

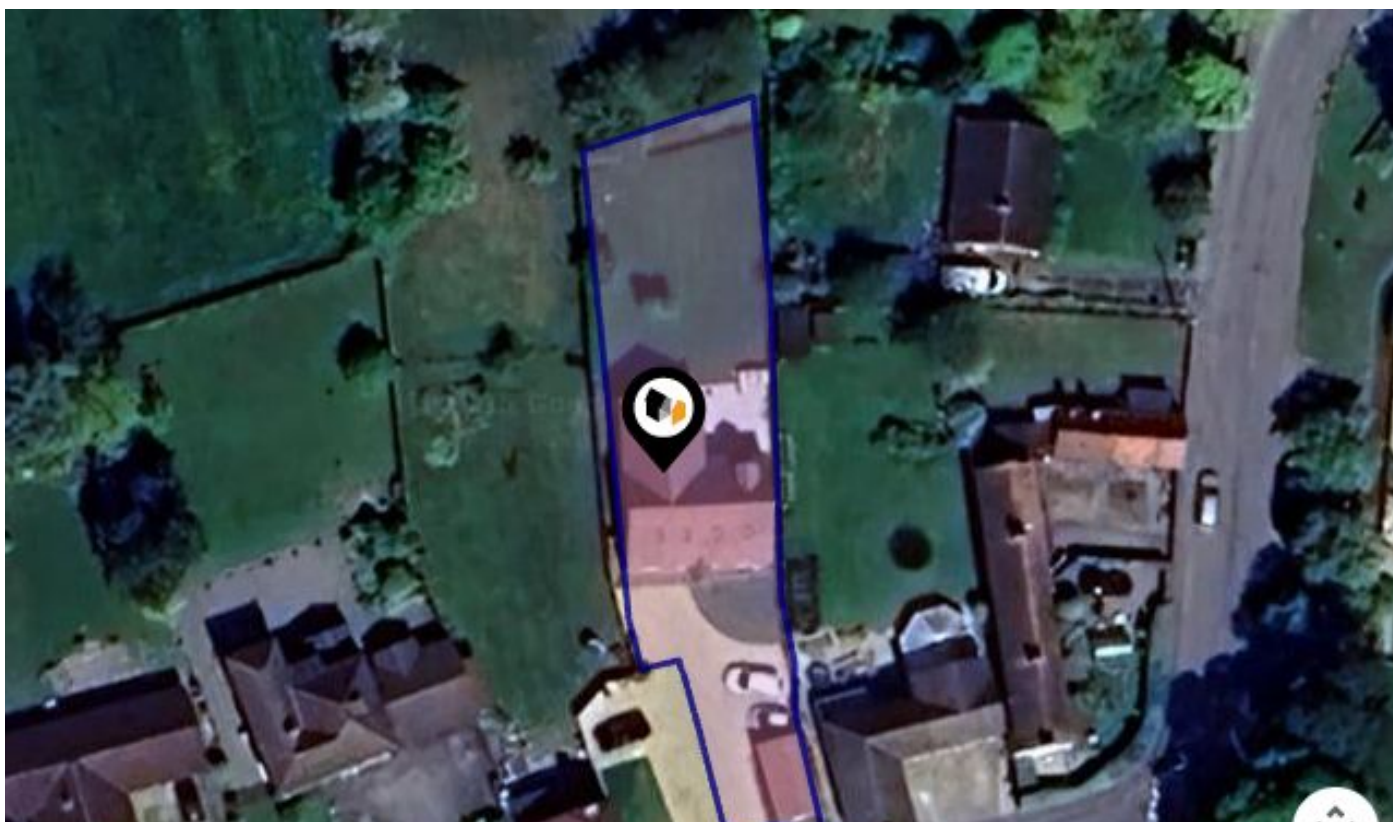


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 30th June 2025



PADMOOR LANE, UPTON, GAINSBOROUGH, DN21

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

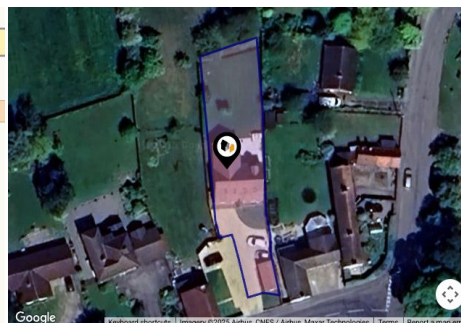
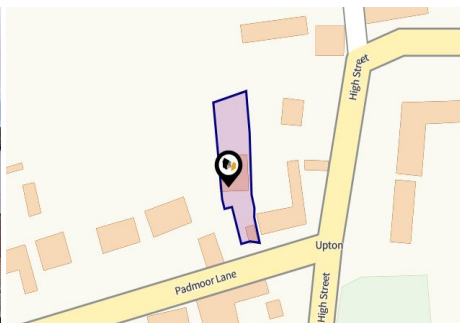
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,281 ft ² / 212 m ²		
Plot Area:	0.17 acres		
Year Built :	2021		
Council Tax :	Band E		
Annual Estimate:	£2,786		
Title Number:	LL116496		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3	1000
mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Upton, Gainsborough, DN21

Energy rating

B

Valid until 13.04.2031

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

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m ² K
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, waste water heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m ² K
Total Floor Area:	212 m ²

