

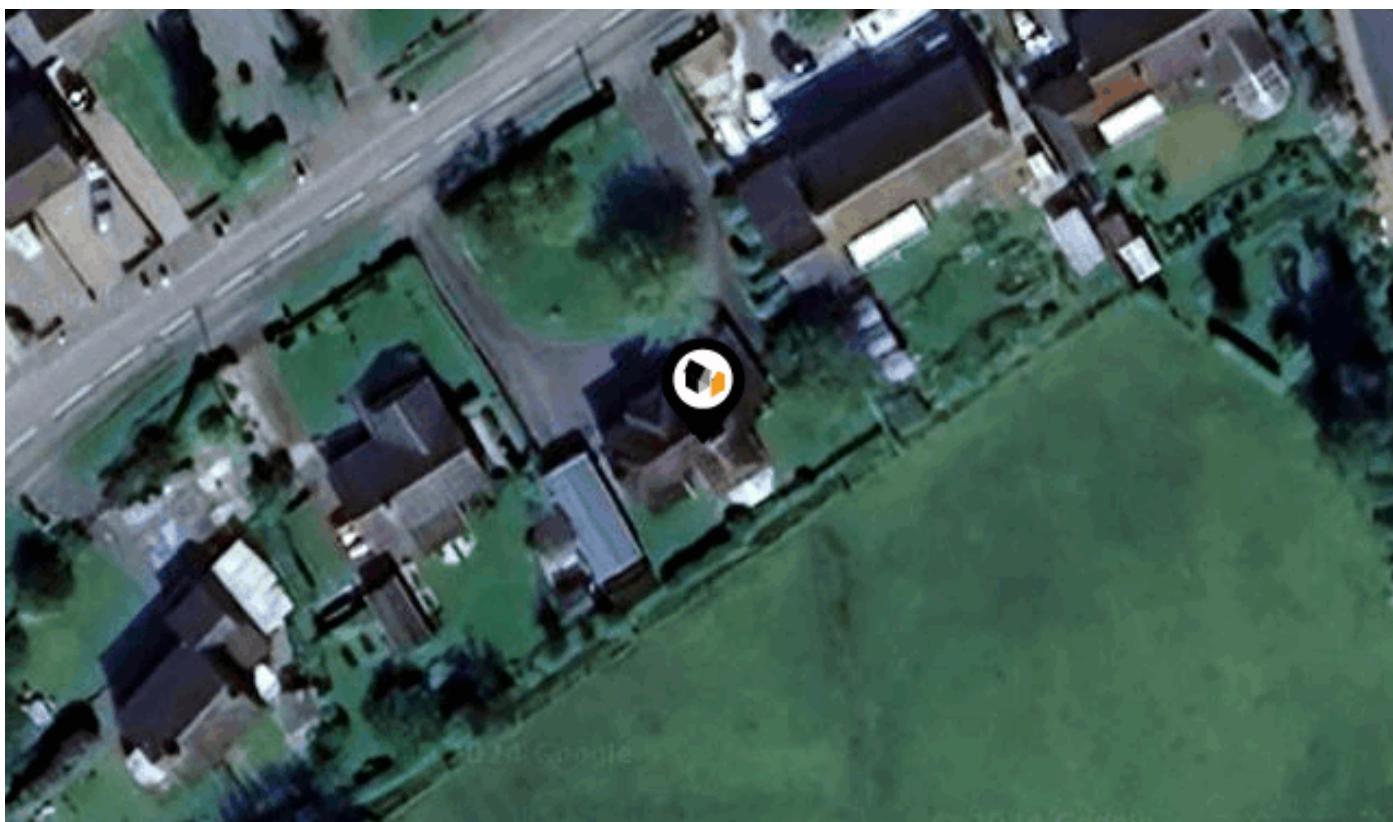


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th December 2024



HIGH STREET, NORTH KELSEY, MARKET RASEN, LN7

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

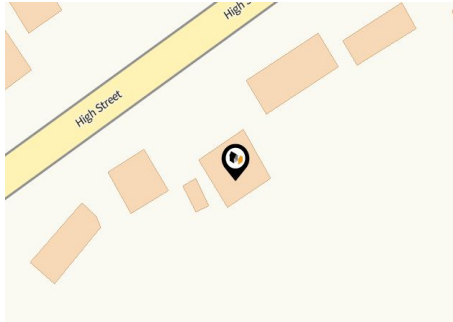
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Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,453 ft ² / 135 m ²
Council Tax :	Band E
Annual Estimate:	£2,699

