

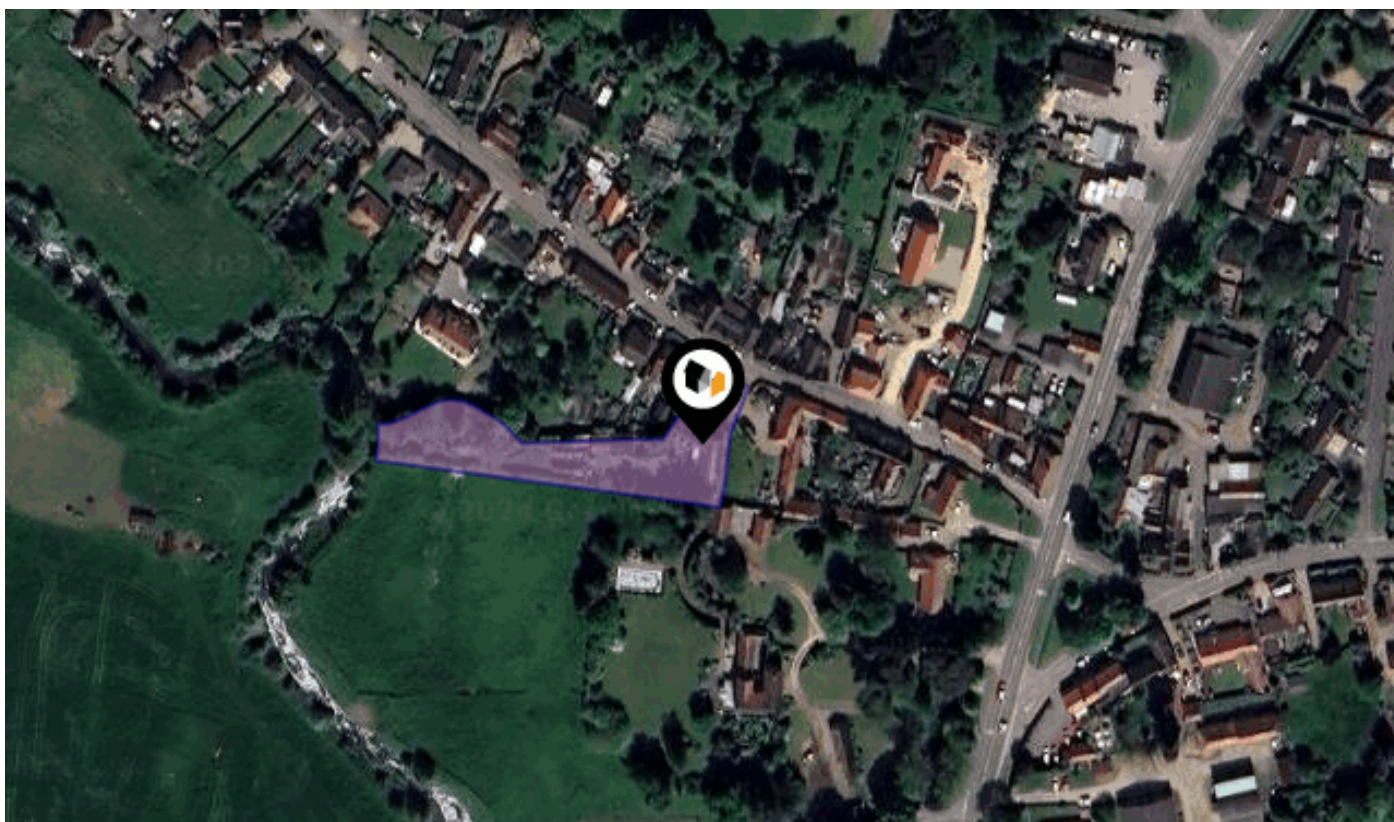


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st November 2024



WEST STREET, BARKSTON, GRANTHAM, NG32

Charles Dyson Estate Agents

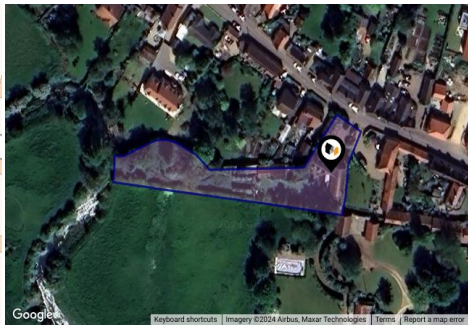
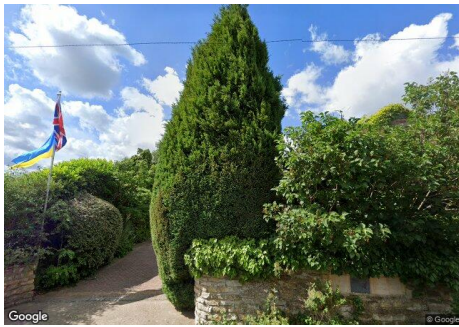
Elmer House, Finkin Street, Grantham, NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk

