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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 21st November 2024



HUTTON WAY, FALDINGWORTH, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

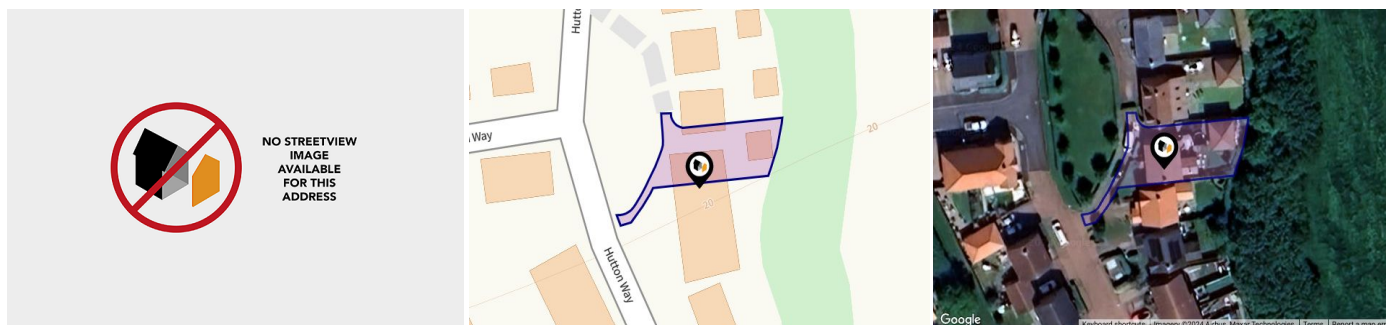
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Property Overview



Property

| | | | |
|------------------|--|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,539 ft ² / 143 m ² | | |
| Plot Area: | 0.1 acres | | |
| Year Built : | 2016 | | |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,699 | | |
| Title Number: | LL370290 | | |

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)

| | | |
|-----------|-----------|-------------|
| 13 | 70 | 1000 |
| mb/s | mb/s | mb/s |
| | | |

Mobile Coverage:

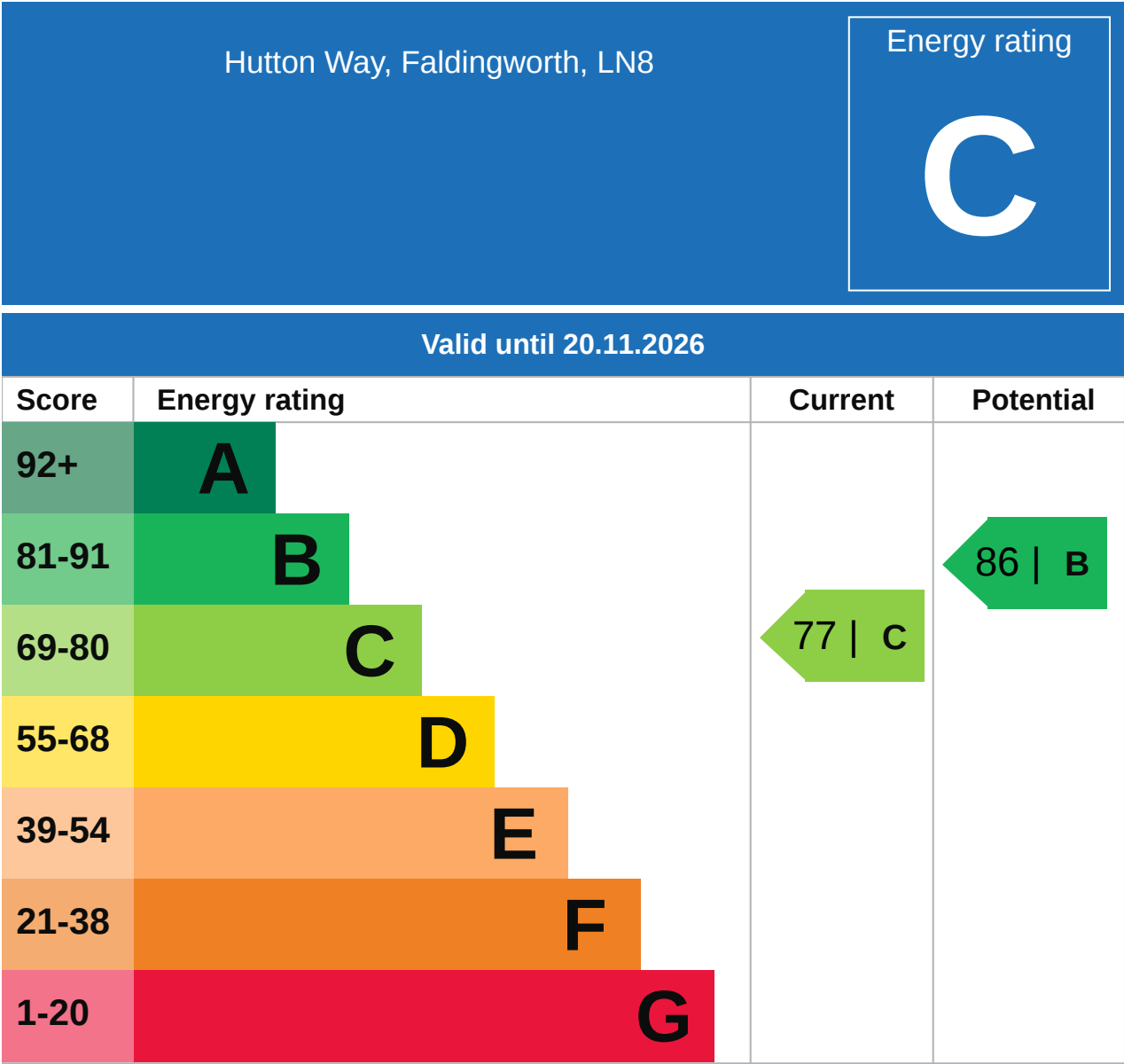
(based on calls indoors)



