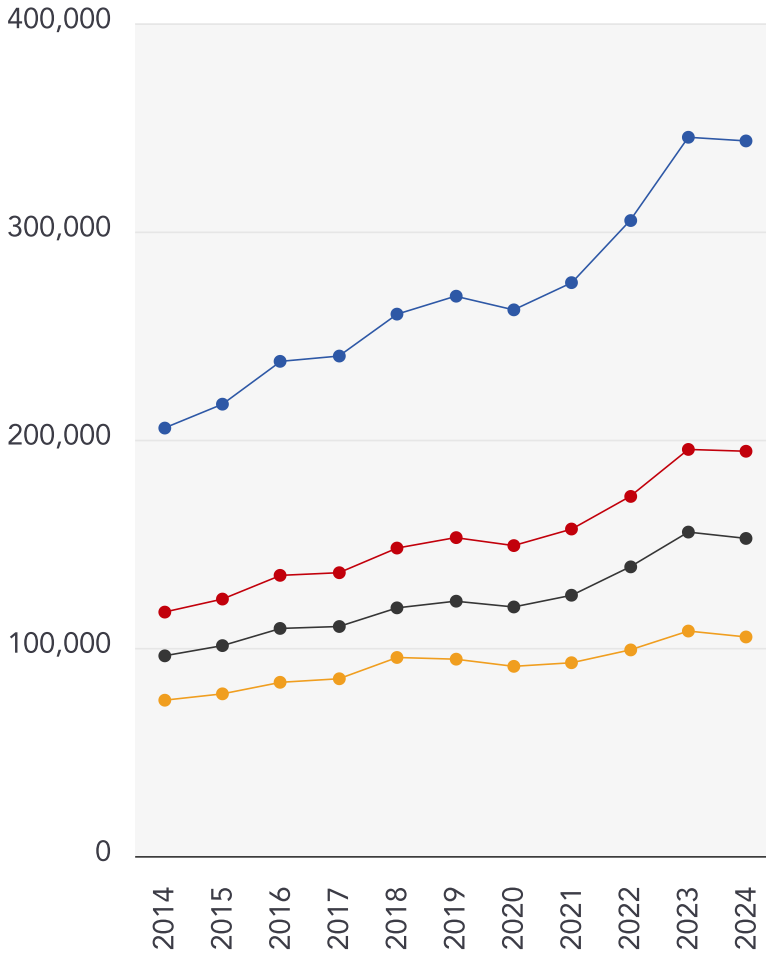
### Bus Stops/Stations

Pin	Name	Distance
1	Old Shop	3.96 miles
2	Saint George's Hill	3.54 miles
3	Post Office	3.35 miles
4	Hill Top Lodge	3.87 miles
5	Bunkers Hill	4.07 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.

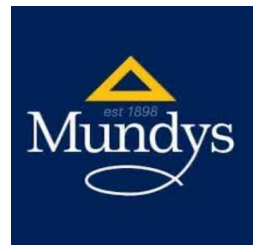
We are open 7 days a week. We also offer weekday evening viewings until 7.30 pm.

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

# Agent Disclaimer



## 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.

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.

Please note that all appliances and heating systems are not tested by Mundys and therefore no warranties can be given as to their good working order.

# Mundys

## Data Quality

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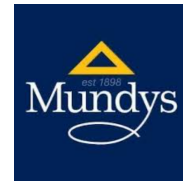


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