

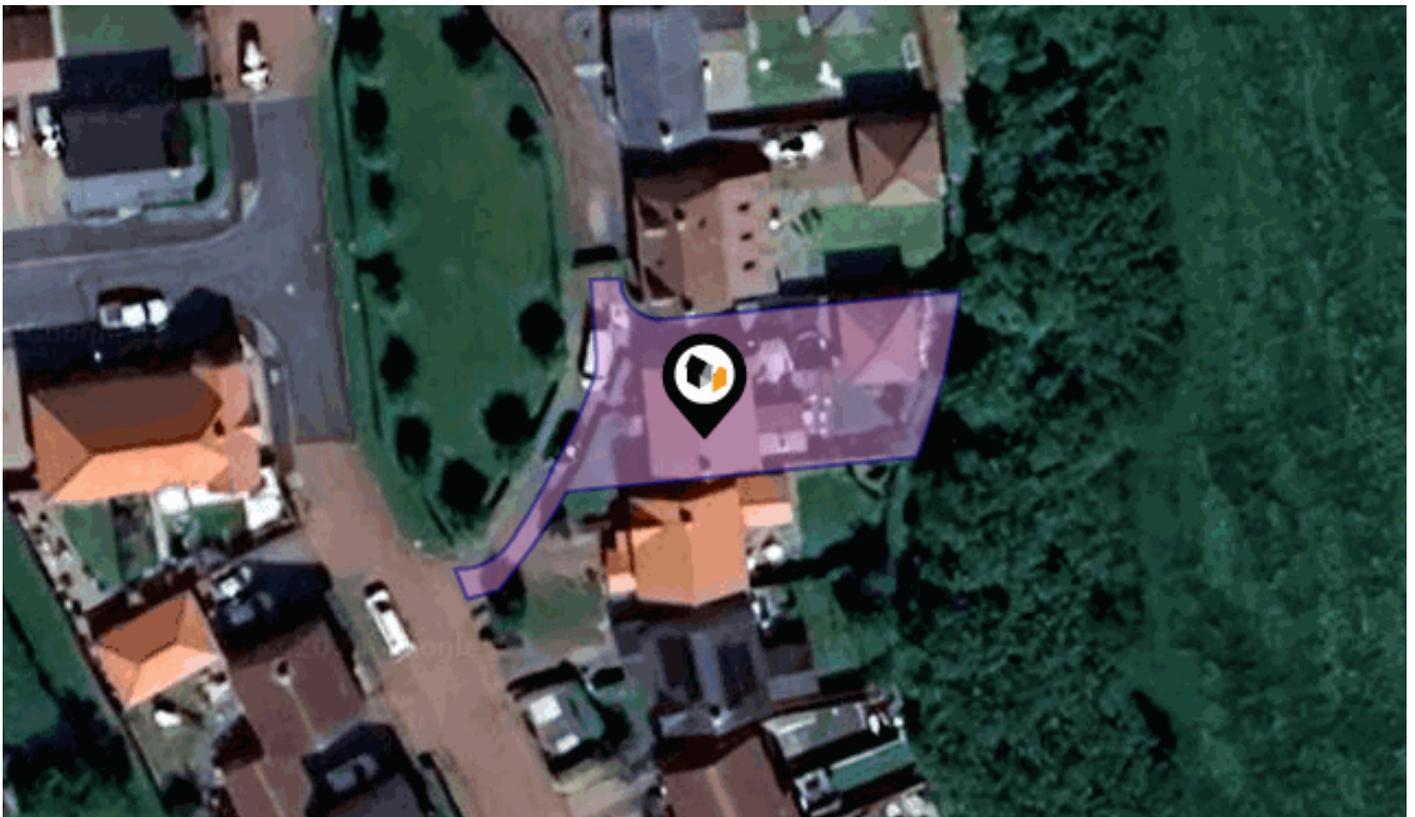


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KFB: Key Facts For Buyers

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

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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 mb/s	70 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Hutton Way, Faldingworth, LN8

