

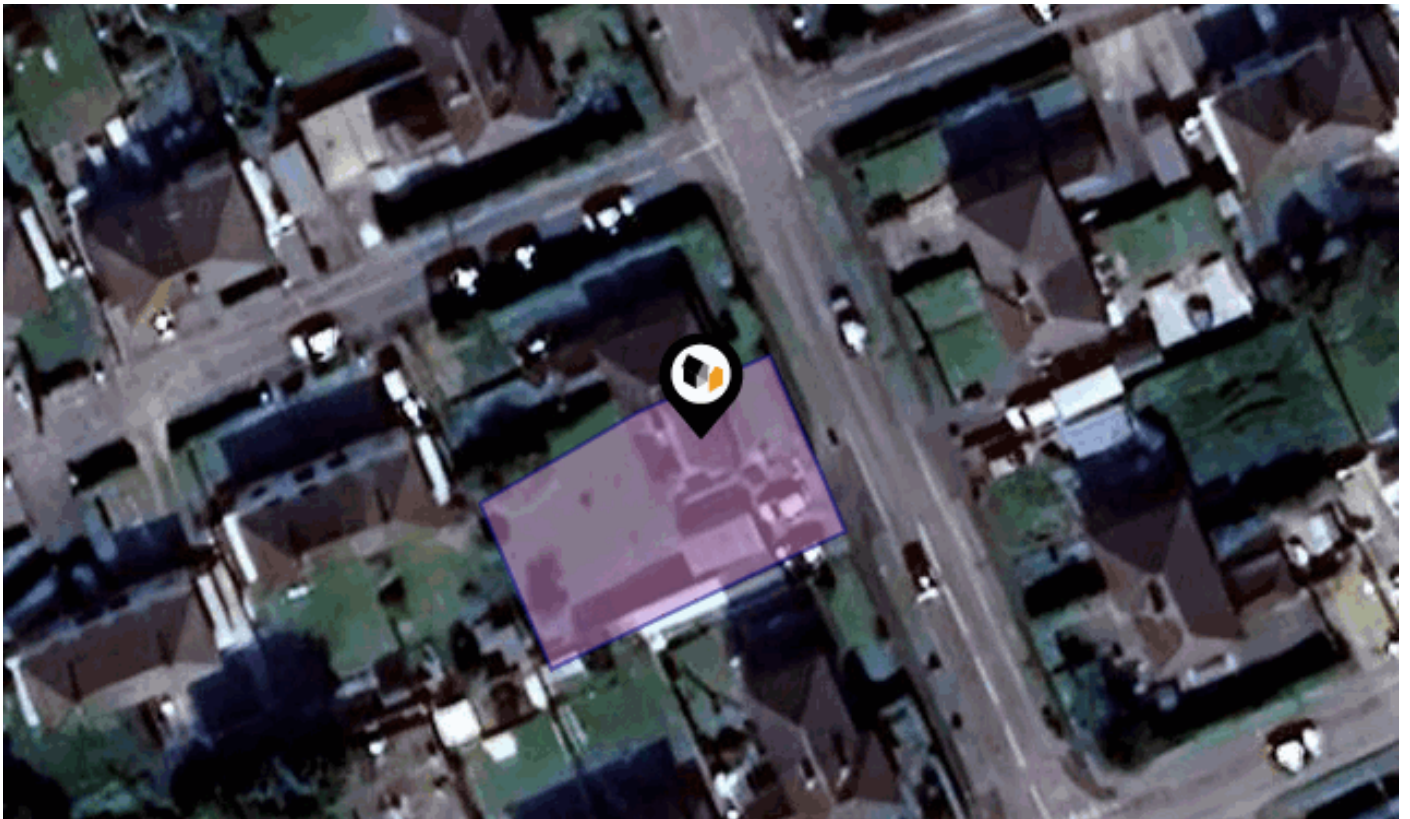


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 08<sup>th</sup> October 2024**