Satellite/Fibre TV Availability:

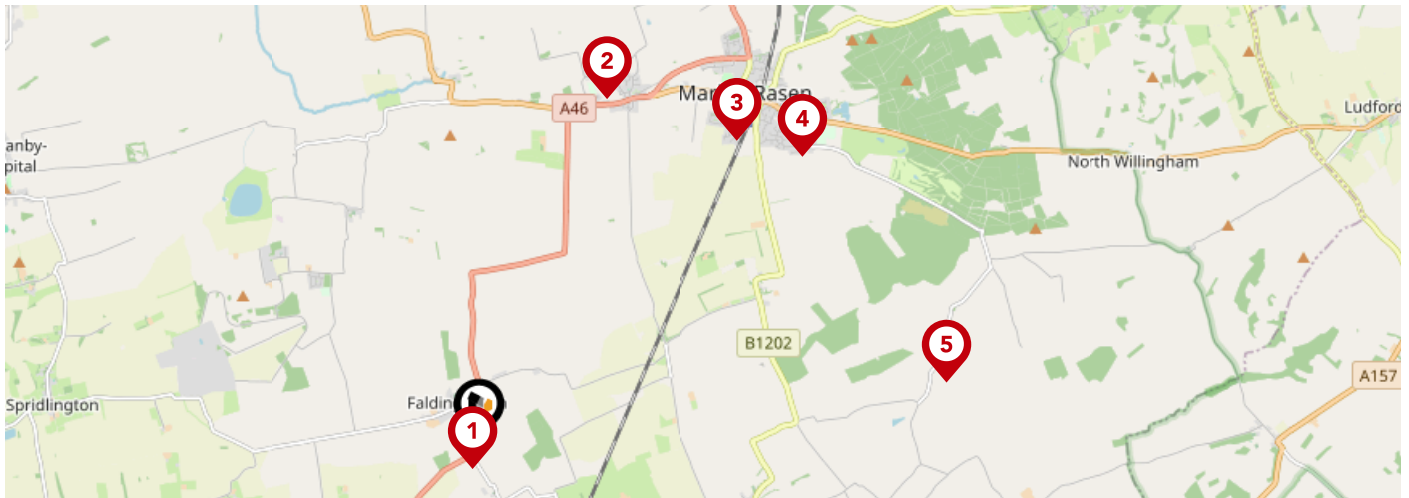


Property
EPC - Certificate

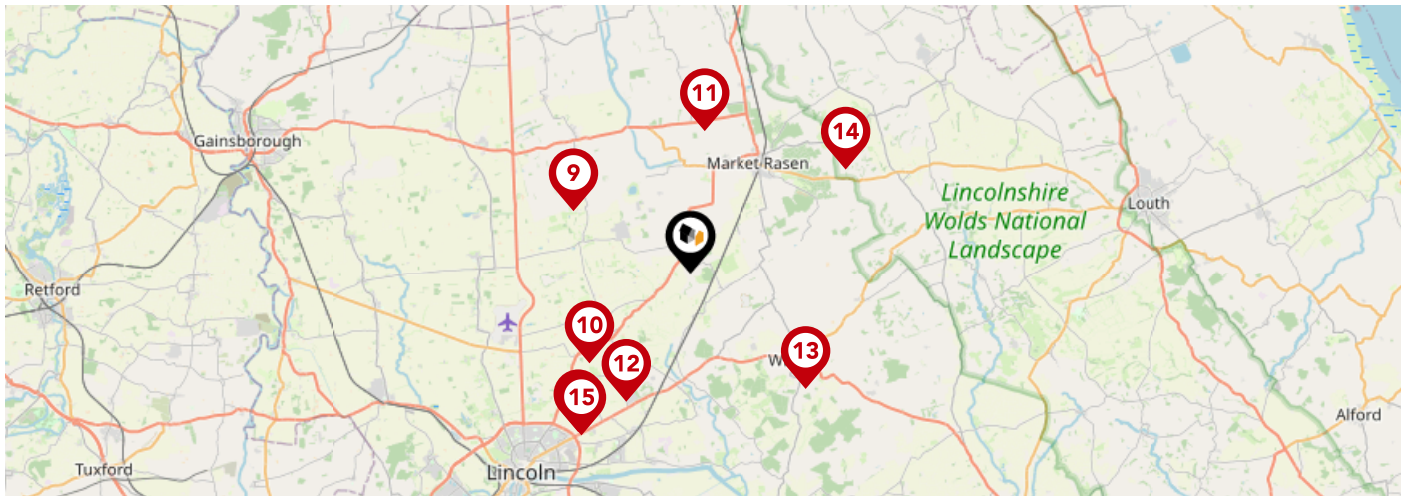










Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | NO DATA! |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Electricity: electricity, unspecified tariff |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.26 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.11 W/m-Â°K |
| Roof Energy: | Very Good |
| Main Heating: | Air source heat pump, Underfloor heating and radiators, pipes in screed above insulation, electric |
| Main Heating Controls: | Time and temperature zone control |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Very Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Average thermal transmittance 0.16 W/m-Â°K |
| Total Floor Area: | 143 m ² |



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:0.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:3.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:3.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | De Aston School Ofsted Rating: Good Pupils: 1040 Distance:3.82 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Legsby Primary School Ofsted Rating: Good Pupils: 37 Distance:4.