

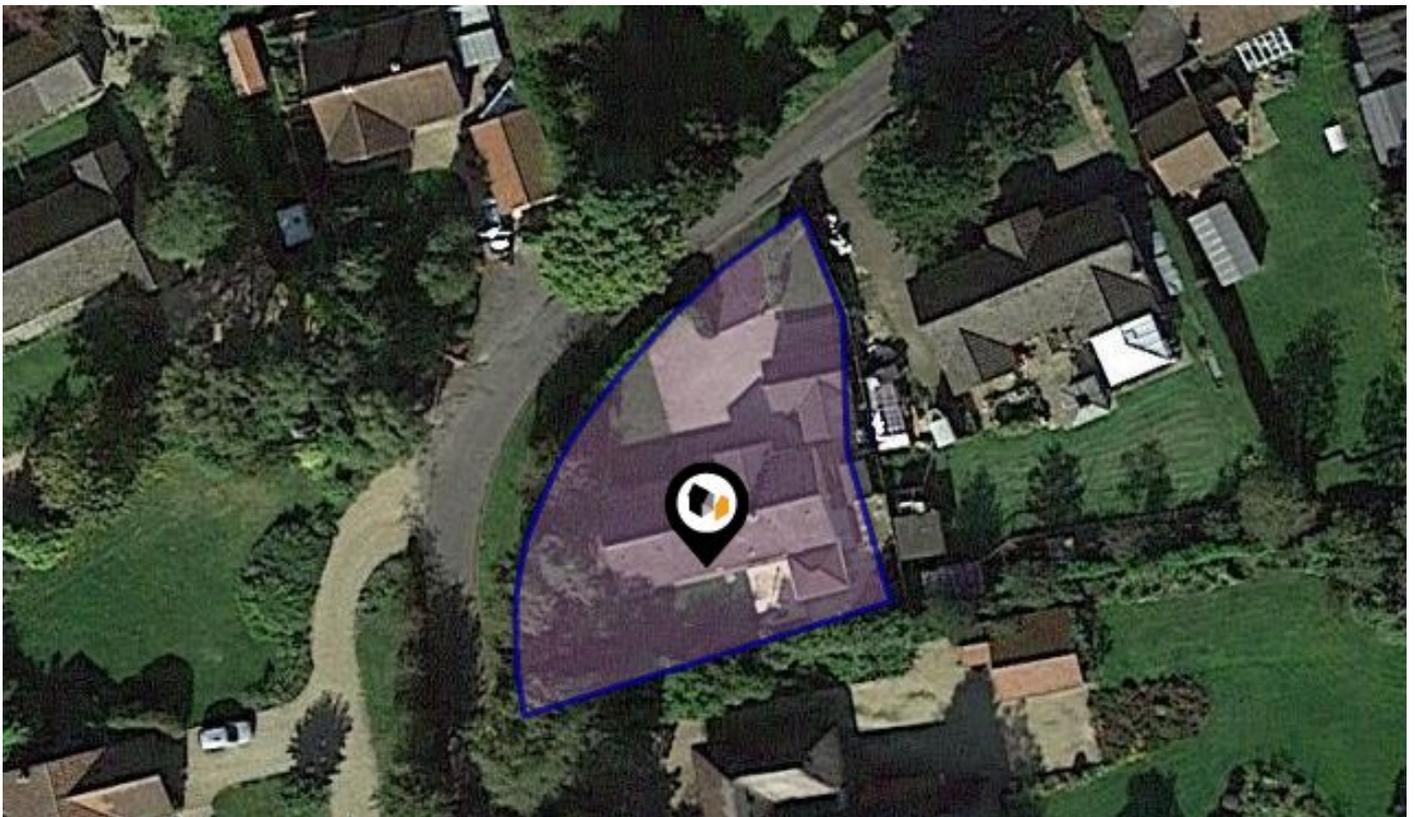


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th February 2025



SANDY LANE, TEALBY, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,302 ft ² / 121 m ²		
Plot Area:	0.18 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,209		
Title Number:	LL213216		

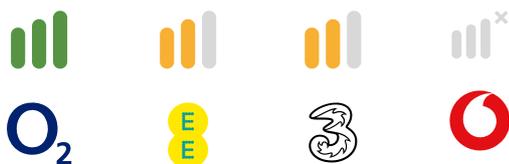
Local Area

Local Authority:	Lincolnshire
Conservation Area:	Tealby
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	42 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Sandy Lane, Tealby, Market Rasen, LN8*

