

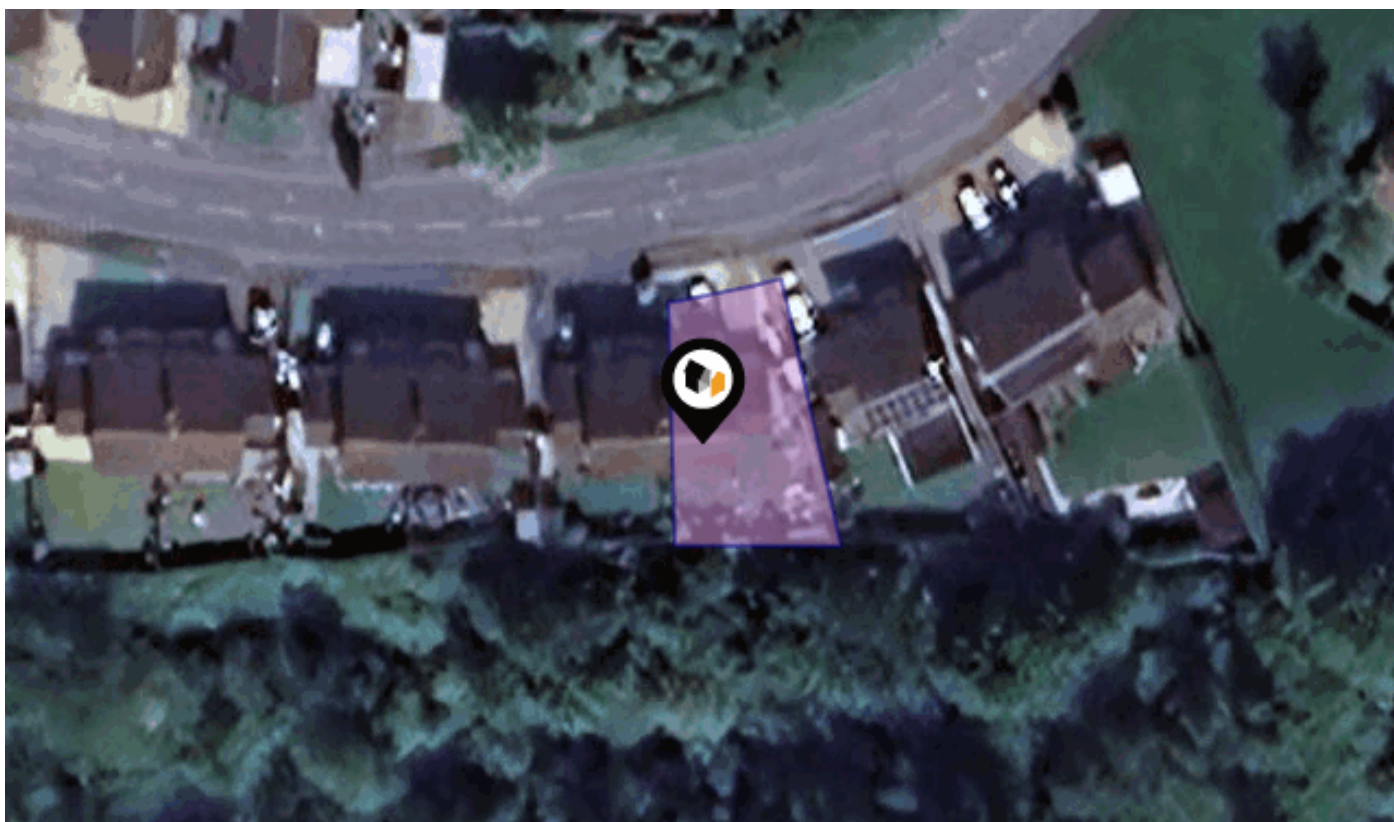


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st May 2025



WINCHESTER ROAD, GRANTHAM, NG31

Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham, NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk

charlesdyson.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.06 acres
Year Built :	1976-1982
Council Tax :	Band C
Annual Estimate:	£1,944
Title Number:	LL382181

Tenure: Freehold

Local Area

Local Authority:	South kesteven
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

