

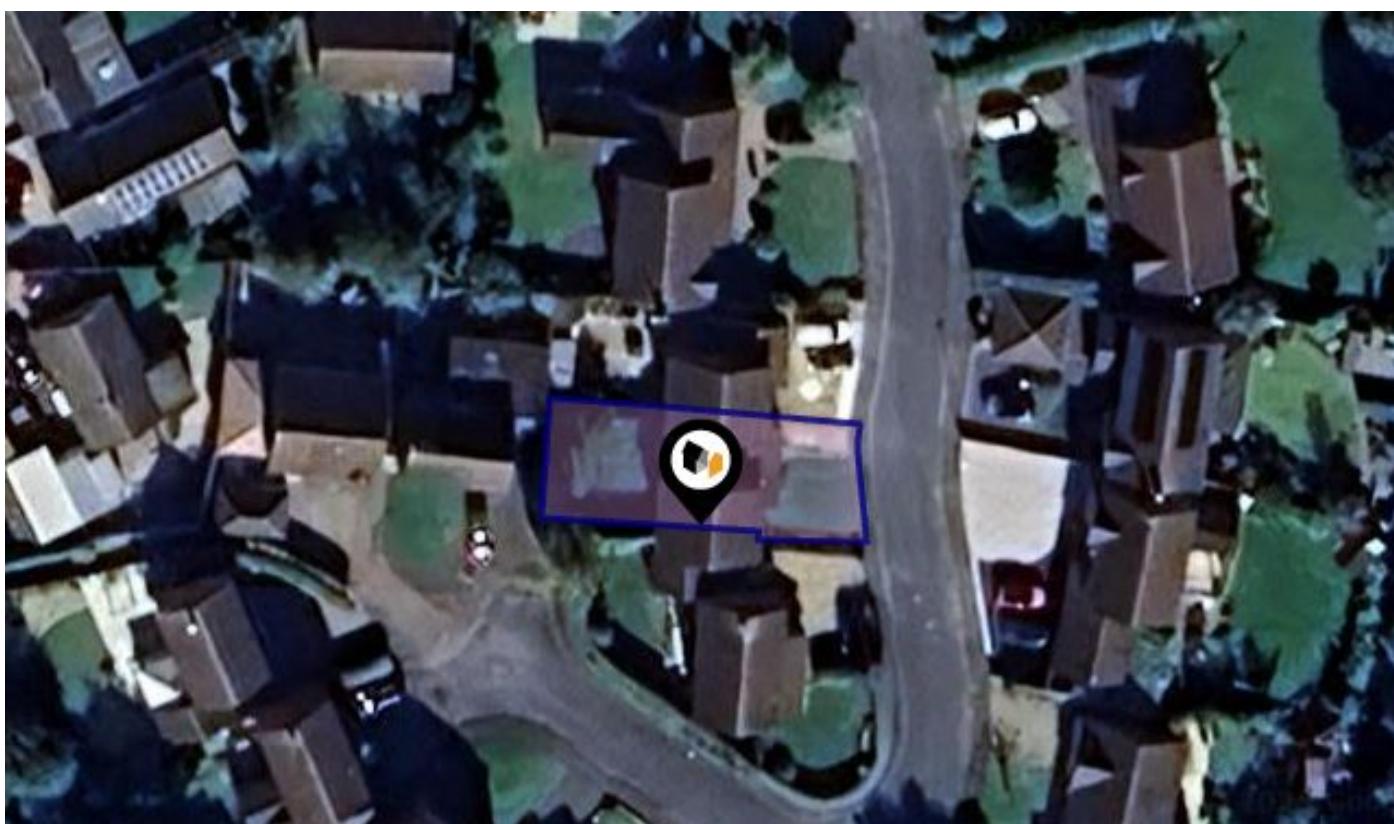


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd January 2025



RIVERSIDE WALK, BOTTESFORD, NOTTINGHAM, NG13

Charles Dyson Estate Agents

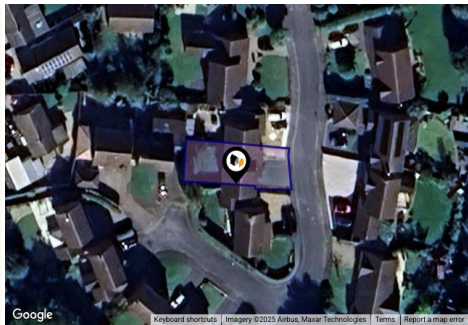
Elmer House, Finkin Street, Grantham, NG31 6QZ