Reference - 121683
Decision: Decided
Date: 19th February 2008
Description: Planning Application for extension to north elevation to include internal alterations renewal/removal of windows and renewal of doors. Also construction of detached garage and store with new parking and turning facilities and relocation of timber shed

Reference - 136847
Decision: Decided
Date: 22nd September 2017
Description: Planning application to erect conservatory and install window on east elevation

Property EPC - Certificate



Sandy Lane, Tealby, LN8

Energy rating

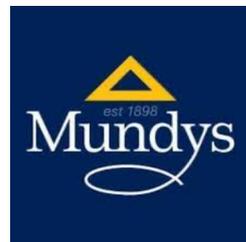
D

Valid until 07.12.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

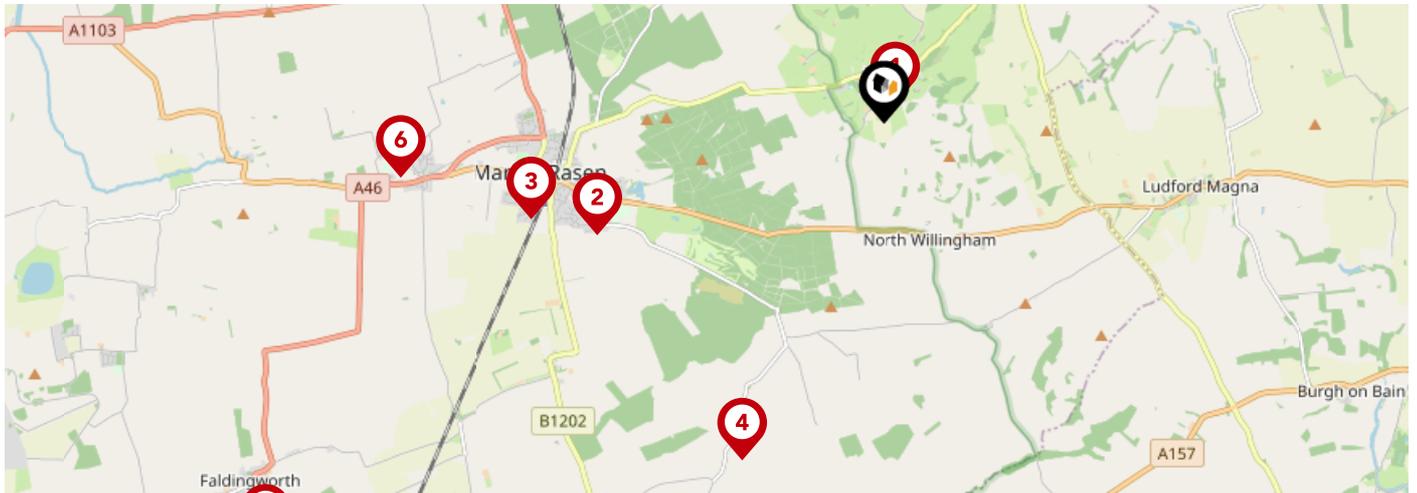
EPC - Additional Data



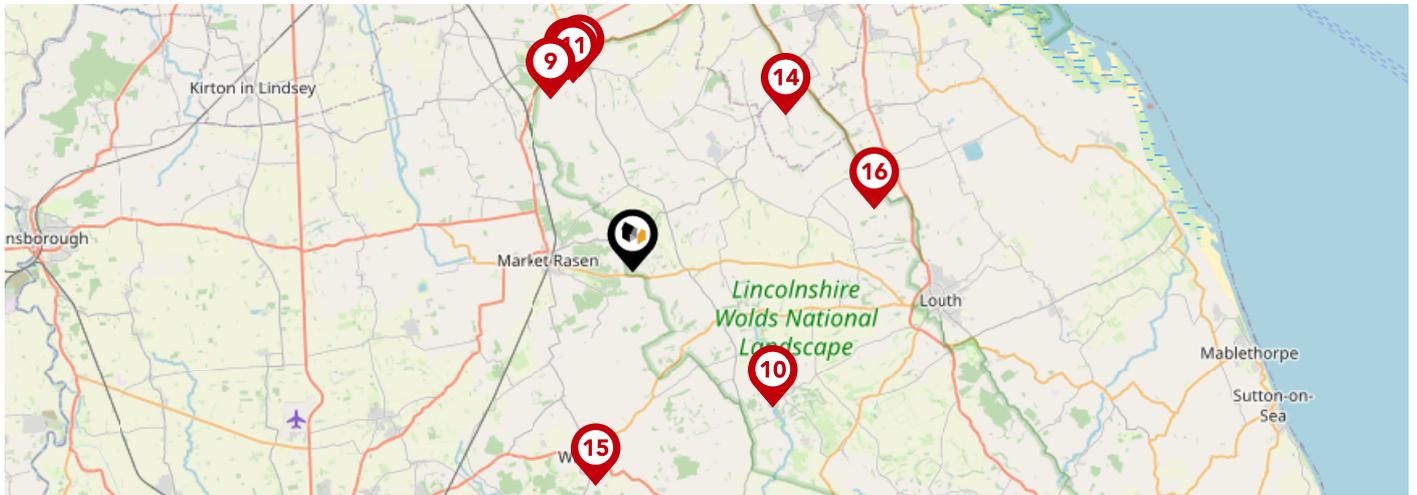
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Mechanical, extract only
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	121 m ²

Area Schools

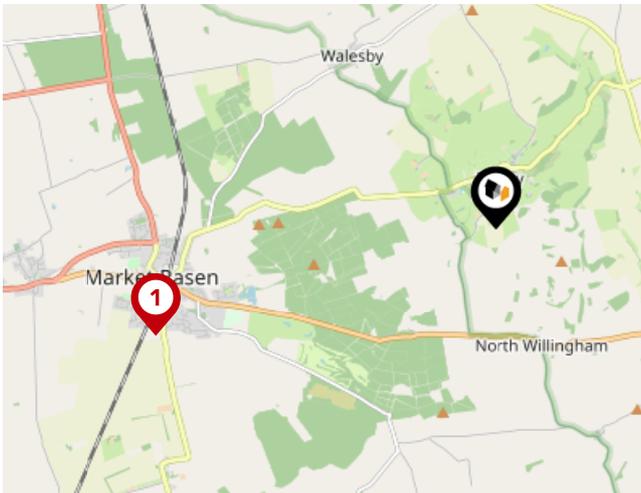


		Nursery	Primary	Secondary	College	Private