10 Year History of Average House Prices by Property Type in DN21

Detached

+67.09%

Semi-Detached

+65.93%

Terraced

+58.63%

Flat

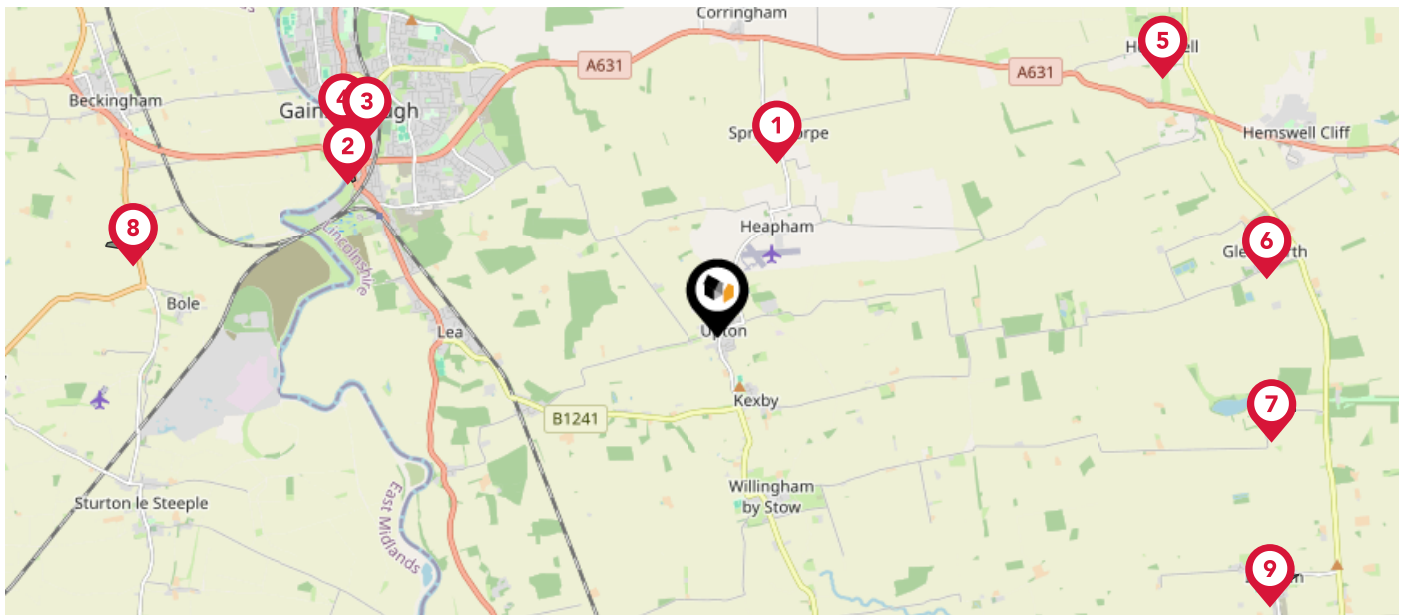
+40.58%

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

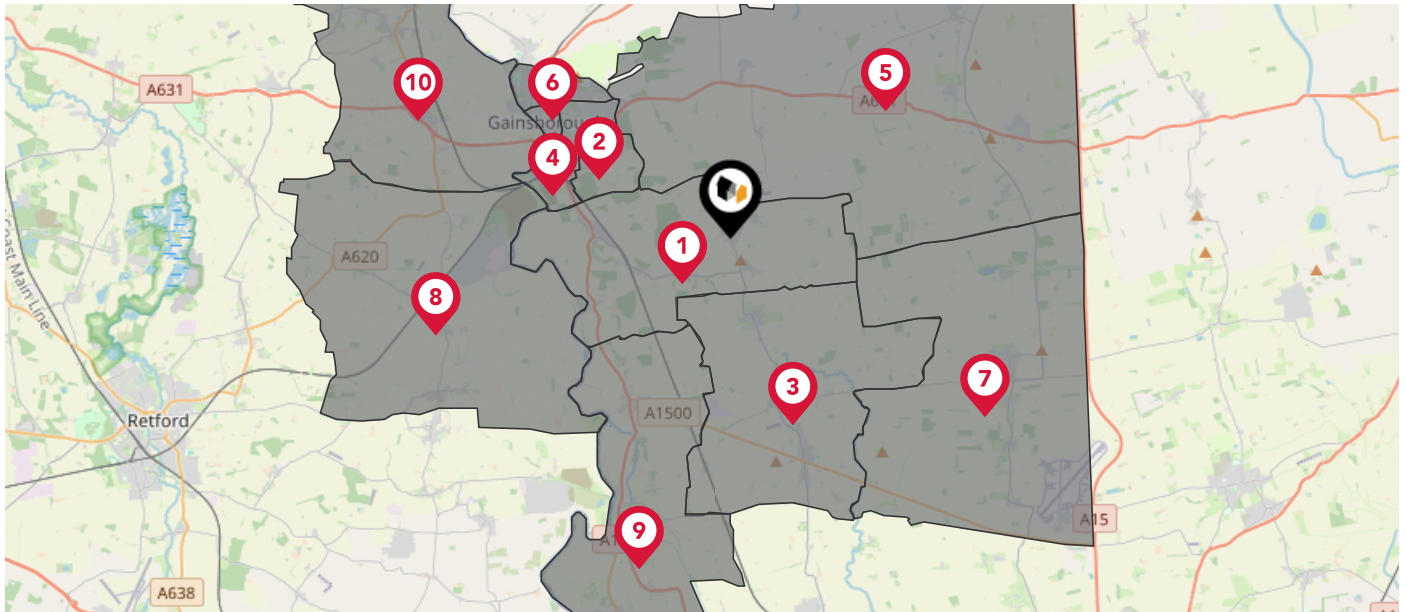
- | | |
|---|------------------------------|
| 1 | Springthorpe |
| 2 | Gainsborough Riverside |
| 3 | Gainsborough Britannia Works |
| 4 | Gainsborough Town |
| 5 | Hemswell |
| 6 | Glentworth |
| 7 | Fillingham |
| 8 | Saundby |
| 9 | Ingham |