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	17 mb/s	80 mb/s	1000 mb/s
Flood Risk:				
● Rivers & Seas	No Risk			
● Surface Water	Very Low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						

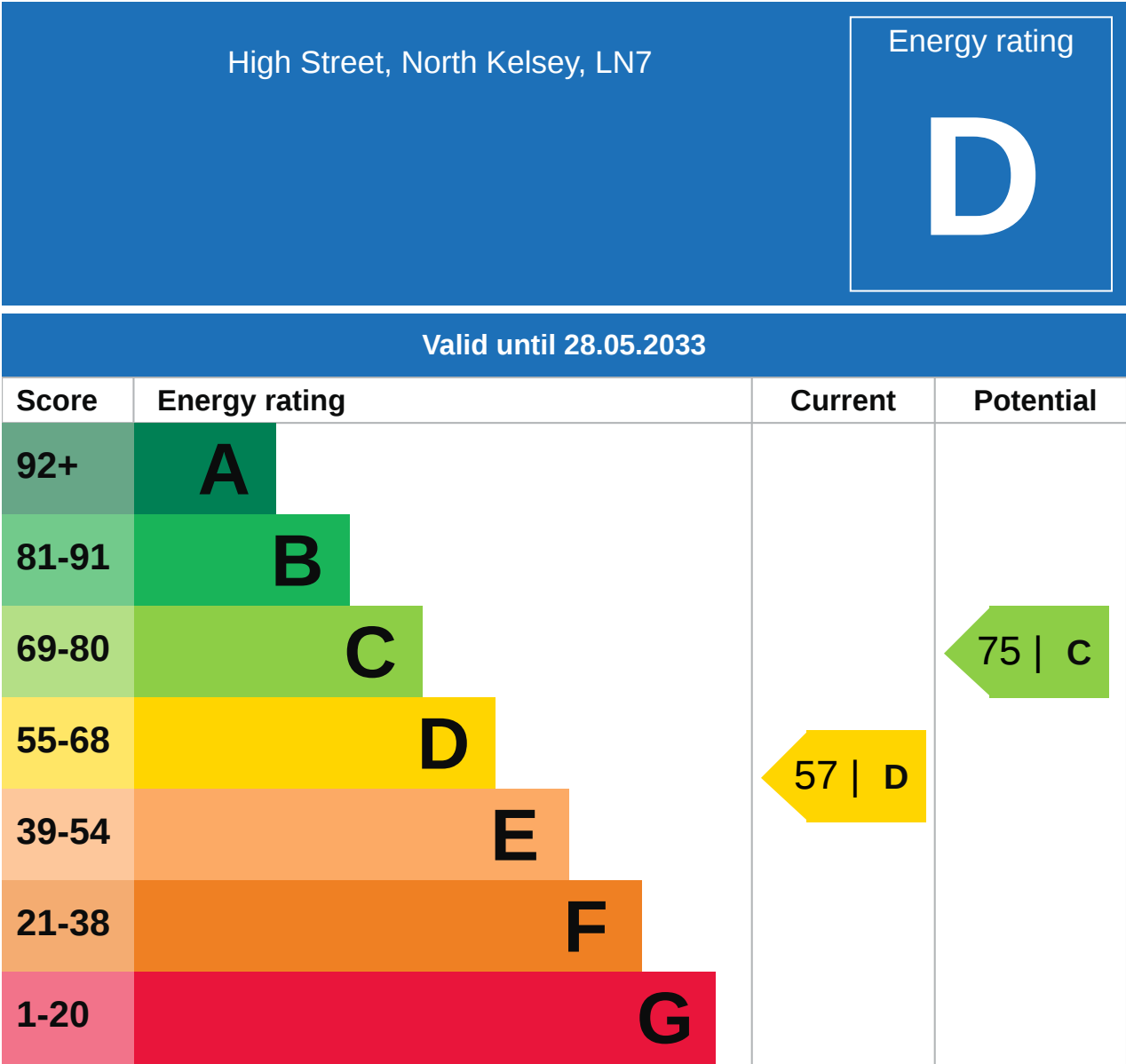
Planning History This Address