29
mb/s



10000
mb/s



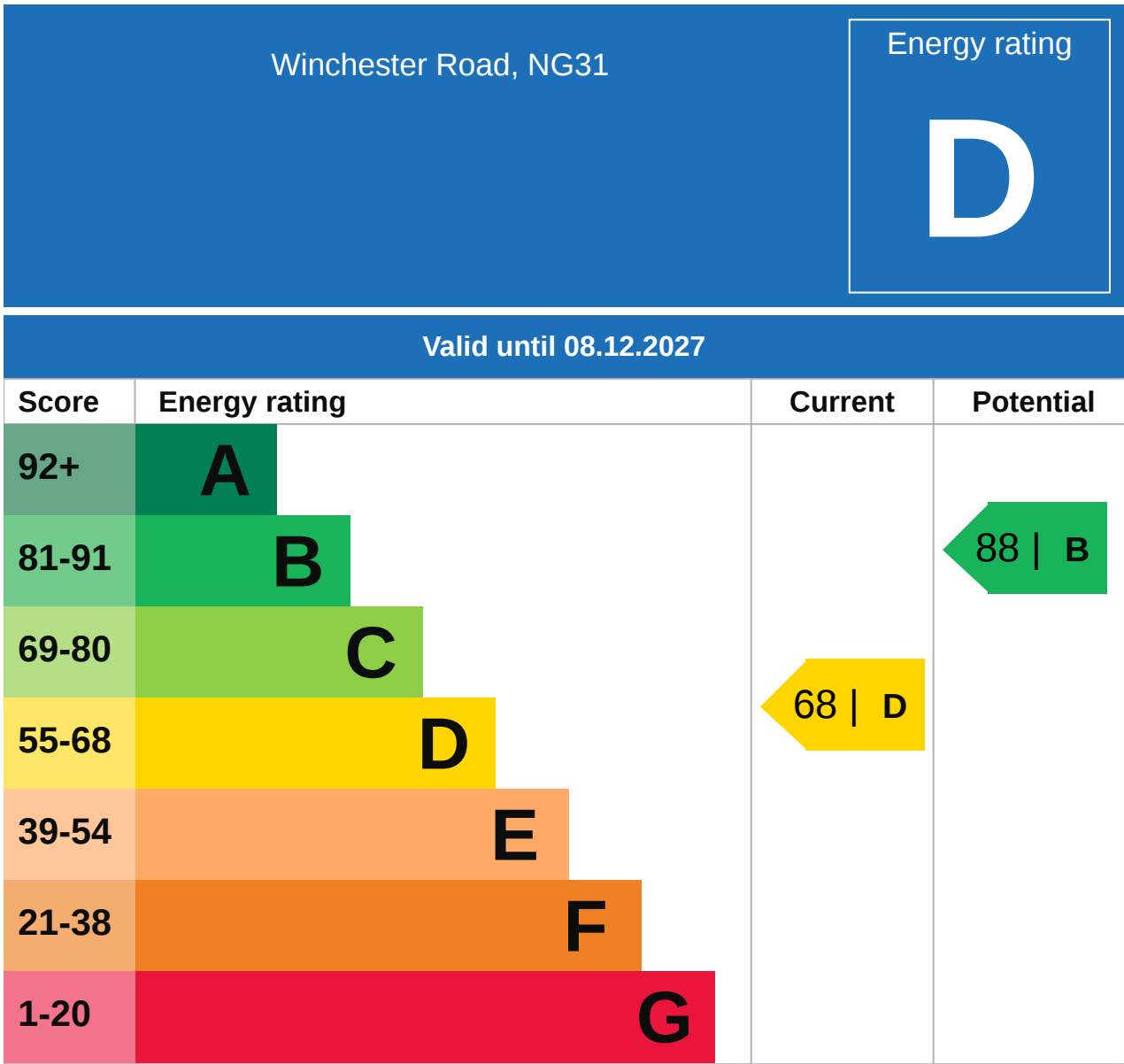
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