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

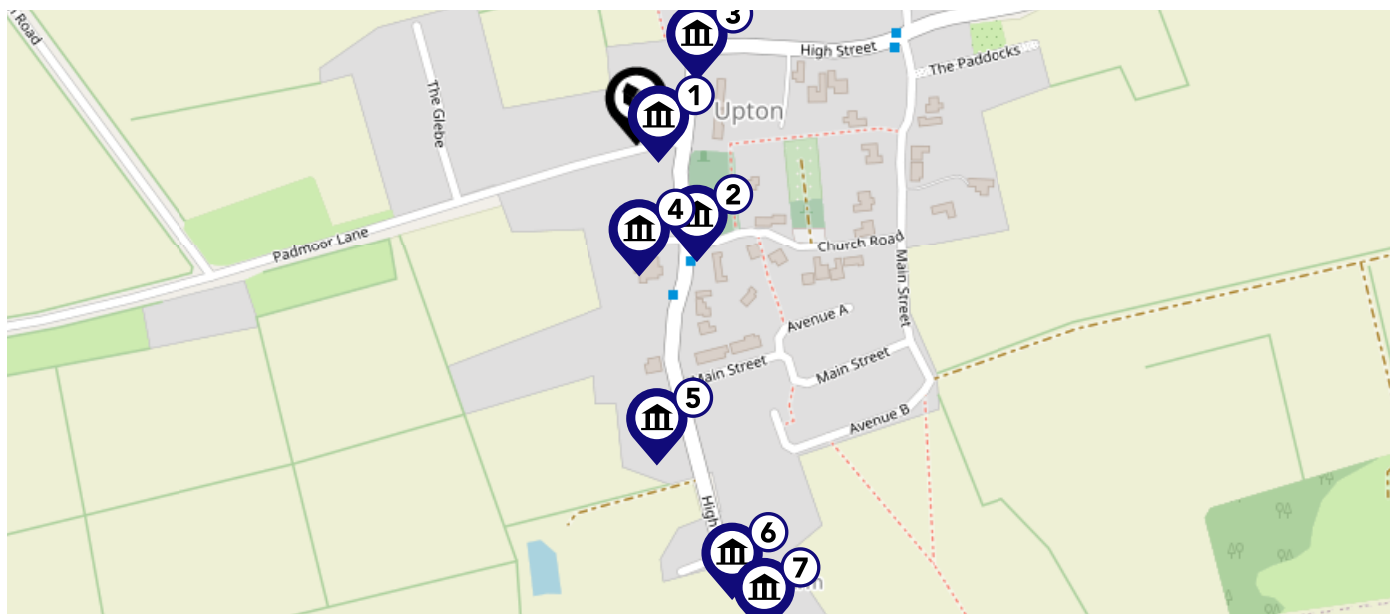
- | | |
|----|------------------------------|
| 1 | Lea Ward |
| 2 | Gainsborough East Ward |
| 3 | Stow Ward |
| 4 | Gainsborough South-West Ward |
| 5 | Hemswell Ward |
| 6 | Gainsborough North Ward |
| 7 | Scampton Ward |
| 8 | Sturton Ward |
| 9 | Torksey Ward |
| 10 | Beckingham Ward |