1	Tealby School Ofsted Rating: Good Pupils: 84 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:2.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Legsby Primary School Ofsted Rating: Good Pupils: 37 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Binbrook CofE Primary School Ofsted Rating: Good Pupils: 86 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:5.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:6.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



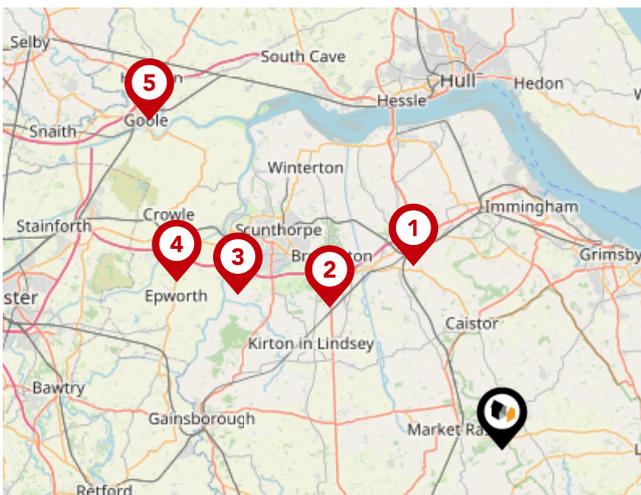
		Nursery	Primary	Secondary	College	Private
	Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:6.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Donington-on-Bain School Ofsted Rating: Good Pupils: 94 Distance:6.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:6.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:7.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:7.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Ravendale CofE Primary School Academy Ofsted Rating: Good Pupils: 98 Distance:7.68	<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:7.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Utterby Primary Academy Ofsted Rating: Good Pupils: 69 Distance:8.77	<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	3.14 miles
2	Healing Railway Station	13.4 miles
3	Healing Rail Station	13.4 miles