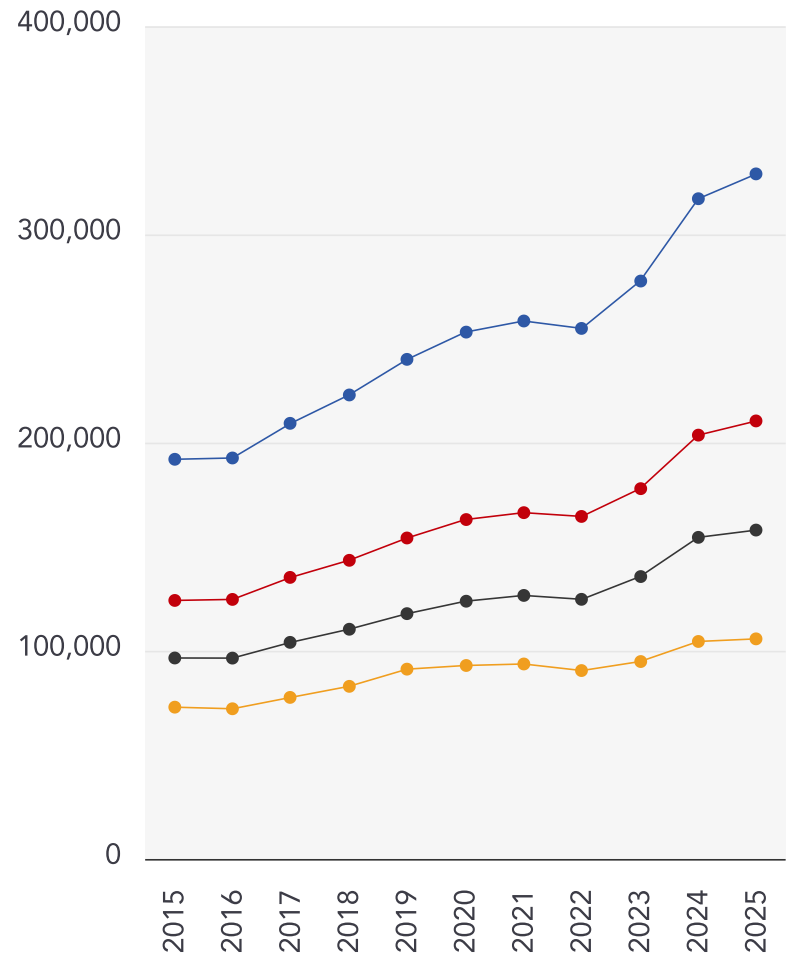
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	87 m ²