**BYRON AVENUE, GRANTHAM, NG31**

## **Charles Dyson Estate Agents**

Elmer House, Finkin Street, Grantham, NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk

charlesdyson.co.uk



# Introduction

## Our Comments

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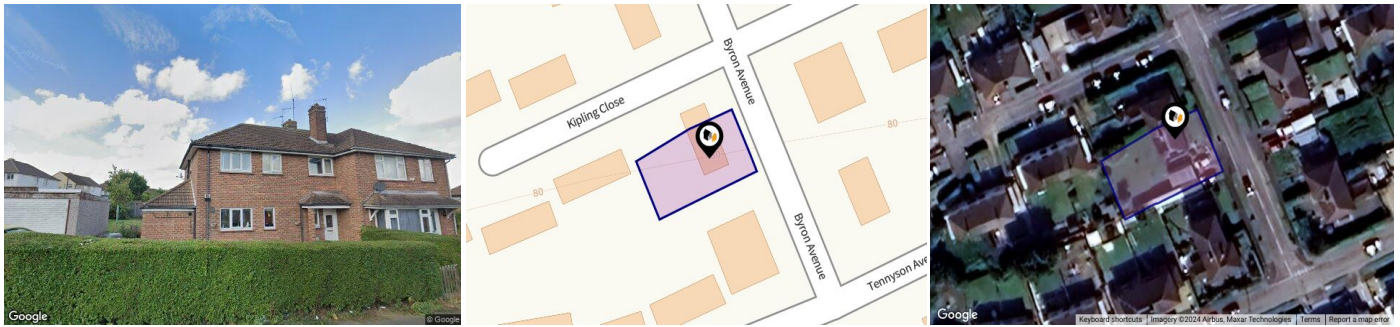
Dear Potential Buyer,

Please find attached a useful, Key Facts for Buyers, which contains material information in respect of the property.

We recommend confirming any points within this report prior to considering making an offer.

If you have any queries or questions, please contact us on 01476 576688.

Charles Dyson Estate Agents



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	979 ft <sup>2</sup> / 91 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,410		
<b>Title Number:</b>	LL184229		

## Local Area

<b>Local Authority:</b>	Lincolnshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>82</b> mb/s	<b>9000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Energy rating

B

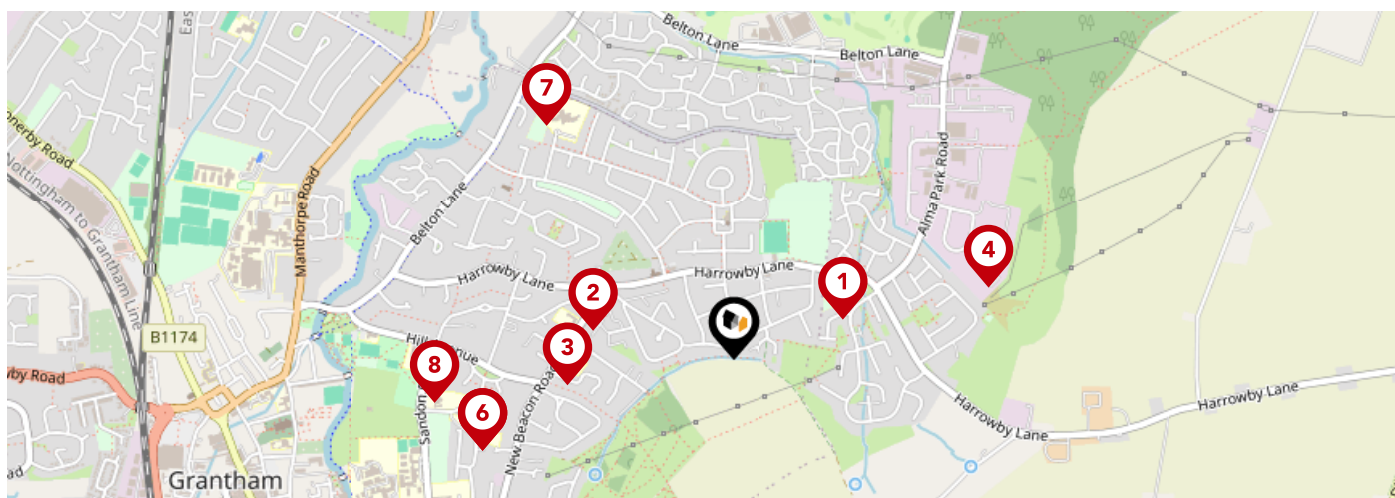
Valid until 26.06.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	← 82   B	86   B →
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