Planning records for: *High Street, North Kelsey, Market Rasen, LN7*

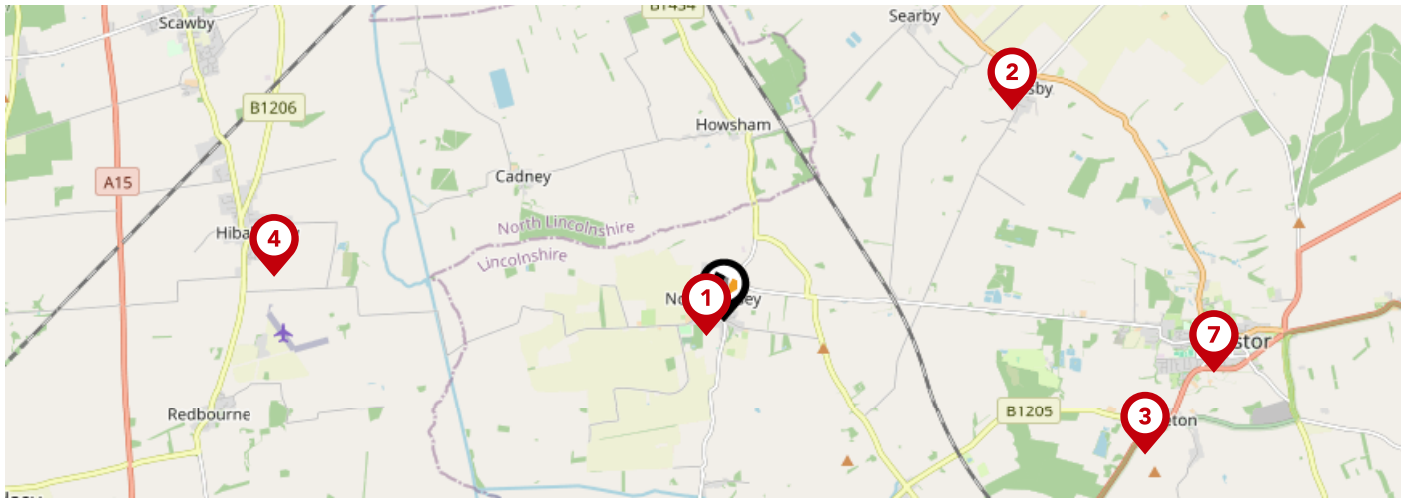
Reference - 129968	
Decision:	Decided
Date:	08th May 2013
Description:	Planning application for single storey extension to form cloakroom.