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%

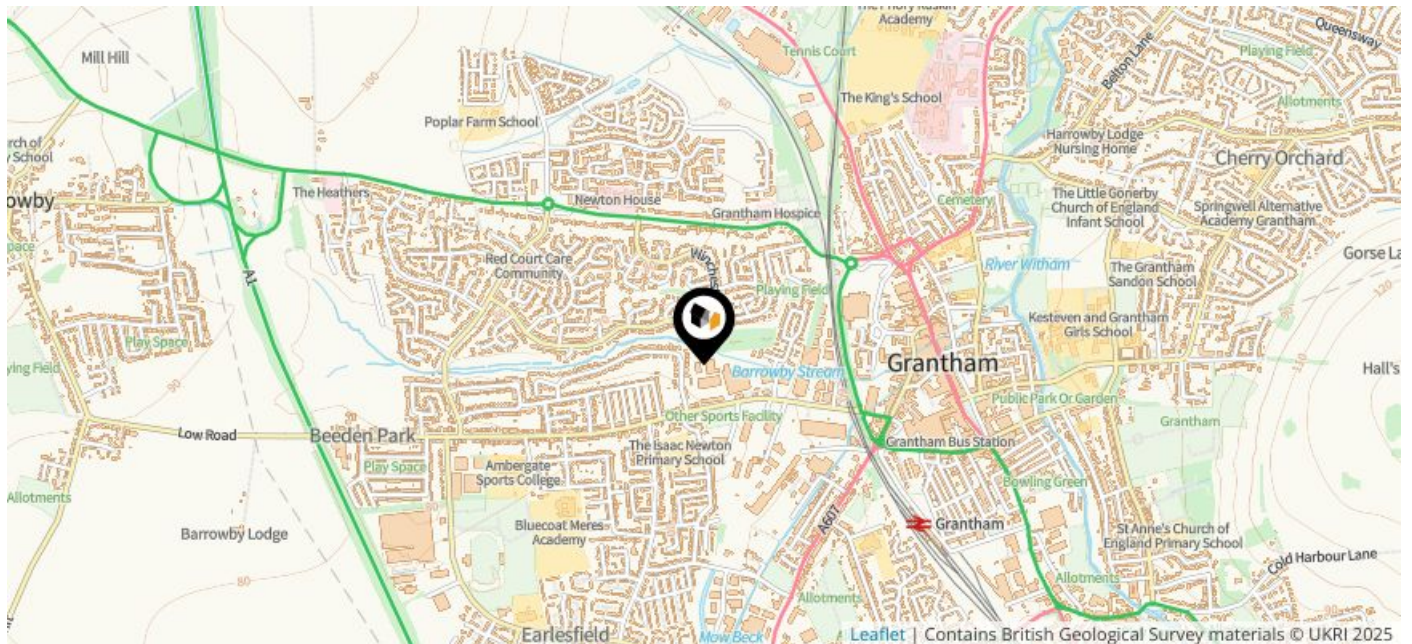
Flat

+44.99%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

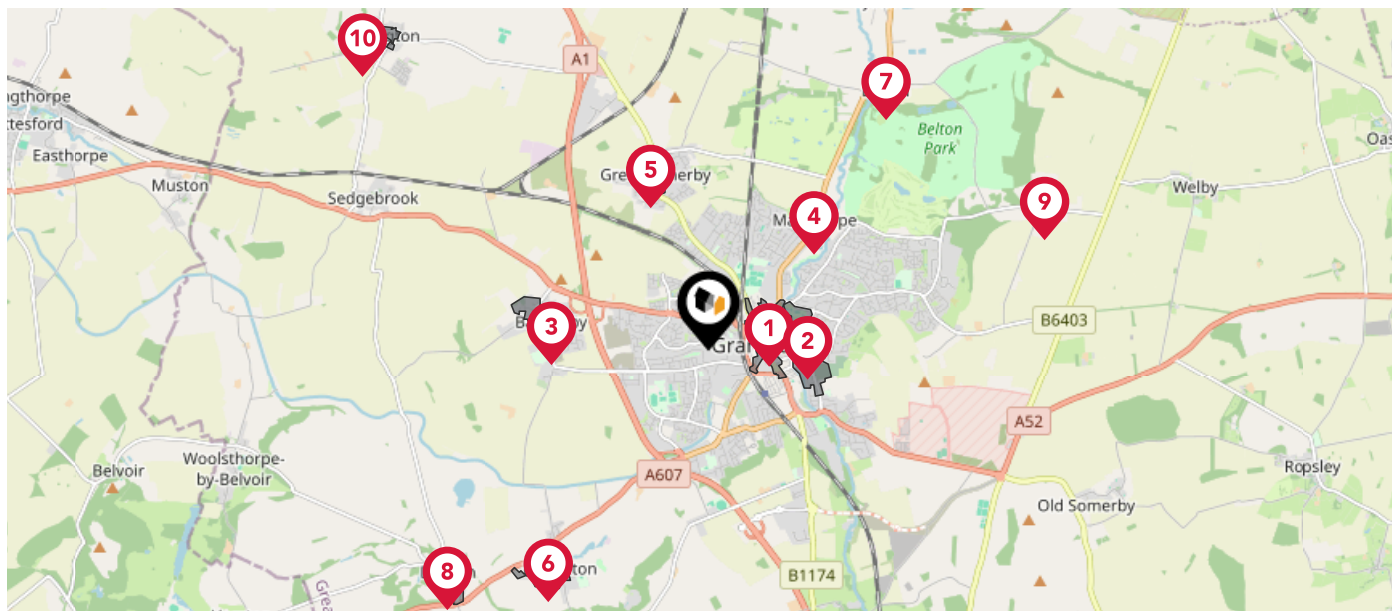
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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.



