

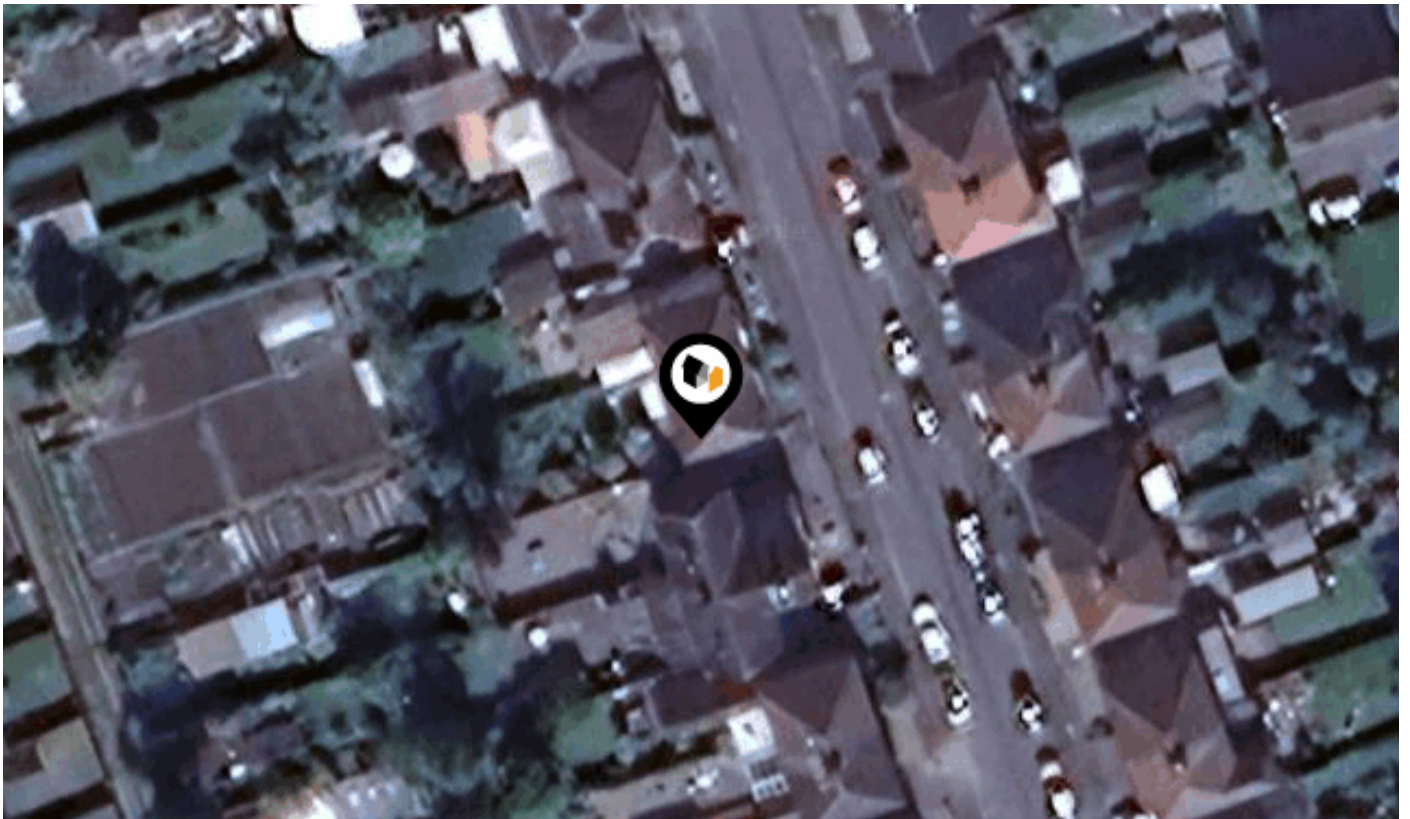


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 21st November 2024



HUNTINGTOWER ROAD, GRANTHAM, NG31

Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham, NG31 6QZ

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Introduction

Our Comments

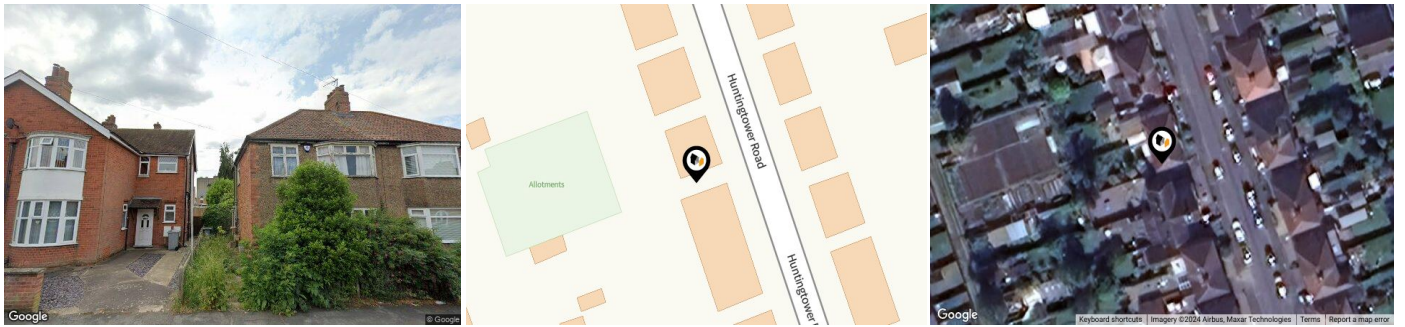
Dear Potential Buyer,