Property EPC - Certificate

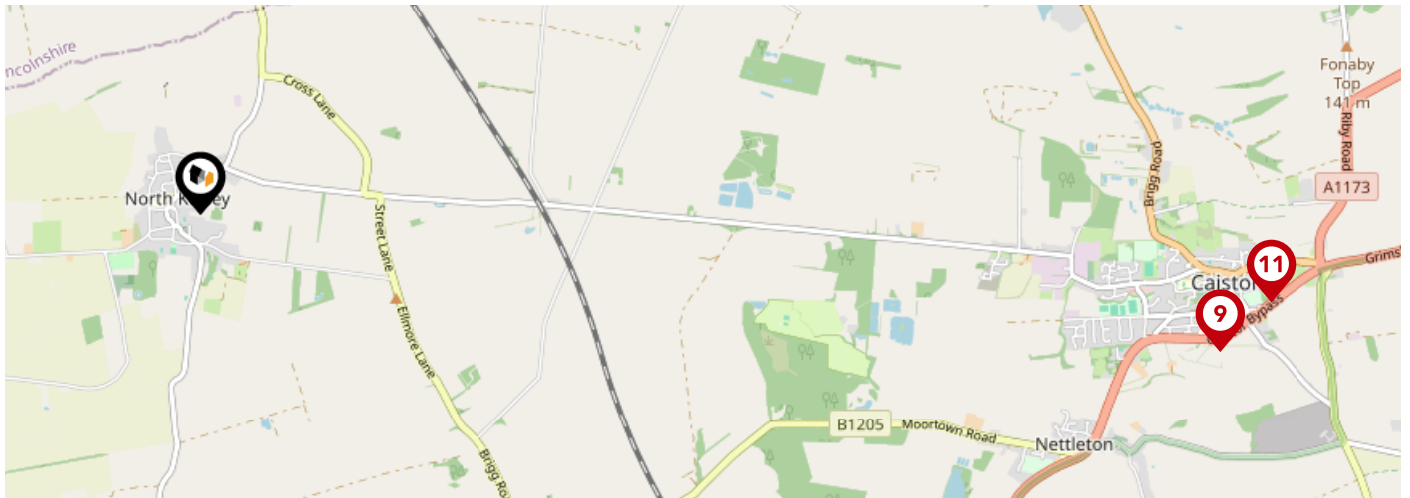


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	135 m ²



		Nursery	Primary	Secondary	College	Private
1	Kelsey Primary School Ofsted Rating: Good Pupils: 101 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Grasby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:3.15	<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:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hibaldstow Academy Ofsted Rating: Good Pupils: 109 Distance:4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Robert Holme Academy Ofsted Rating: Inadequate Pupils: 9 Distance:4.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hestia School Ofsted Rating: Requires improvement Pupils: 73 Distance:4.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:4.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sir John Nelthorpe School Ofsted Rating: Good Pupils: 830 Distance:4.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Wrawby St Mary's CofE Primary School Ofsted Rating: Good Pupils: 126 Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:4.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Mary's Catholic Primary Voluntary Academy (Brigg) Ofsted Rating: Good Pupils: 184 Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Vale Academy Ofsted Rating: Good Pupils: 742 Distance:4.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Brigg Primary School Ofsted Rating: Good Pupils: 334 Distance:4.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Barnabas CofE Primary School, Barnetby Ofsted Rating: Requires improvement Pupils: 155 Distance:4.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Waddingham Primary School Ofsted Rating: Good Pupils: 86 Distance:5.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

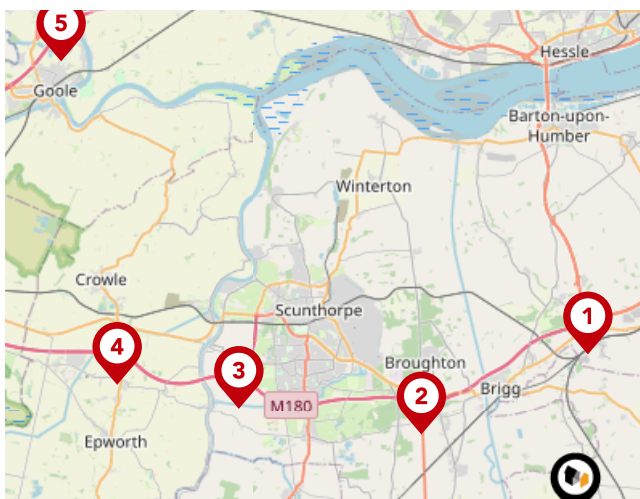
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Barnetby Rail Station	5.03 miles
	Brigg Rail Station	4.07 miles
	Kirton Lindsey Rail Station	7.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J5	5.71 miles
	M180 J4	6.14 miles
	M180 J3	12.47 miles
	M180 J2	16.8 miles
	M62 J37	24.14 miles