01476 576688

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	990 ft ² / 92 m ²
Plot Area:	0.06 acres
Year Built :	1983-1990
Council Tax :	Band D
Annual Estimate:	£2,241
Title Number:	LT182820

Tenure: Freehold

Local Area

Local Authority:	Leicestershire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	66 mb/s	1000 mb/s
		

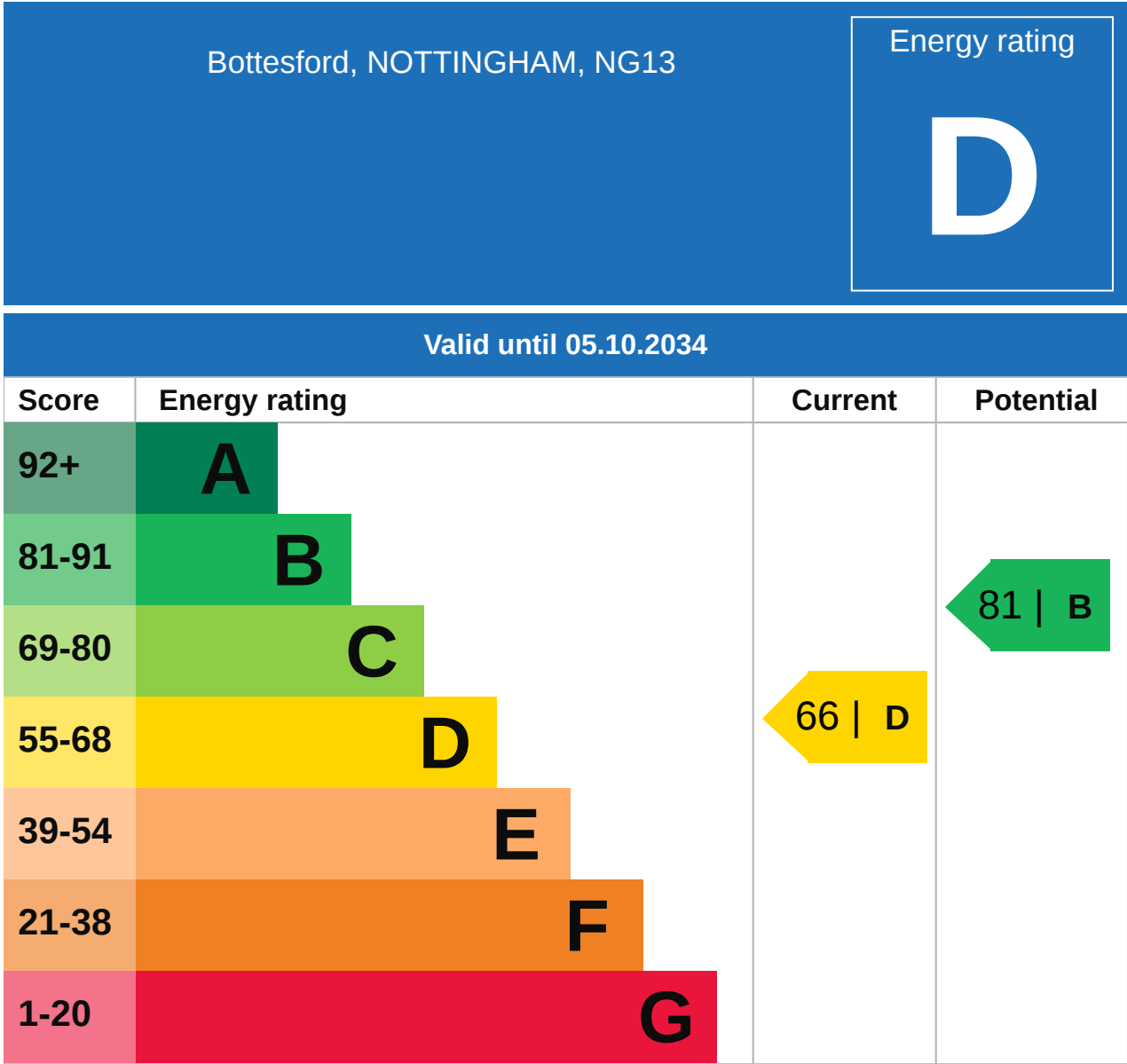
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