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

Type:	Semi-Detached
Bedrooms:	3
Council Tax :	Band B
Annual Estimate:	£1,645

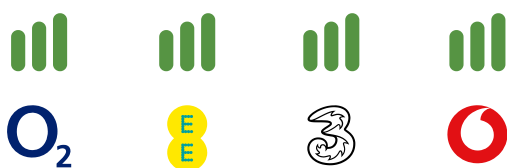
Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	No Risk
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

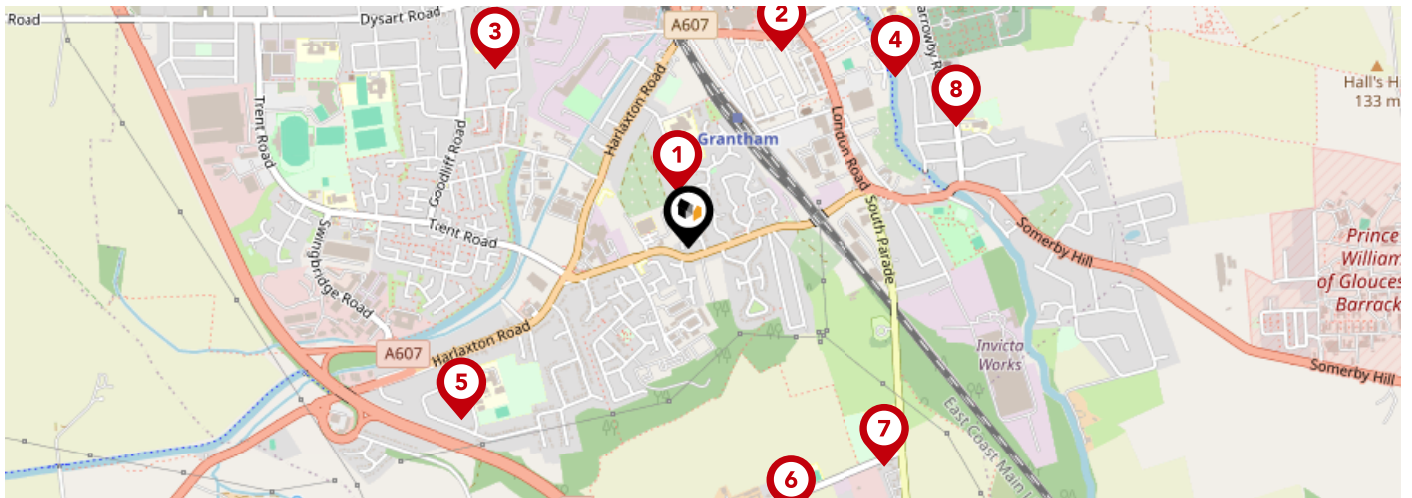
14 mb/s	56 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