charlesdyson.co.uk





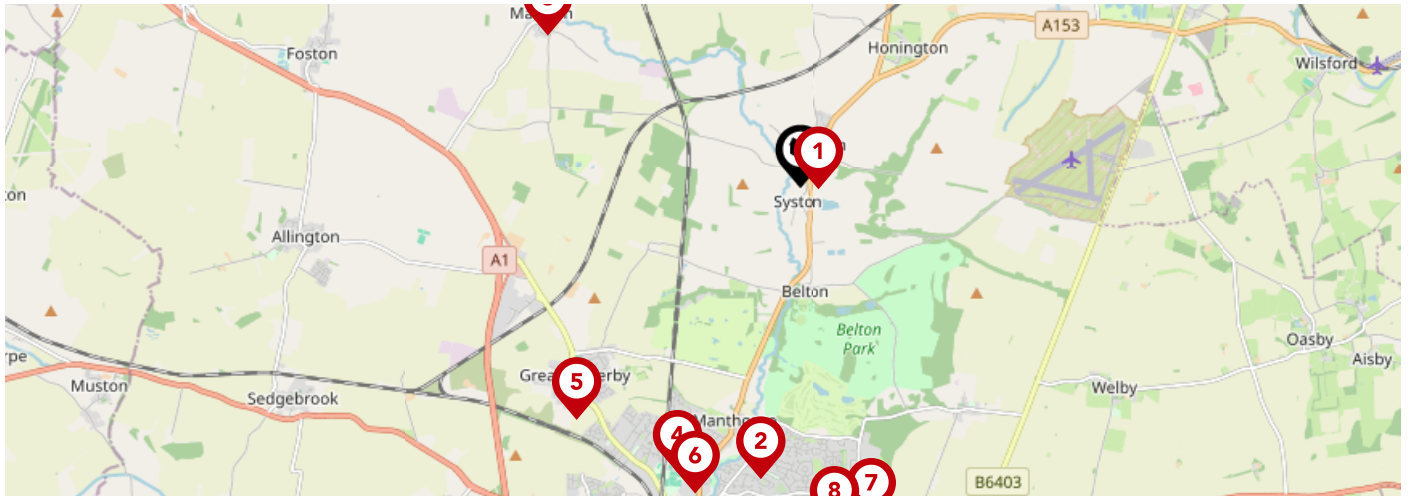
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.61 acres		
Council Tax :	Band G		
Annual Estimate:	£3,525		
Title Number:	LL101106		

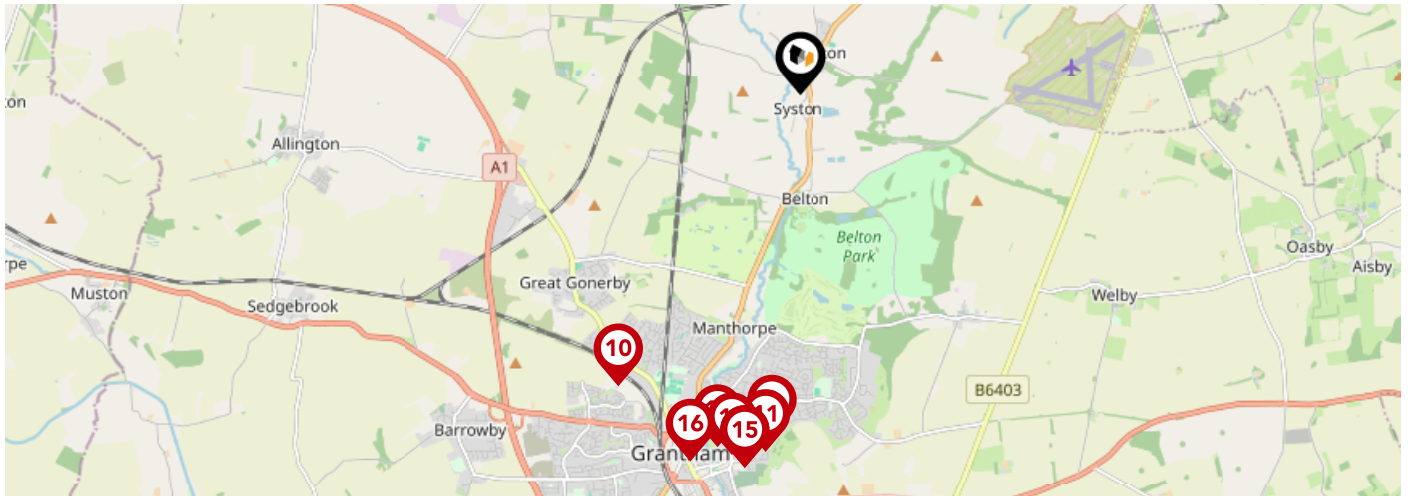
Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	Barkston	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	8	79	-
• Surface Water	Very Low	mb/s	mb/s	mb/s