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:4.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 381 Distance:4.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:4.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



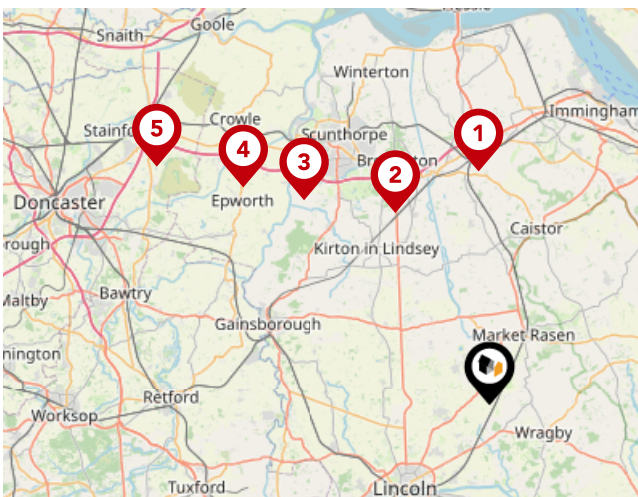
| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:4.73 | <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:4.78 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:5.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:5.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Wragby Primary School Ofsted Rating: Good Pupils: 175 Distance:5.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Tealby School Ofsted Rating: Good Pupils: 84 Distance:6.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:6.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:6.9 | <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 | 3.51 miles |
| 2 | Lincoln Central Rail Station | 10.28 miles |
| 3 | Saxilby Rail Station | 12.42 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M180 J5 | 16.5 miles |
| 2 | M180 J4 | 15.19 miles |
| 3 | M180 J3 | 19.61 miles |
| 4 | M180 J2 | 23.25 miles |
| 5 | M180 J1 | 28.92 miles |