Maps

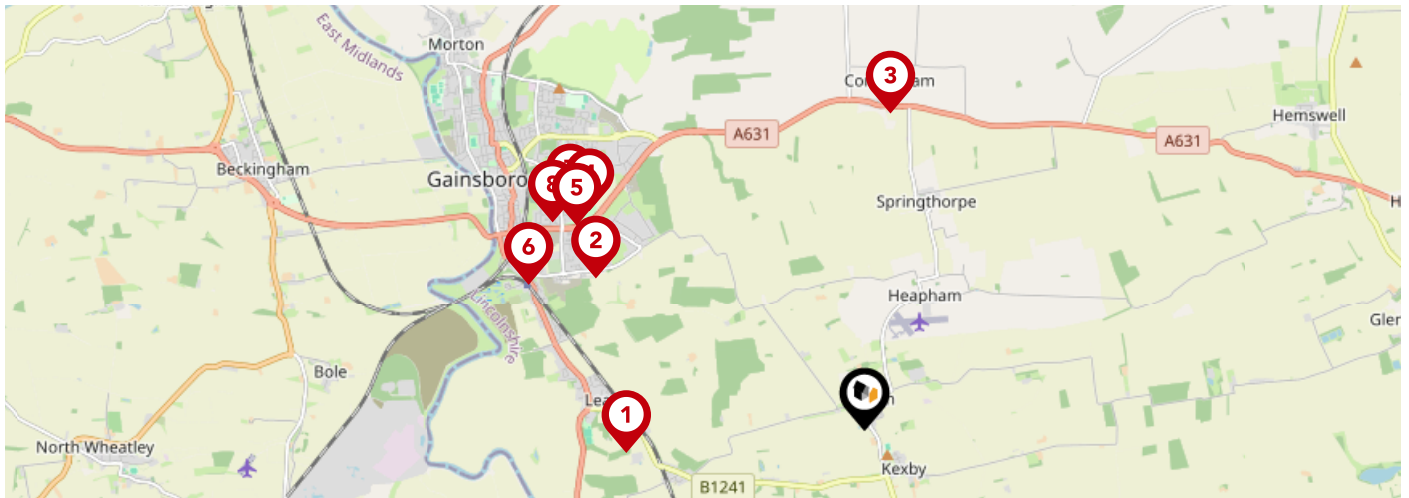
Listed Buildings



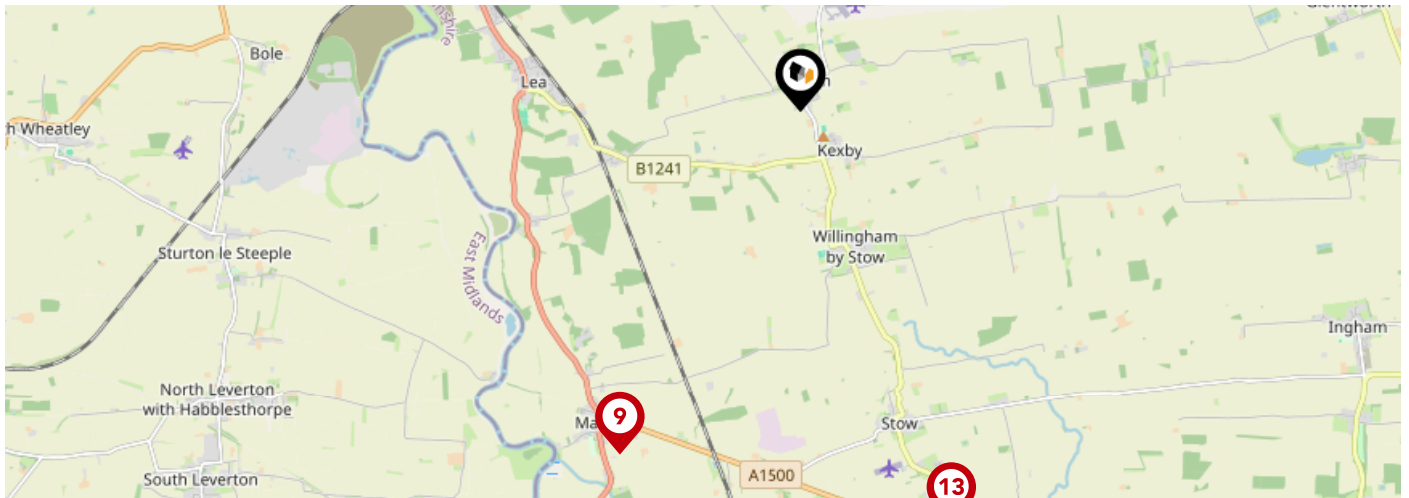
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1308810 - 26, High Street	Grade II	0.0 miles
	1146810 - Church Of All Saints	Grade II	0.1 miles
	1064027 - No 18 And Attached Outbuildings	Grade II	0.1 miles
	1064069 - 28, High Street	Grade II	0.1 miles
	1359508 - 37, High Street	Grade II	0.2 miles
	1064028 - Barn At Hall Farm	Grade II	0.3 miles
	1146805 - Hall Farmhouse And Garden Wall	Grade II	0.3 miles