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



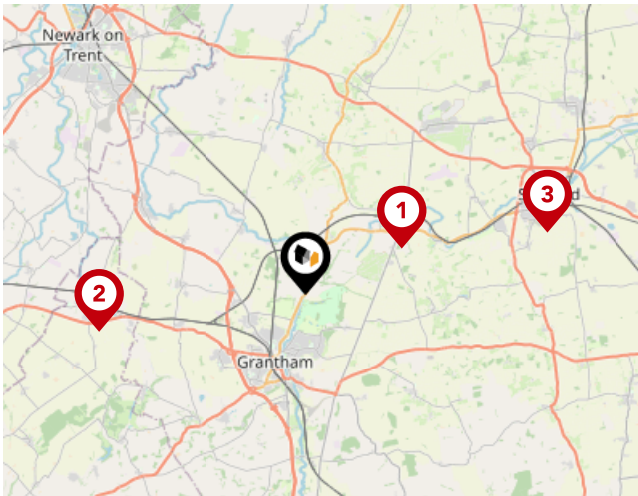
		Nursery	Primary	Secondary	College	Private
1	Barkston and Syston CofE Primary School Ofsted Rating: Good Pupils: 94 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Belton Lane Community Primary School Ofsted Rating: Good Pupils: 323 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Marston Thorold's Charity Church of England School Ofsted Rating: Good Pupils: 70 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cliffedale Primary School Ofsted Rating: Good Pupils: 289 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The St Sebastian's Church of England Primary School, Great Gonerby Ofsted Rating: Good Pupils: 166 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Priory Ruskin Academy Ofsted Rating: Outstanding Pupils: 1406 Distance:2.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Esland Grantham School Ofsted Rating: Good Pupils: 29 Distance:3.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Belmont Community Primary School Ofsted Rating: Good Pupils: 207 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	The Harrowby Church of England Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Gonerby Hill Foot Church of England Primary School Ofsted Rating: Good Pupils: 283 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Springwell Alternative Academy Grantham Ofsted Rating: Good Pupils: 49 Distance:3.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Wyndham Park Nursery School Ofsted Rating: Outstanding Pupils: 116 Distance:3.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Little Gonerby Church of England Primary Academy, Grantham Ofsted Rating: Good Pupils: 116 Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Saint Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 200 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Grantham Additional Needs Fellowship Ofsted Rating: Outstanding Pupils: 251 Distance:3.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The King's School, Grantham Ofsted Rating: Good Pupils: 1200 Distance:3.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

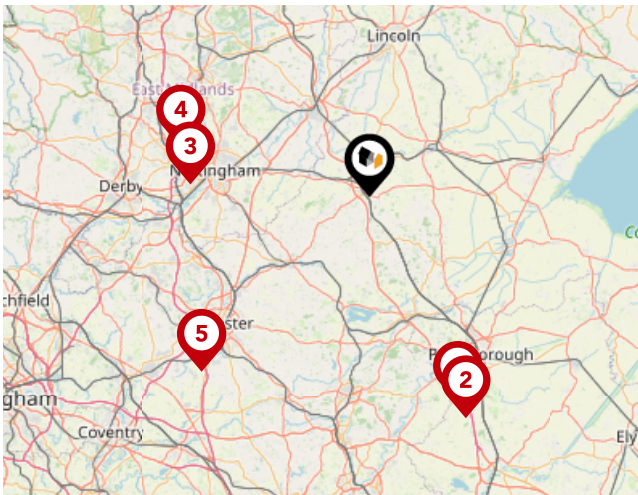
Area

Transport (National)