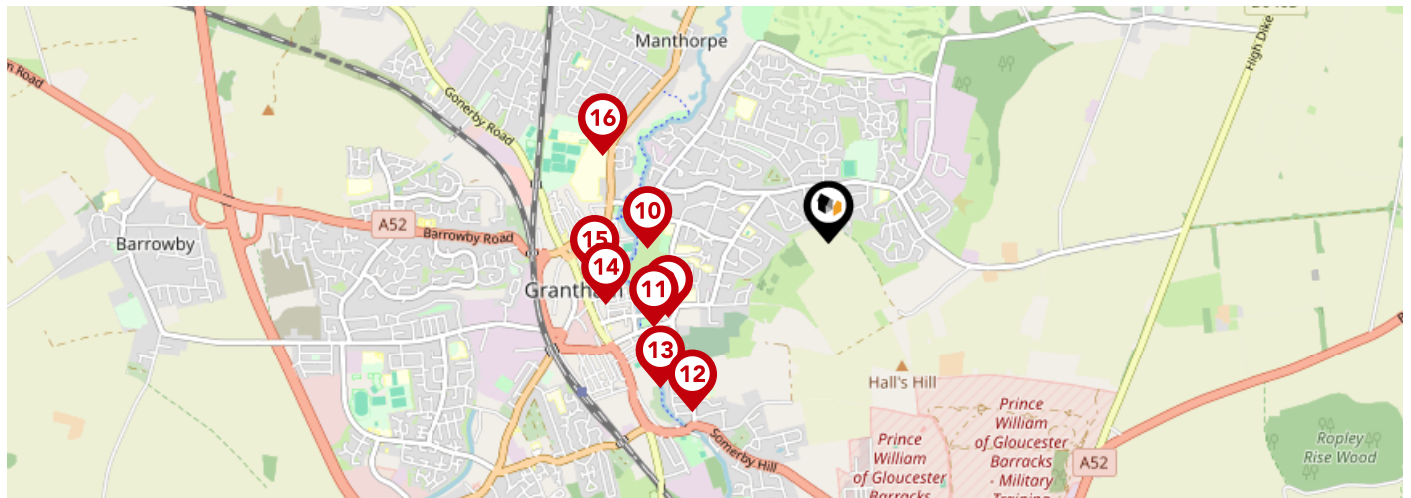
<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	91 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Belmont Community Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Harrowby Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 57   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Springwell Alternative Academy Grantham</b> Ofsted Rating: Good   Pupils: 49   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Esland Grantham School</b> Ofsted Rating: Good   Pupils: 29   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Saint Mary's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 200   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Grantham Additional Needs Fellowship</b> Ofsted Rating: Outstanding   Pupils: 251   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Belton Lane Community Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Little Gonerby Church of England Primary Academy, Grantham</b> Ofsted Rating: Good   Pupils: 116   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

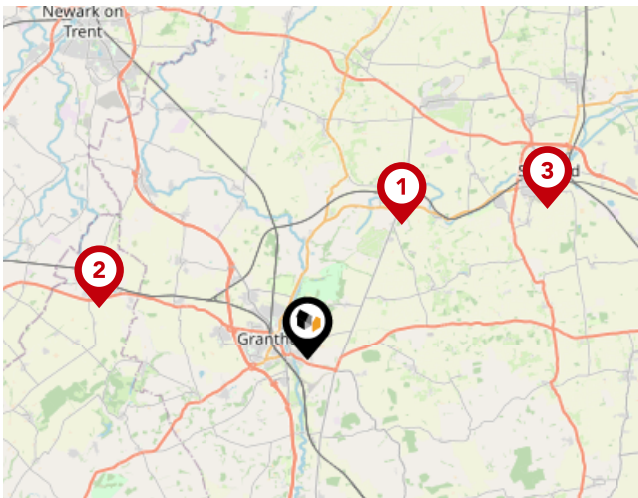
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Kesteven and Grantham Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1188   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wyndham Park Nursery School</b> Ofsted Rating: Outstanding   Pupils: 116   Distance:0.81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grantham College</b> Ofsted Rating: Good   Pupils:0   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anne's Church of England Primary School, Grantham</b> Ofsted Rating: Good   Pupils: 210   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dudley House School</b> Ofsted Rating: Good   Pupils: 18   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Wulfram's National Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 215   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The King's School, Grantham</b> Ofsted Rating: Good   Pupils: 1200   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory Ruskin Academy</b> Ofsted Rating: Outstanding   Pupils: 1406   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