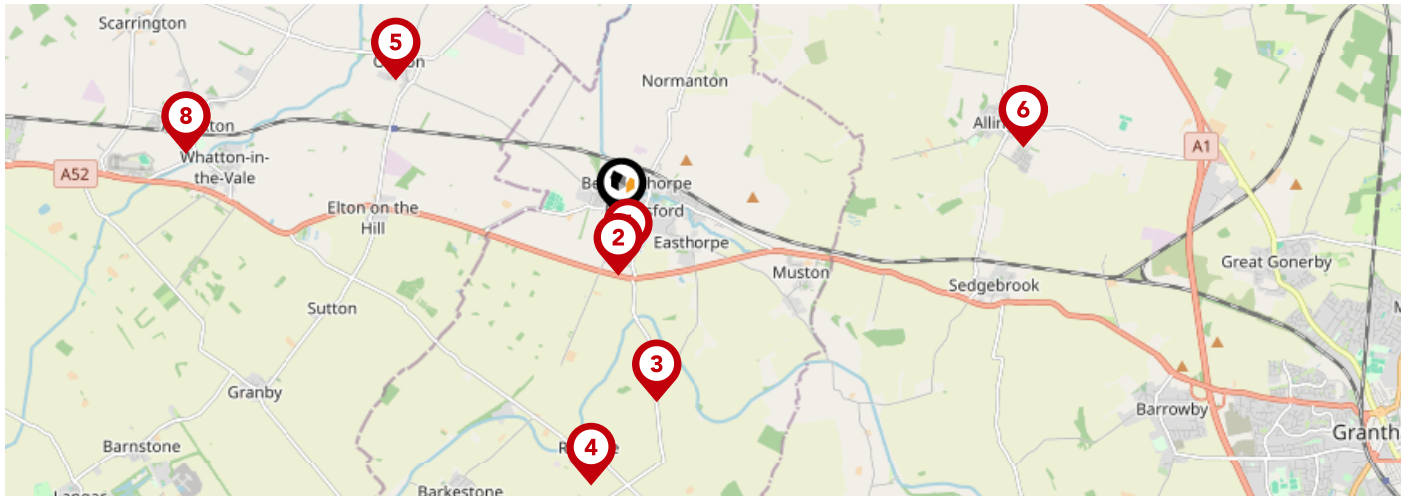


Property EPC - Certificate

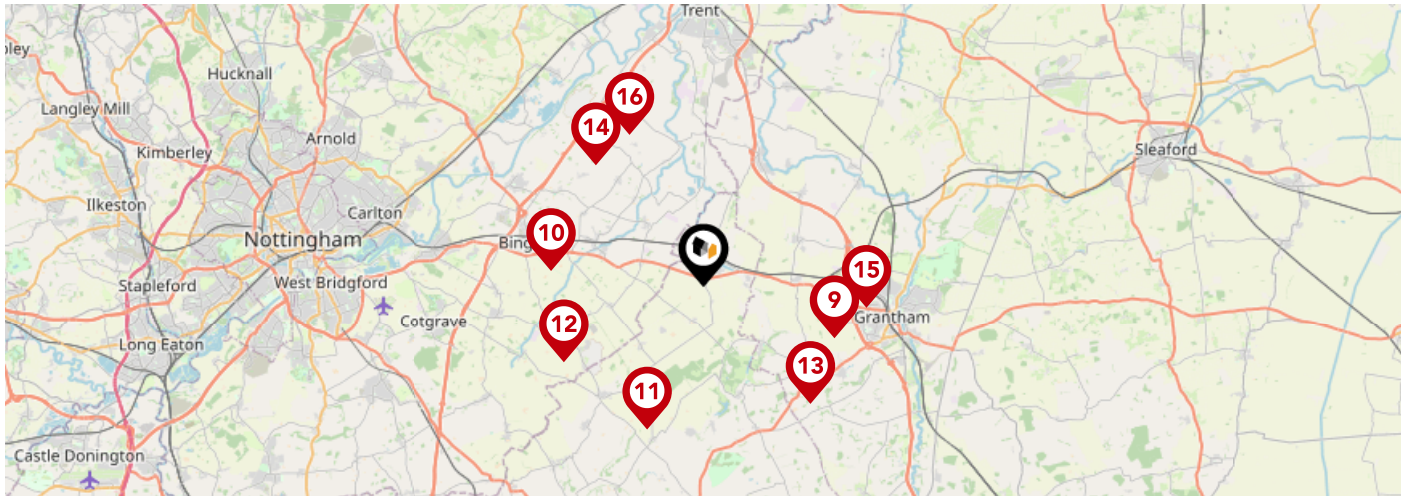










Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 77% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	92 m ²



		Nursery	Primary	Secondary	College	Private
1	Bottesford Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Priory Belvoir Academy Ofsted Rating: Good Pupils: 687 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Place Independent School Ofsted Rating: Good Pupils: 46 Distance:1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Redmile Church of England Primary School Ofsted Rating: Good Pupils: 64 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Orston Primary School Ofsted Rating: Good Pupils: 151 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Allington with Sedgebrook Church of England Primary School Ofsted Rating: Good Pupils: 106 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Long Bennington Church of England Academy Ofsted Rating: Good Pupils: 257 Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Archbishop Cranmer Church of England Academy Ofsted Rating: Outstanding Pupils: 207 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Barrowby Church of England Primary School Ofsted Rating: Outstanding Pupils: 238 Distance:5.