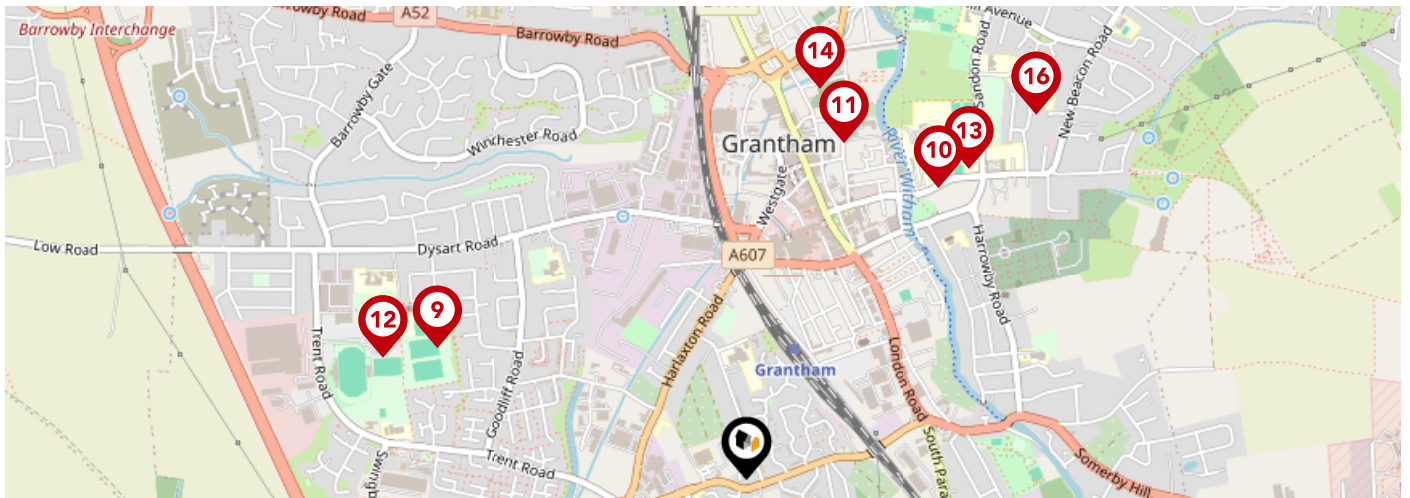
Satellite/Fibre TV Availability:





	Nursery	Primary	Secondary	College	Private
<p>1 Huntingtower Community Primary Academy Ofsted Rating: Good Pupils: 416 Distance:0.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Charles Read Academy Ofsted Rating: Good Pupils: 276 Distance:0.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Isaac Newton Primary School Ofsted Rating: Requires improvement Pupils: 408 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Dudley House School Ofsted Rating: Good Pupils: 18 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Walton Academy Ofsted Rating: Good Pupils: 997 Distance:0.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Grantham Preparatory International School Ofsted Rating: Not Rated Pupils: 116 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Greenfields Academy Ofsted Rating: Good Pupils: 82 Distance:0.66</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Anne's Church of England Primary School, Grantham Ofsted Rating: Good Pupils: 210 Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