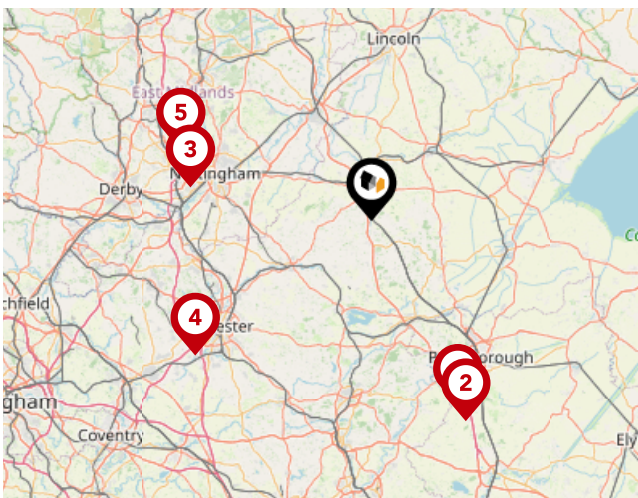
# Area

## Transport (National)



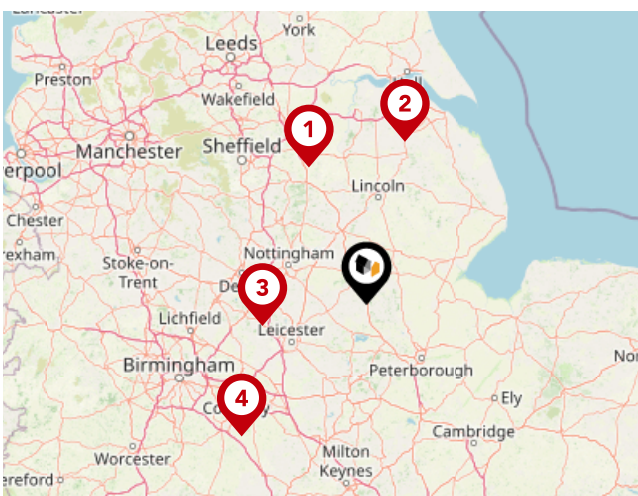
### National Rail Stations

Pin	Name	Distance
1	Ancaster Rail Station	5.89 miles
2	Bottesford Rail Station	7.66 miles
3	Sleaford Rail Station	10.13 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J17	29.57 miles
2	A1(M) J16	31.73 miles
3	M1 J26	26.25 miles
4	M1 J21A	31.78 miles
5	M1 J27	28.96 miles



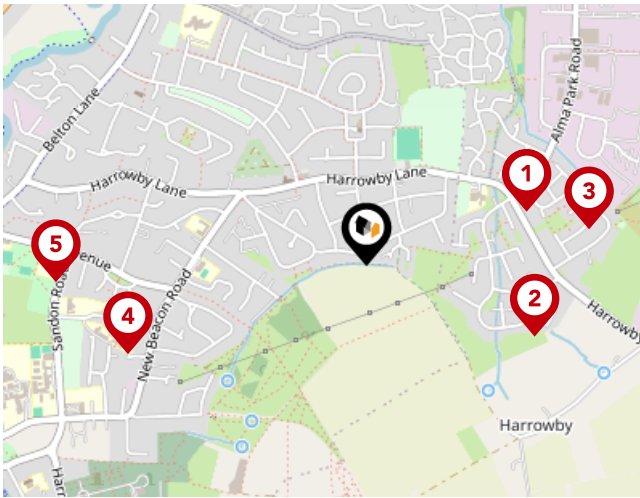
### Airports/Helipads

Pin	Name	Distance
1	Finningley	42.21 miles
2	Humberside Airport	47.33 miles
3	East Mids Airport	30.43 miles
4	Baginton	52.41 miles