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carnarvon Primary School Ofsted Rating: Good Pupils: 455 Distance:5.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stathern Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:5.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Langar CofE Primary School Ofsted Rating: Good Pupils: 87 Distance:5.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Denton CofE School Ofsted Rating: Outstanding Pupils: 62 Distance:5.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Flintham Primary School Ofsted Rating: Good Pupils: 96 Distance:5.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The St Sebastian's Church of England Primary School, Great Gonerby Ofsted Rating: Good Pupils: 166 Distance:5.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Anglican/Methodist Primary School Ofsted Rating: Good Pupils: 91 Distance:6.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

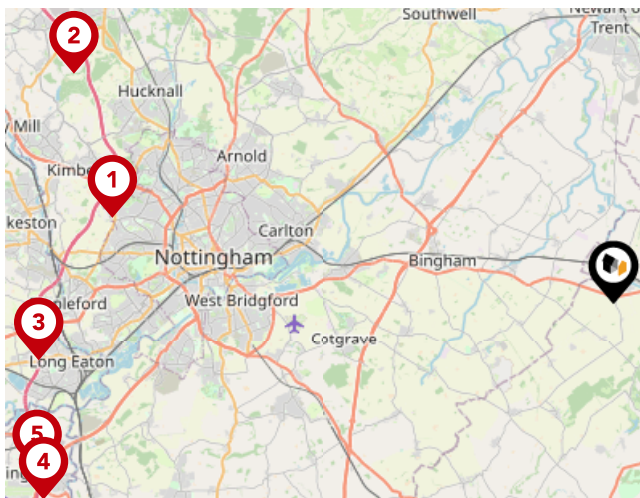
Area

Transport (National)