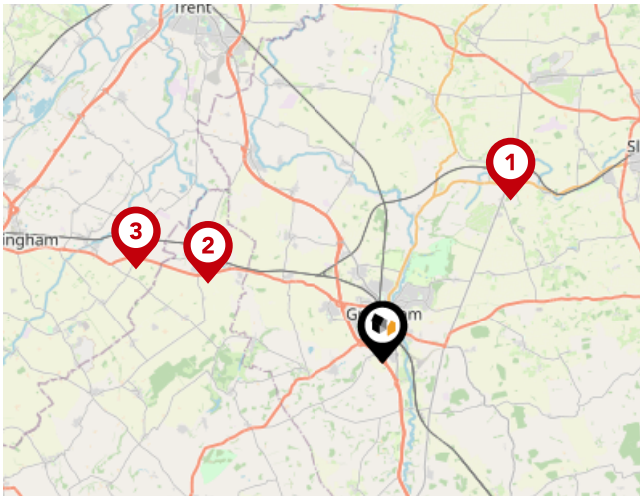
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 West Grantham Church of England Secondary Academy Ofsted Rating: Good Pupils: 346 Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Grantham College Ofsted Rating: Good Pupils:0 Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Wulfram's National Church of England Primary School Ofsted Rating: Requires improvement Pupils: 215 Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 West Grantham Church of England Primary Academy Ofsted Rating: Good Pupils: 207 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Kesteven and Grantham Girls' School Ofsted Rating: Outstanding Pupils: 1188 Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The King's School, Grantham Ofsted Rating: Good Pupils: 1200 Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Saint Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 200 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Grantham Additional Needs Fellowship Ofsted Rating: Outstanding Pupils: 251 Distance:1.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

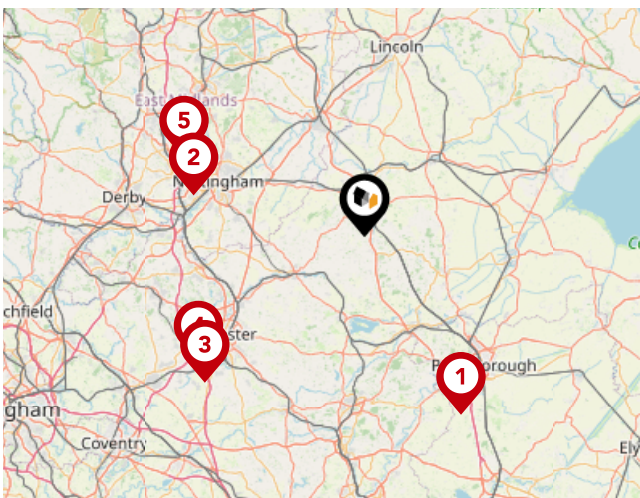
Area

Transport (National)



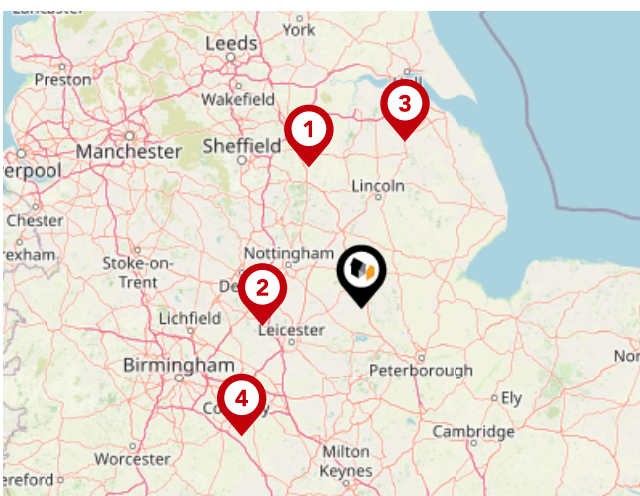
National Rail Stations

Pin	Name	Distance
1	Ancaster Rail Station	7.43 miles
2	Bottesford Rail Station	6.85 miles
3	Elton & Orston Rail Station	9.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J17	29.2 miles
2	M1 J26	25.29 miles
3	M1 J21	31.11 miles
4	M1 J21A	30.2 miles
5	M1 J27	28.21 miles