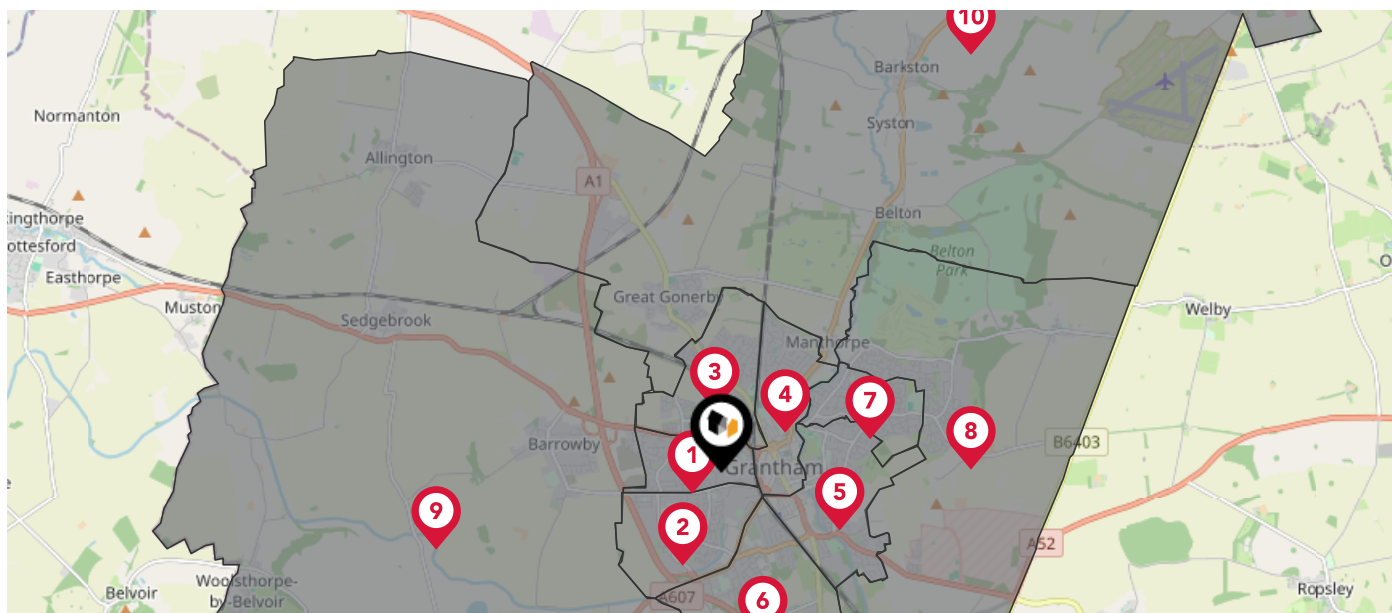
Nearby Conservation Areas

- | | |
|----|----------------------------|
| 1 | Grantham |
| 2 | St. Anne's |
| 3 | Barrowby (Part 1) |
| 4 | Manthorpe |
| 5 | Great Gonerby |
| 6 | Harlaxton |
| 7 | Belton |
| 8 | Denton (South Kesteven) |
| 9 | Londonthorpe |
| 10 | Allington (South Kesteven) |