Energy rating

C

Valid until 20.11.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

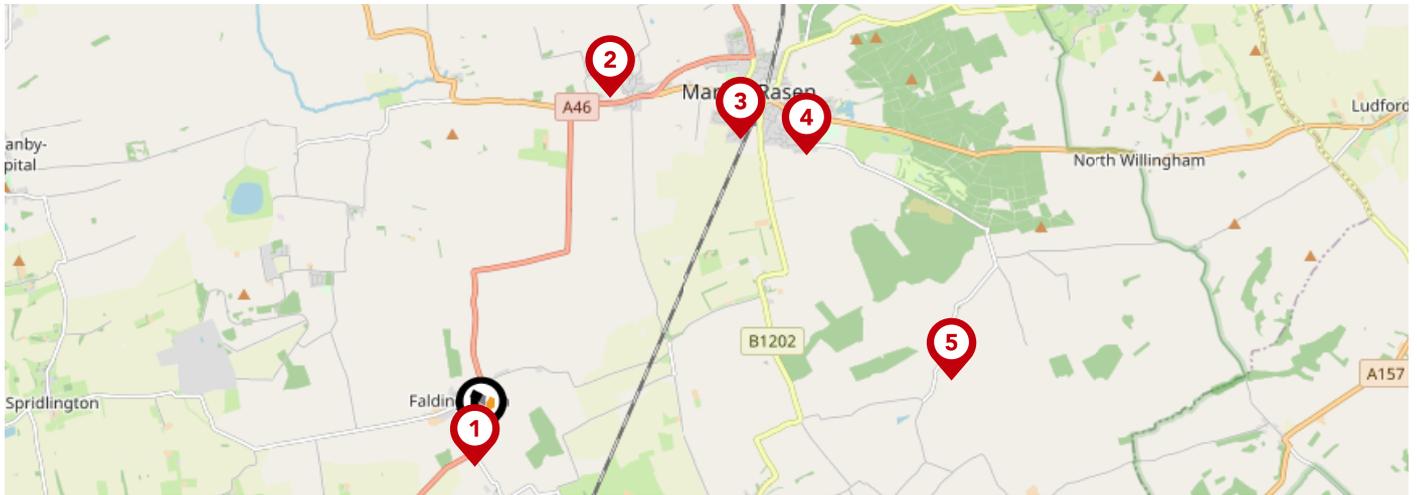
Property

EPC - Additional Data

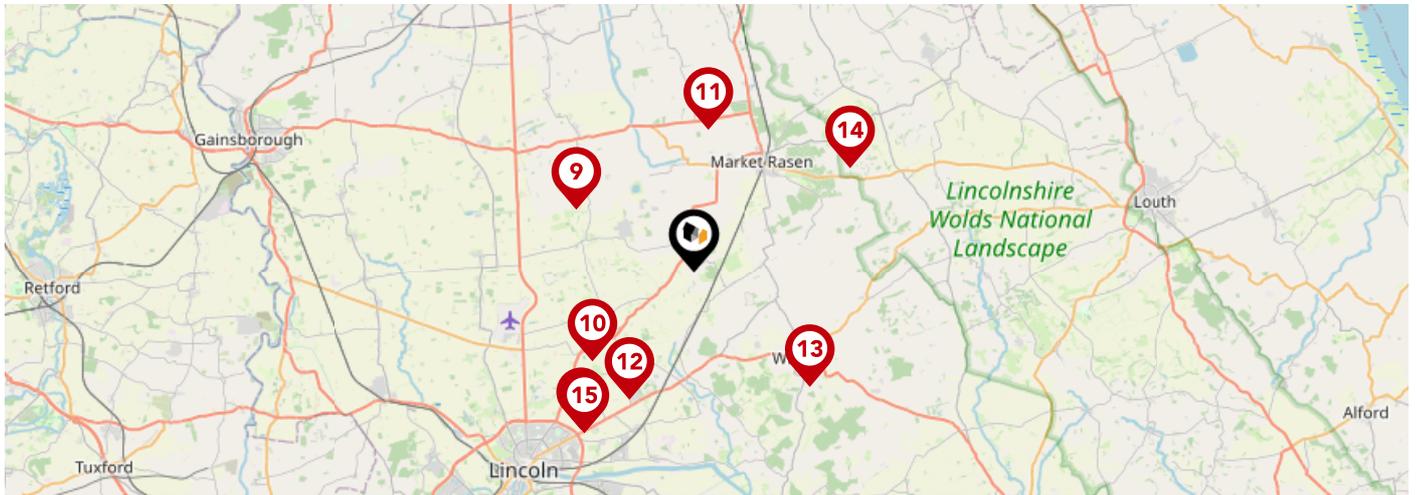


Additional EPC Data

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 ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² ·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 ² ·K
Total Floor Area:	143 m ²

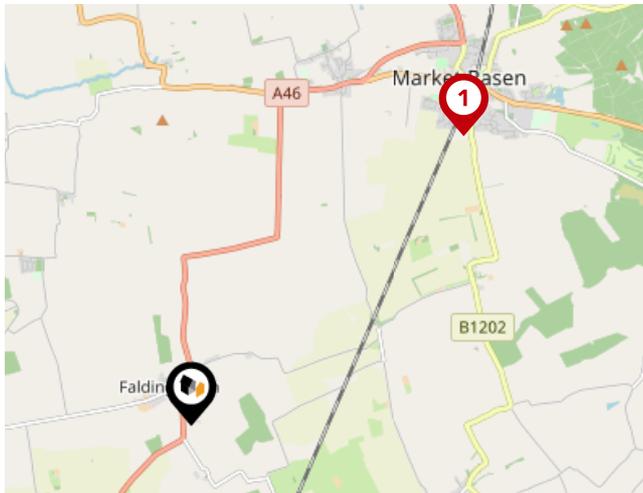


		Nursery	Primary	Secondary	College	Private
1	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Middle Rasen Primary School Ofsted 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"/>