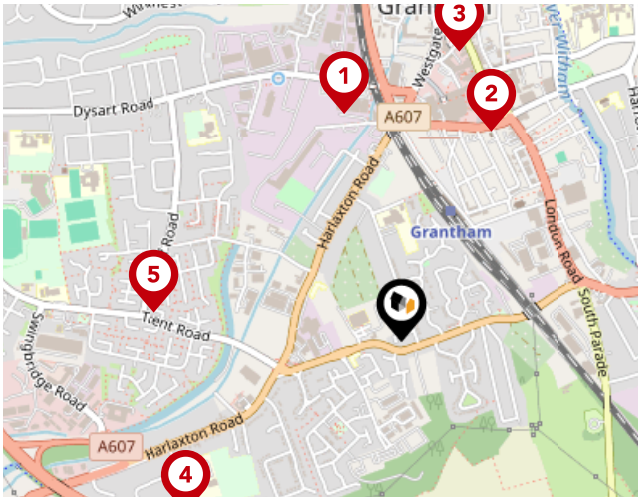


Airports/Helipads

Pin	Name	Distance
1	Finningley	42.71 miles
2	East Mids Airport	29.04 miles
3	Humberside Airport	48.62 miles
4	Baginton	50.83 miles

Area

Transport (Local)



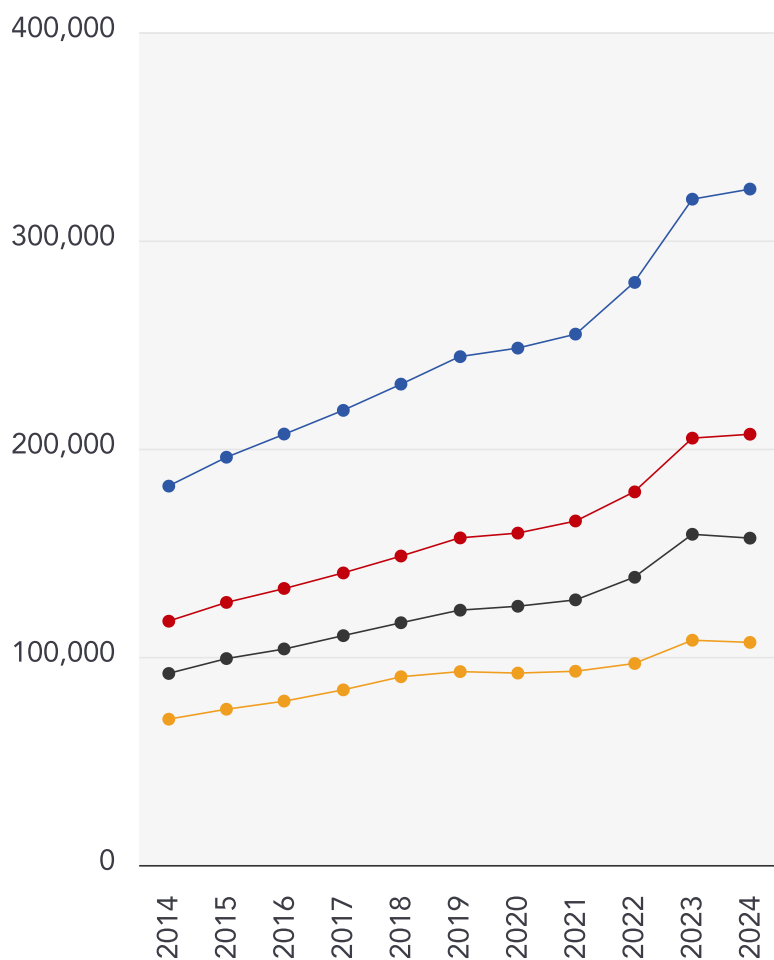
Bus Stops/Stations

Pin	Name	Distance
1	Retail Park	0.52 miles
2	Surgery	0.51 miles
3	Finkin Street	0.66 miles
4	Walton Academy	0.62 miles
5	Stour Court	0.56 miles

Market

House Price Statistics

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



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

+52.67%



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/

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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