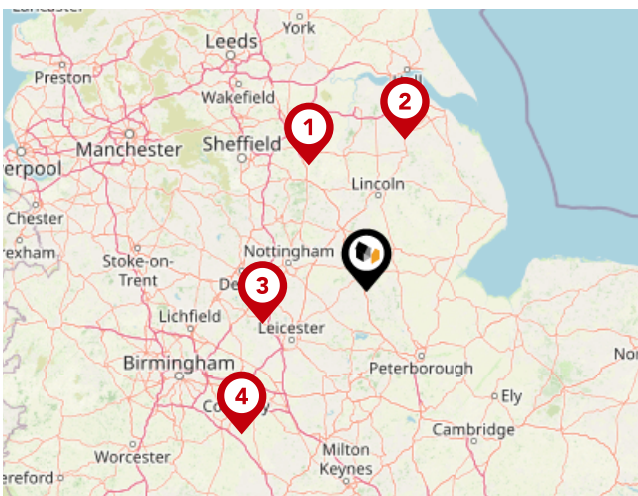
National Rail Stations

Pin	Name	Distance
1	Ancaster Rail Station	3.83 miles
2	Bottesford Rail Station	7.48 miles
3	Sleaford Rail Station	8.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J17	32.44 miles
2	A1(M) J16	34.61 miles
3	M1 J26	25.78 miles
4	M1 J27	27.95 miles
5	M1 J21	34.82 miles



Airports/Helipads






Pin	Name	Distance
1	Finningley	39.32 miles
2	Humberside Airport	44.32 miles
3	East Mids Airport	31.16 miles
4	Baginton	54.66 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Shops	3.03 miles
	Seventh Avenue	3.1 miles
	The Priory Ruskin Academy	2.91 miles
	66 Manor Drive	2.62 miles
	7 Cliffe Road	3.03 miles

Market Sold in Street

29, West Street, Grantham, NG32 2NL					Semi-detached House
Last Sold Date:	30/08/2024	07/10/2011	06/10/2010	30/07/1999	
Last Sold Price:	£155,000	£113,750	£82,000	£40,000	
25, West Street, Grantham, NG32 2NL					Detached House
Last Sold Date:	13/06/2024	07/12/2010	22/04/2010		
Last Sold Price:	£214,500	£136,000	£111,000		
42, West Street, Grantham, NG32 2NL					Detached House
Last Sold Date:	08/08/2023				
Last Sold Price:	£168,000				
58, West Street, Grantham, NG32 2NL					Semi-detached House
Last Sold Date:	28/06/2022				
Last Sold Price:	£284,000				
17, West Street, Grantham, NG32 2NL					Detached House
Last Sold Date:	22/06/2022	08/03/1999			
Last Sold Price:	£553,000	£105,000			
48, West Street, Grantham, NG32 2NL					Semi-detached House
Last Sold Date:	28/03/2022	08/02/2017	15/08/2011		
Last Sold Price:	£185,000	£130,000	£56,000		
15, West Street, Grantham, NG32 2NL					Detached House
Last Sold Date:	21/09/2021				
Last Sold Price:	£340,000				
12, West Street, Grantham, NG32 2NL					Detached House
Last Sold Date:	16/07/2021	09/07/2021	17/02/2017	08/06/2006	
Last Sold Price:	£399,000	£110,000	£585,000	£283,000	
27, West Street, Grantham, NG32 2NL					Semi-detached House
Last Sold Date:	31/07/2020	19/07/2018	10/12/2015		
Last Sold Price:	£290,000	£290,000	£225,000		
16, West Street, Grantham, NG32 2NL					Detached House
Last Sold Date:	06/04/2018	30/08/2011	18/11/2005	27/10/1995	
Last Sold Price:	£357,500	£299,950	£210,000	£60,000	
54, West Street, Grantham, NG32 2NL					Semi-detached House
Last Sold Date:	22/12/2017				
Last Sold Price:	£120,000				
20, West Street, Grantham, NG32 2NL					Terraced House
Last Sold Date:	18/11/2016				
Last Sold Price:	£350,000				