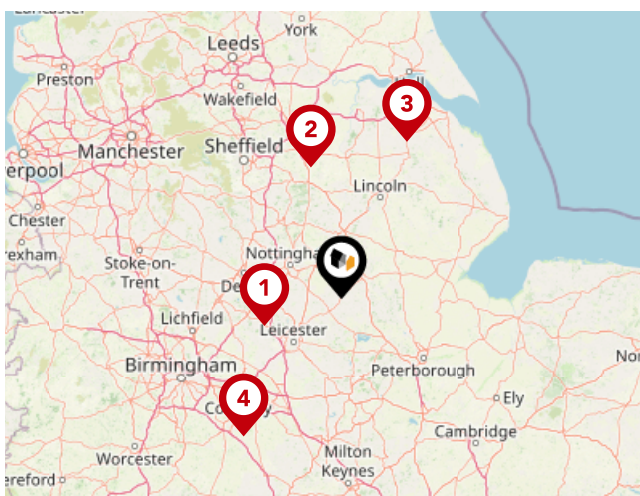
National Rail Stations

Pin	Name	Distance
1	Bottesford Rail Station	0.49 miles
2	Elton & Orston Rail Station	2.13 miles
3	Aslockton Rail Station	3.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	18.13 miles
2	M1 J27	20.92 miles
3	M1 J25	20.65 miles
4	M1 J24	21.56 miles
5	M1 J24A	21.47 miles



Airports/Helipads






Pin	Name	Distance
1	East Mids Airport	23.29 miles
2	Finningley	38.05 miles
3	Humberside Airport	48.09 miles
4	Baginton	48.75 miles

Area

Transport (Local)



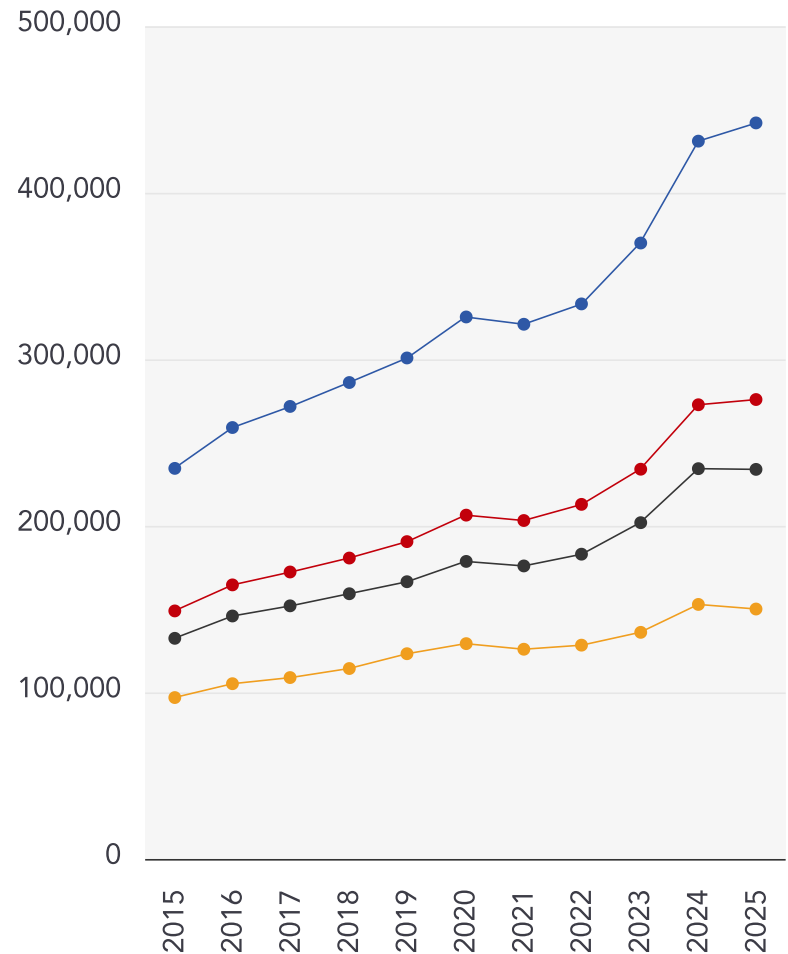
Bus Stops/Stations

Pin	Name	Distance
	Pinfold Lane	0.17 miles
	Queen Street	0.23 miles
	Laurel Way	0.23 miles
	Grantham Road	0.28 miles
	Daybells Barns	0.34 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in NG13



Detached

+88.44%

Semi-Detached

+85.22%

Terraced

+76.56%

Flat

+54.85%



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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