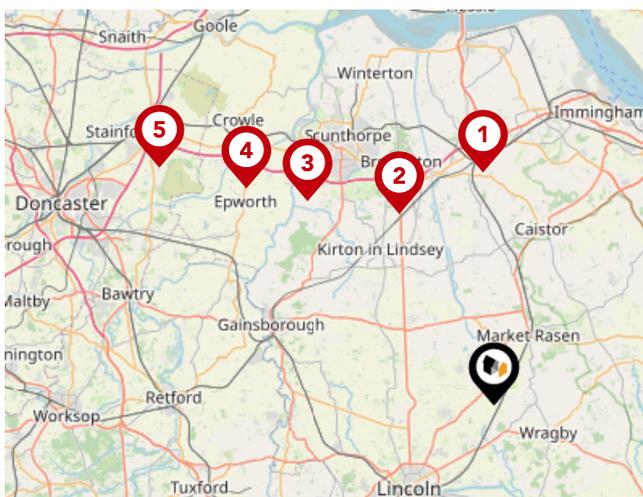
		Nursery	Primary	Secondary	College	Private
	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:4.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Farr CofE Comprehensive School Ofsted Rating: 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

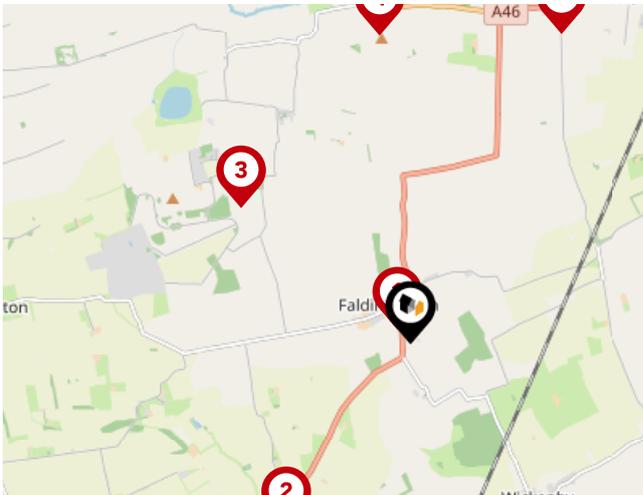


Airports/Helipads

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)



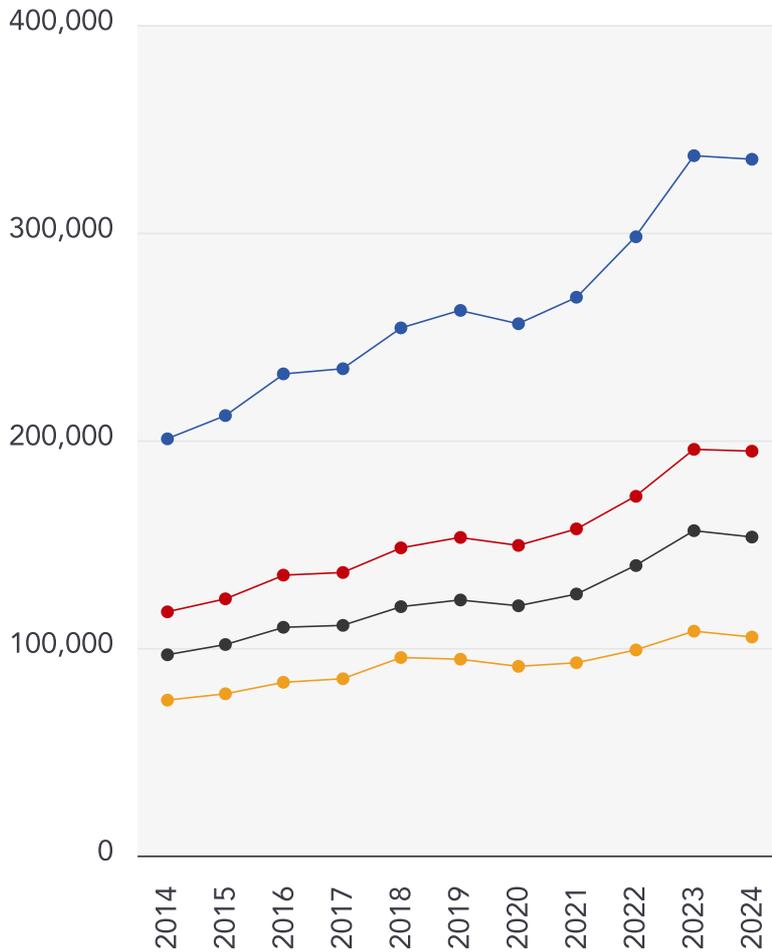
Bus Stops/Stations

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.

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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



/Mundysuk



/mundysuk



/mundysuk

Agent Disclaimer



Important - Please Read

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