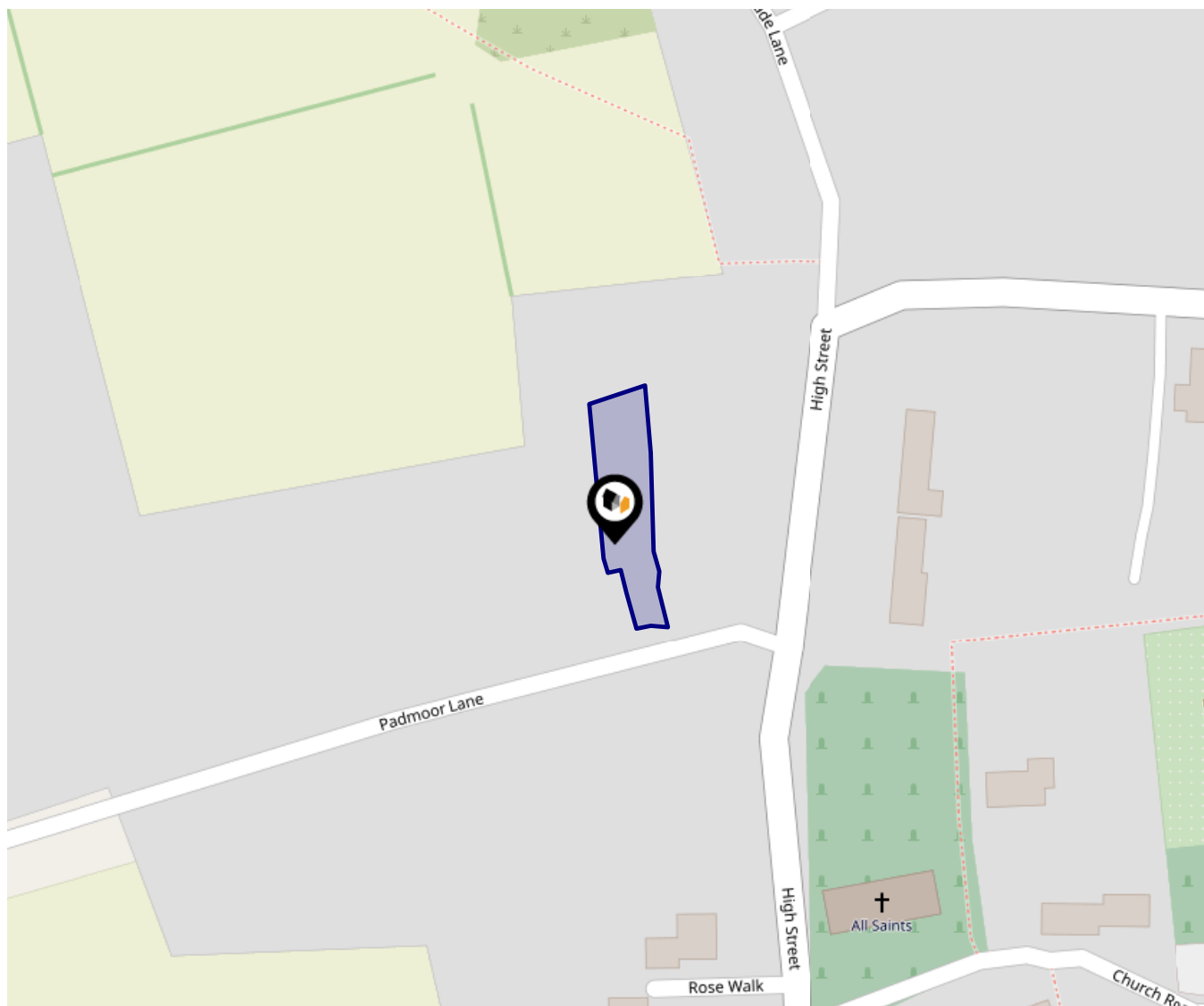


		Nursery	Primary	Secondary	College	Private
1	Frances Olive Anderson Church of England (Aided) Primary School Ofsted Rating: Good Pupils: 167 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St George's Church of England Community Primary School, Gainsborough Ofsted Rating: Good Pupils: 185 Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Corringham CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Gainsborough Charles Baines Community Primary School Ofsted Rating: Good Pupils: 205 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Gainsborough Hillcrest Early Years Academy Ofsted Rating: Outstanding Pupils: 237 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Benjamin Adlard Primary School Ofsted Rating: Good Pupils: 236 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	White's Wood Academy Ofsted Rating: Good Pupils: 206 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Warren Wood - A Specialist Academy Ofsted Rating: Good Pupils: 117 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Marton Academy Ofsted Rating: Good Pupils: 93 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Gainsborough Academy Ofsted Rating: Serious Weaknesses Pupils: 690 Distance:3.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aegir - A Specialist Academy Ofsted Rating: Good Pupils: 142 Distance:3.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Handel House Preparatory School Ofsted Rating: Not Rated Pupils: 45 Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sturton by Stow Primary School Ofsted Rating: Good Pupils: 171 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle Wood Academy Ofsted Rating: Good Pupils: 272 Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Gainsborough Parish Church Primary School Ofsted Rating: Requires improvement Pupils: 294 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mercer's Wood Academy Ofsted Rating: Good Pupils: 180 Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



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



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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