# Area

## Transport (Local)

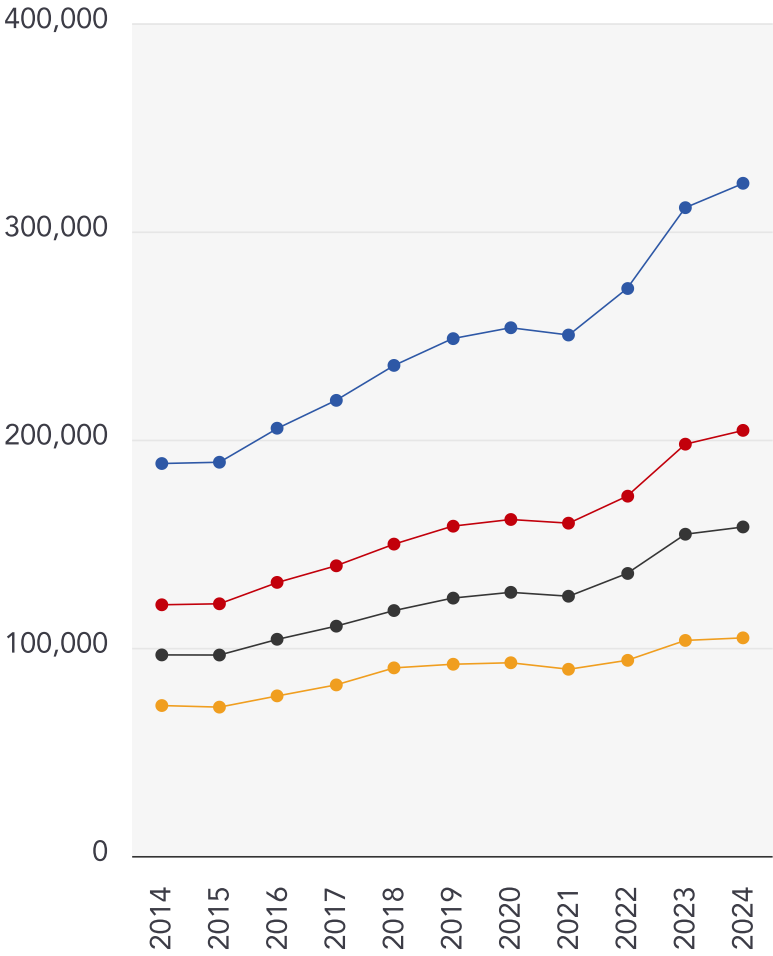


### Bus Stops/Stations

Pin	Name	Distance
1	Shops	0.38 miles
2	Chatsworth Avenue	0.41 miles
3	Seventh Avenue	0.5 miles
4	End Of Sandon Close	0.57 miles
5	Gorse Rise	0.7 miles

# Market House Price Statistics

10 Year History of Average House Prices by Property Type in NG31



Detached

**+71.41%**

Semi-Detached

**+69.43%**

Terraced

**+63.64%**

Flat

**+44.99%**



### Charles Dyson Estate Agents

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Specialising in Grantham and the surrounding villages, Charles Dyson Estate Agents is committed to providing exceptional levels of customer service, through our dedicated and experienced team.

As most people choose their agent based on their location and experience, we are proud that the majority of our vendors and landlords are either recommended to us or are repeat customers who value the local knowledge of our friendly and experienced staff.

Whether you are buying, renting or selling we guarantee to offer a genuine one-to-one service at an affordable price.

Call us today to discuss your requirements with one of our team who will always be pleased to offer friendly impartial advice.

### Testimonial 1



I bought my property through this team so they weren't directly representing me, though I did find them to be very friendly and helpful.

I couldn't get along with my conveyancer who didn't seem to want to know me, but Kristie was able to make up that shortfall by keeping me informed of what was going on from the buyer's side.

On the day I collected my keys they even gave me a welcome box full of some new home goodies.

### Testimonial 2



I use Charles Dyson Estate & Letting Agents to manage all of my properties in the Grantham area. It is always my preference to deal with a local estate agent with a family feel, rather than a regional or national agency (that don't really care!).

I first started to use Charles Dyson Estate & Letting Agents in 2021, and three years on, their service continues to be exceptional.

### Testimonial 3



Charles Dyson have been absolutely brilliant. A phenomenal service with great communication throughout our property sale. The team were so friendly and warm and made selling our home easy. We received regular updates during the sale and were impressed with the timely and professional service provided. We will definitely use Dysons again in the future.

### Testimonial 4



Absolutely fantastic experience using Charles Dyson Estate agents to sell our property. The communication and level of efficiency was outstanding, they were really proactive and made the selling process as easy as possible for us.

Would highly recommend.



/CharlesDysonEstateAgents



/DysonEA



/charlesdysonestateagents/

# Charles Dyson Estate Agents 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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