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street

39, West Street, Grantham, NG32 2NL	Terraced House	
Last Sold Date:	04/04/2014	
Last Sold Price:	£130,000	
50, West Street, Grantham, NG32 2NL	Semi-detached House	
Last Sold Date:	13/11/2013	
Last Sold Price:	£82,000	
4, West Street, Grantham, NG32 2NL	Semi-detached House	
Last Sold Date:	05/03/2012	08/01/2010
Last Sold Price:	£147,000	£190,000
18, West Street, Grantham, NG32 2NL	Semi-detached House	
Last Sold Date:	01/02/2011	10/05/2002
Last Sold Price:	£108,000	£150,000
90, West Street, Grantham, NG32 2NL	Detached House	
Last Sold Date:	28/01/2011	11/08/2005
Last Sold Price:	£278,000	£232,500
36, West Street, Grantham, NG32 2NL	Detached House	
Last Sold Date:	03/12/2010	16/10/1996
Last Sold Price:	£275,000	£150,000
3, West Street, Grantham, NG32 2NL	Semi-detached House	
Last Sold Date:	23/10/2009	
Last Sold Price:	£249,995	
40, West Street, Grantham, NG32 2NL	Semi-detached House	
Last Sold Date:	20/12/2007	
Last Sold Price:	£125,000	
9, West Street, Grantham, NG32 2NL	Detached House	
Last Sold Date:	31/01/2007	
Last Sold Price:	£531,000	
5, West Street, Grantham, NG32 2NL	Terraced House	
Last Sold Date:	30/05/2006	
Last Sold Price:	£175,000	
7, West Street, Grantham, NG32 2NL	Detached House	
Last Sold Date:	02/12/2005	
Last Sold Price:	£342,500	
92, West Street, Grantham, NG32 2NL	Detached House	
Last Sold Date:	11/08/2003	
Last Sold Price:	£85,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street

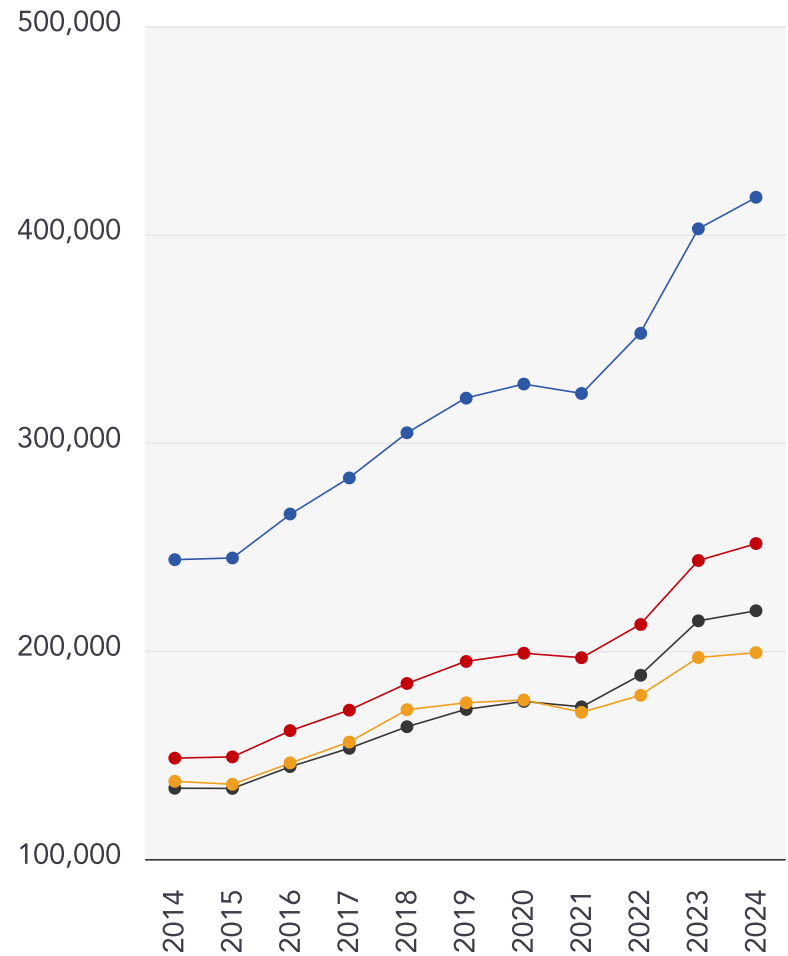
64, West Street, Grantham, NG32 2NL		Semi-detached House
Last Sold Date:	01/11/1999	
Last Sold Price:	£22,800	
37, West Street, Grantham, NG32 2NL		Terraced House
Last Sold Date:	22/10/1999	
Last Sold Price:	£48,000	
33, West Street, Grantham, NG32 2NL		Detached House
Last Sold Date:	07/10/1998	
Last Sold Price:	£85,000	
34, West Street, Grantham, NG32 2NL		Detached House
Last Sold Date:	06/06/1997	
Last Sold Price:	£68,000	
41, West Street, Grantham, NG32 2NL		Terraced House
Last Sold Date:	31/07/1995	
Last Sold Price:	£40,500	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in NG32



Detached

+71.41%

Semi-Detached

+69.43%

Terraced

+63.64%

Flat

+44.99%



Charles Dyson Estate Agents

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/

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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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Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham,
NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk
charlesdyson.co.uk