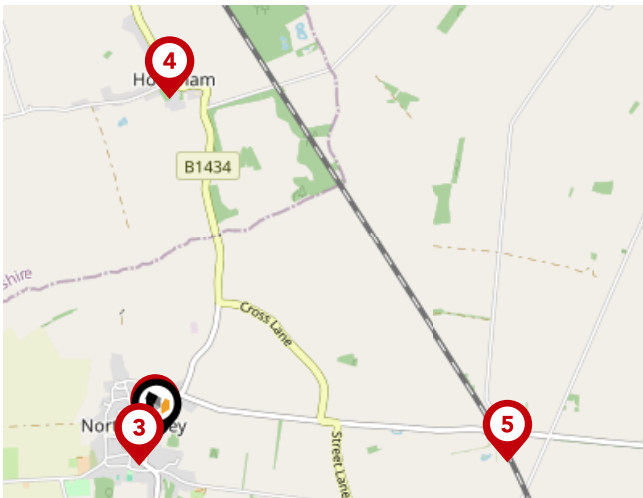


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	6.38 miles
	Finningley	24.15 miles
	East Mids Airport	59.98 miles
	Leeds Bradford Airport	56.55 miles

Area

Transport (Local)



Bus Stops/Stations

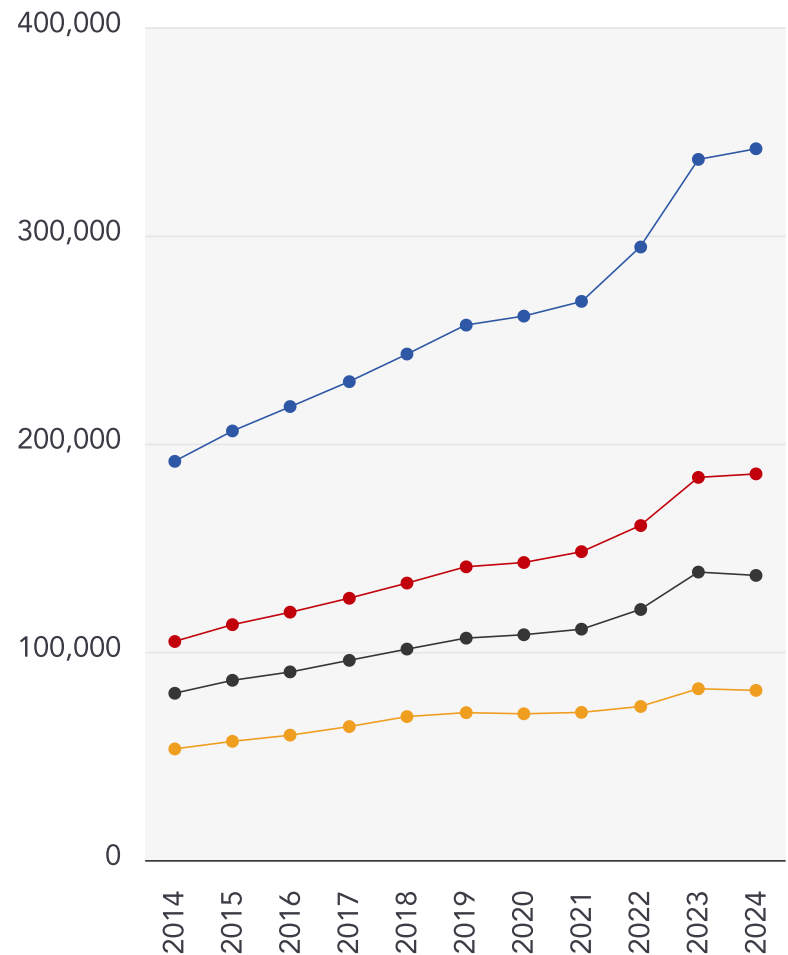
Pin	Name	Distance
1	The Green	0.02 miles
2	The Green	0.02 miles
3	Demand Responsive Area	0.13 miles
4	Pond	1.51 miles
5	The Queen's Head PH	1.55 miles

Market

House Price Statistics



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



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

+52.67%



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

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