Trunk Roads/Motorways

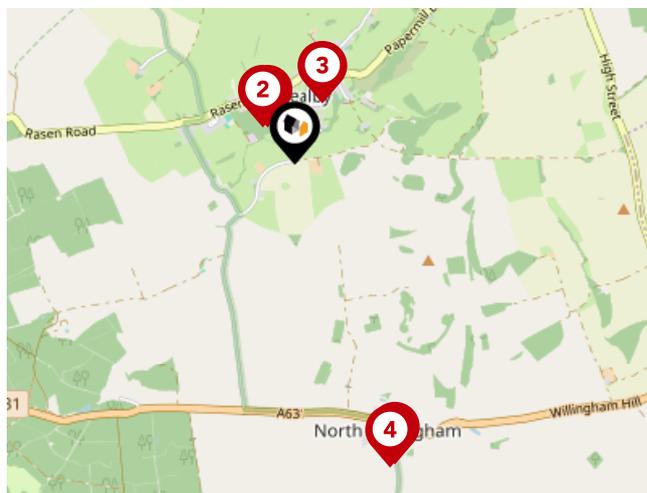
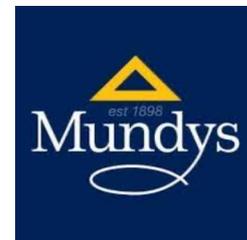
Pin	Name	Distance
1	M180 J5	14.35 miles
2	M180 J4	15.74 miles
3	M180 J3	21.56 miles
4	M180 J2	25.7 miles
5	M62 J37	33.93 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	13.27 miles
2	Finningley	31.28 miles
3	East Mids Airport	59.32 miles
4	Leeds Bradford Airport	65.85 miles

Area Transport (Local)



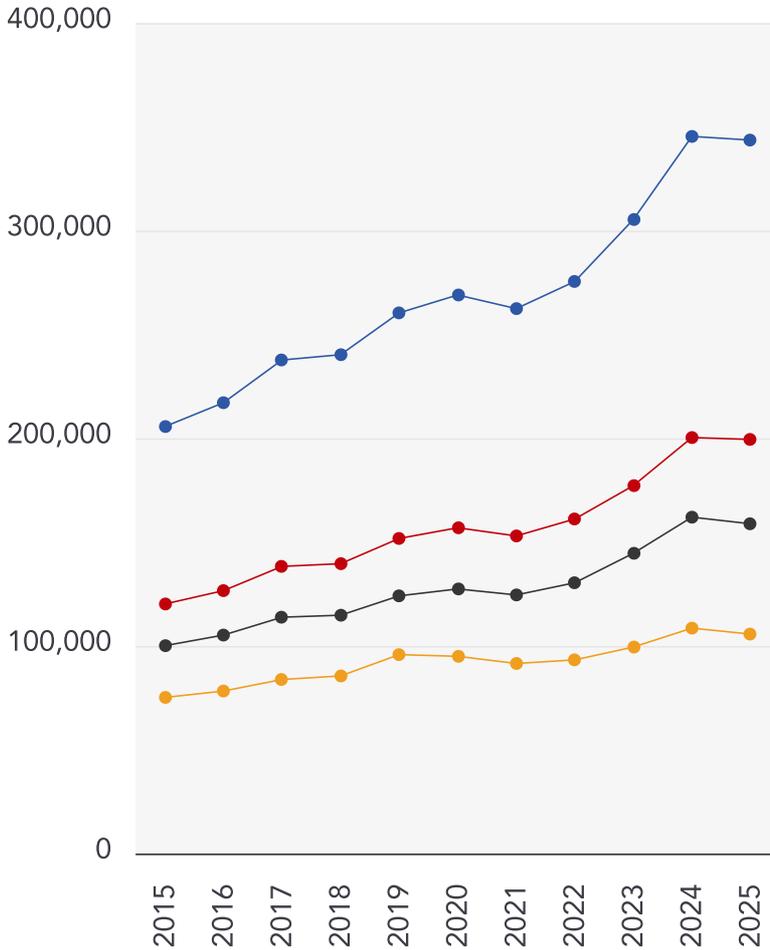
Bus Stops/Stations

Pin	Name	Distance
1	Cow Lane	0.21 miles
2	Cow Lane	0.22 miles
3	All Saints Church	0.29 miles
4	Starks Lane	1.4 miles
5	Demand Responsive Area	1.4 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 are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Survey

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

Agent Disclaimer



Important - Please Read

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Mundys

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