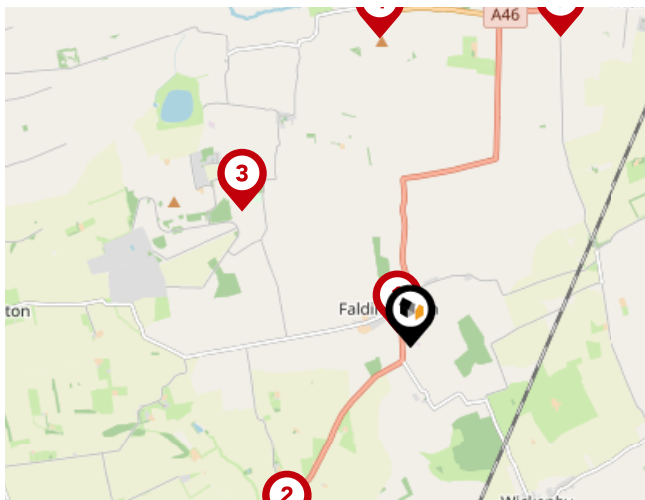


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Humberside Airport | 16.45 miles |
| 2 | Finningley | 27.02 miles |
| 3 | East Mids Airport | 52.96 miles |
| 4 | Leeds Bradford Airport | 63.22 miles |

Area

Transport (Local)



Bus Stops/Stations

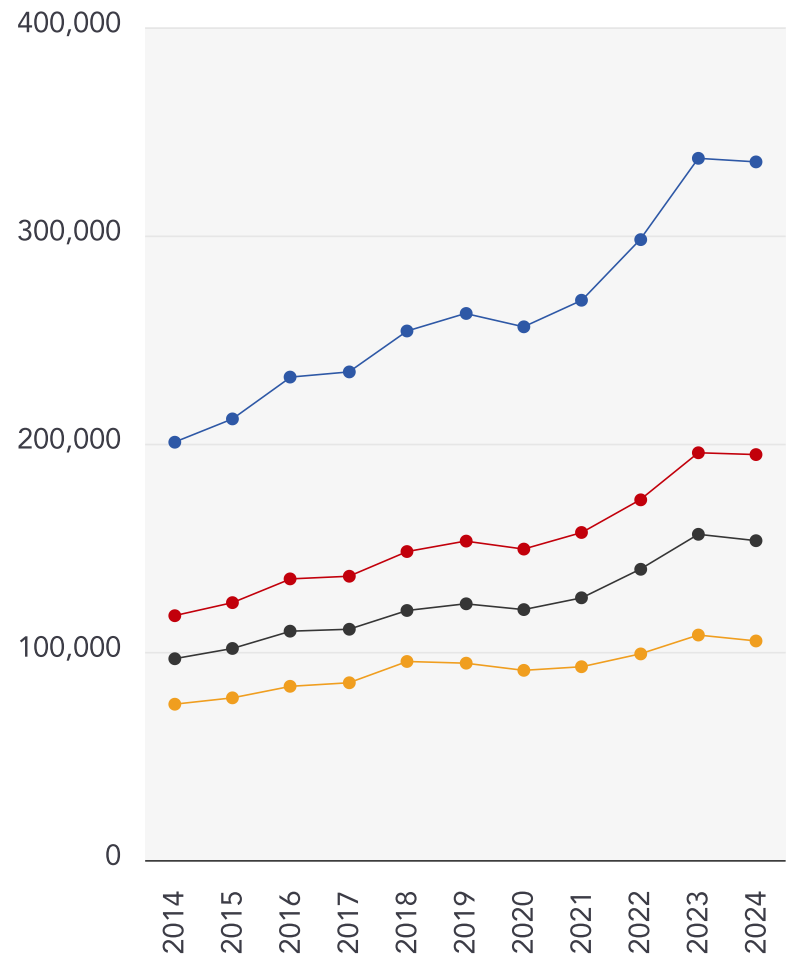
| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | Village Hall | 0.18 miles |
| 2 | Snarford Crossroads | 1.96 miles |
| 3 | Old Shop | 1.92 miles |
| 4 | Gainsborough Road | 2.75 miles |
| 5 | Mill Lane | 3.07 miles |

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

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



Important - Please Read

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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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