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

Grantham Barrowby Gate Ward

2

Grantham Earlesfield Ward

3

Grantham Arnoldfield Ward

4

Grantham St. Wulfram's Ward

5

Grantham St. Vincent's Ward

6

Grantham Springfield Ward

7

Grantham Harrowby Ward

8

Belmont Ward

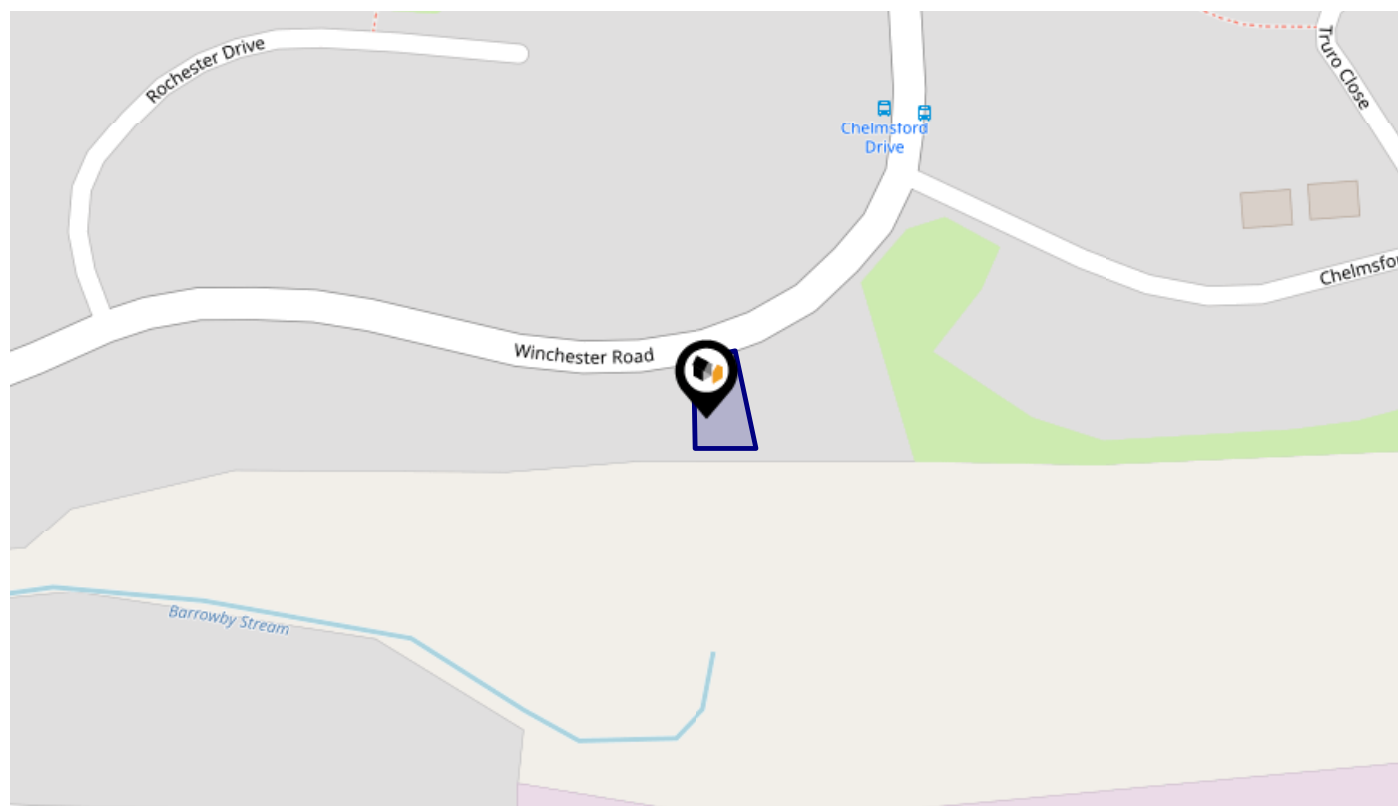
9

Belvoir Ward

10

Peascliffe & Ridgeway Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

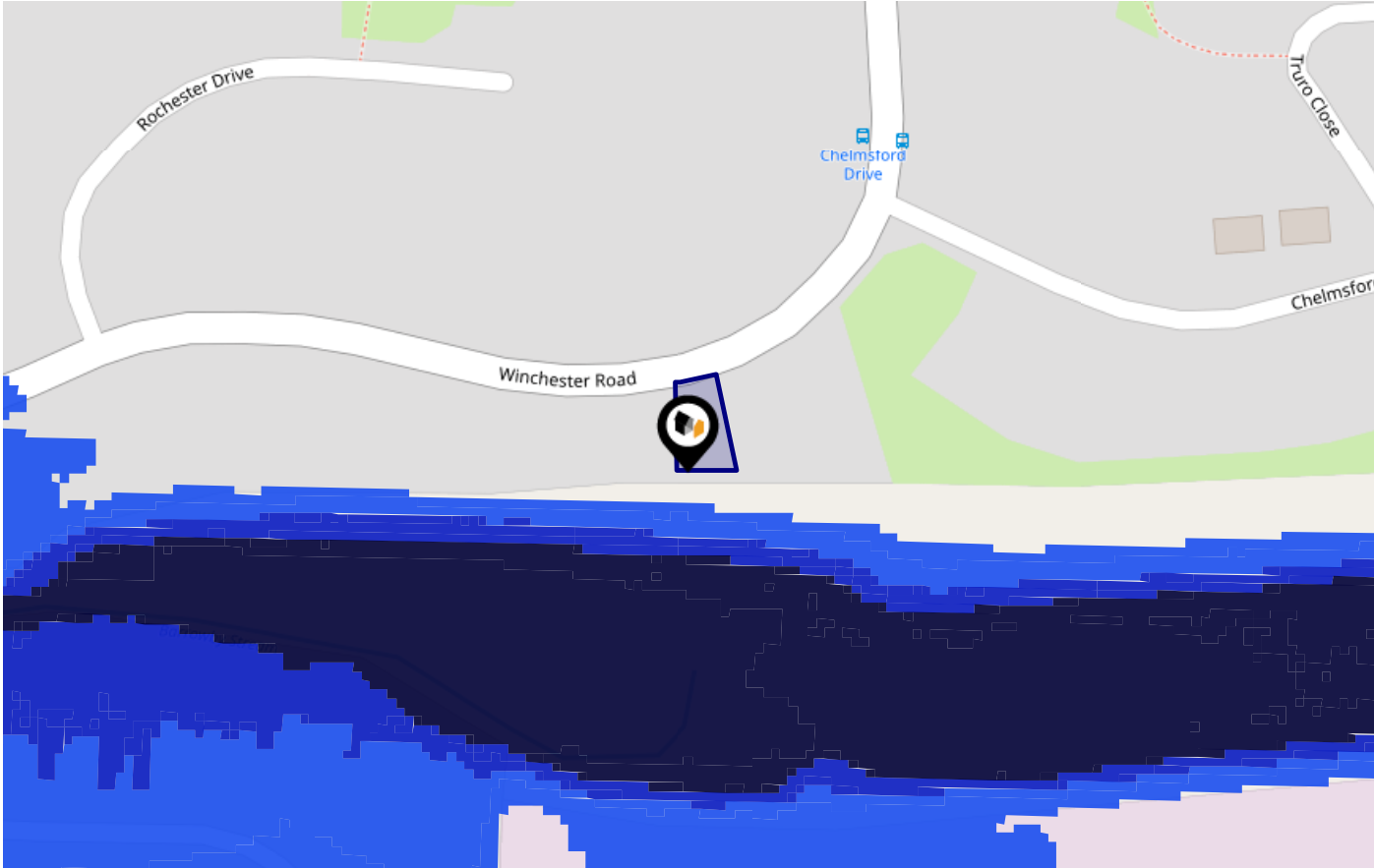
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk





Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

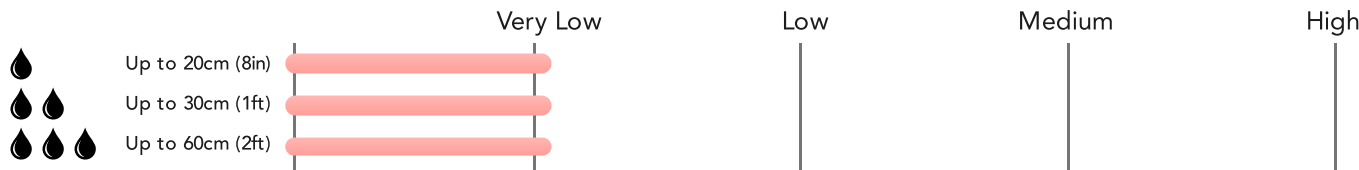


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

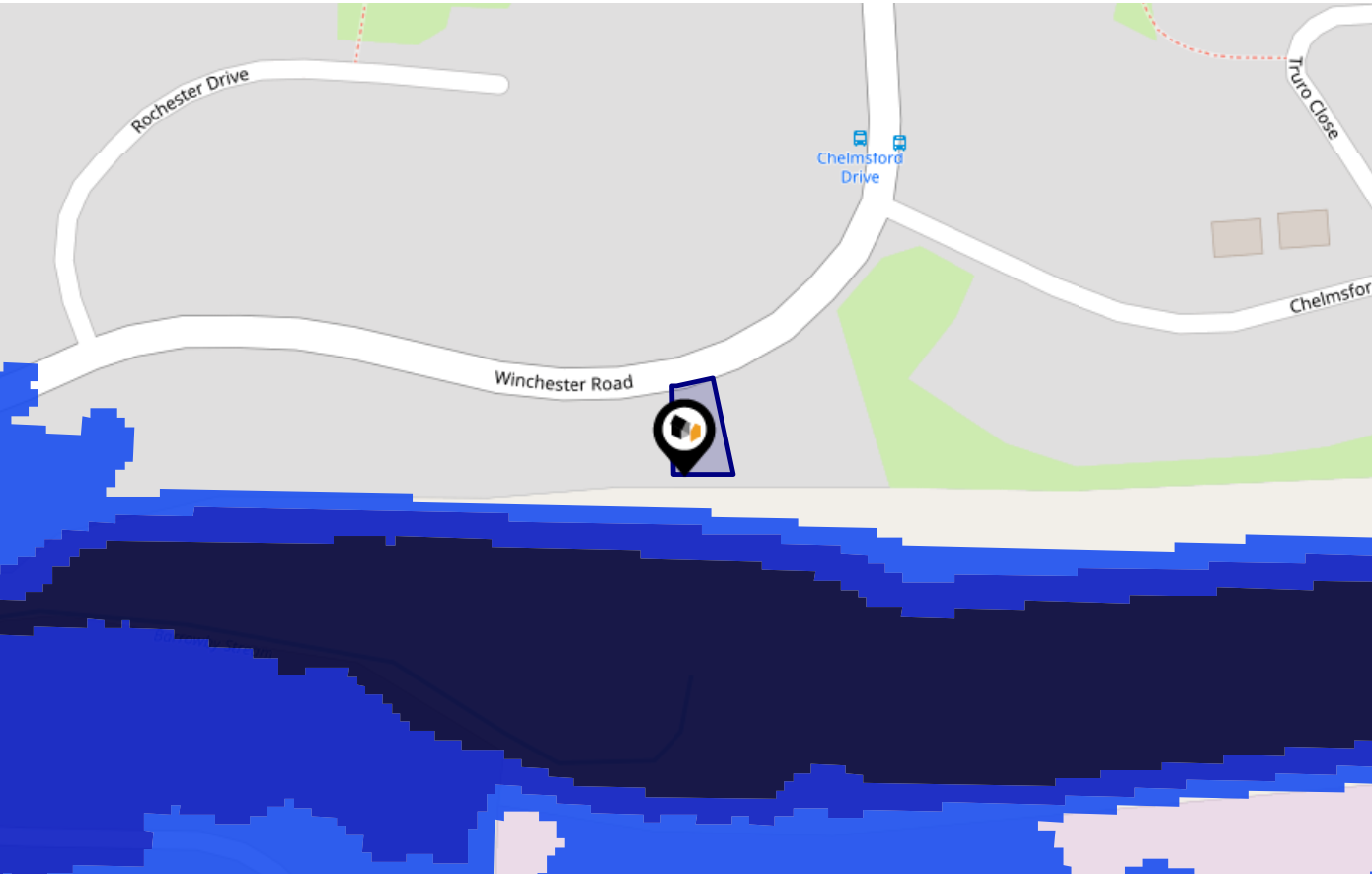
Chance of flooding to the following depths at this property:



Flood Risk





Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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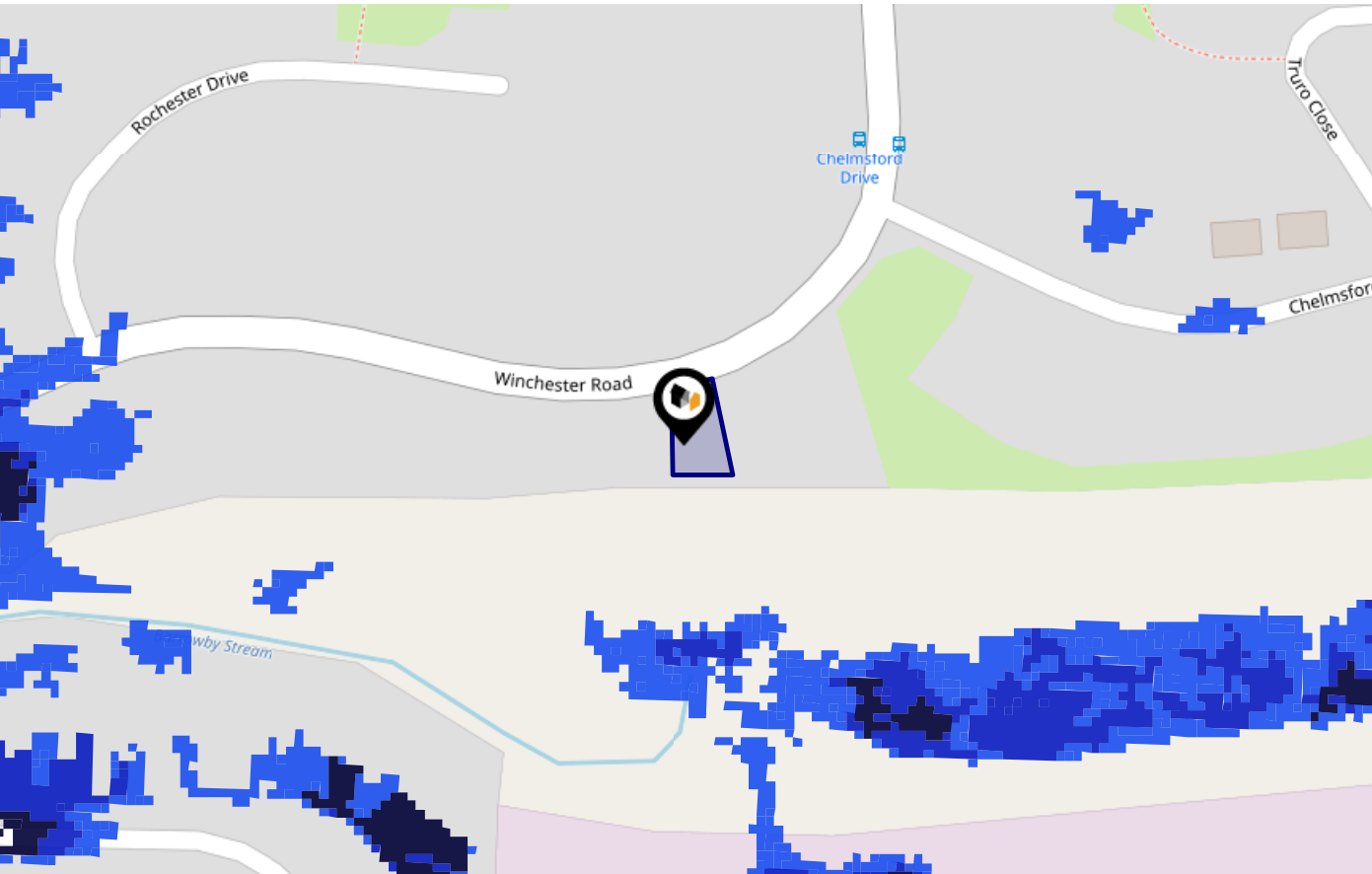
Chance of flooding to the following depths at this property:



Flood Risk





Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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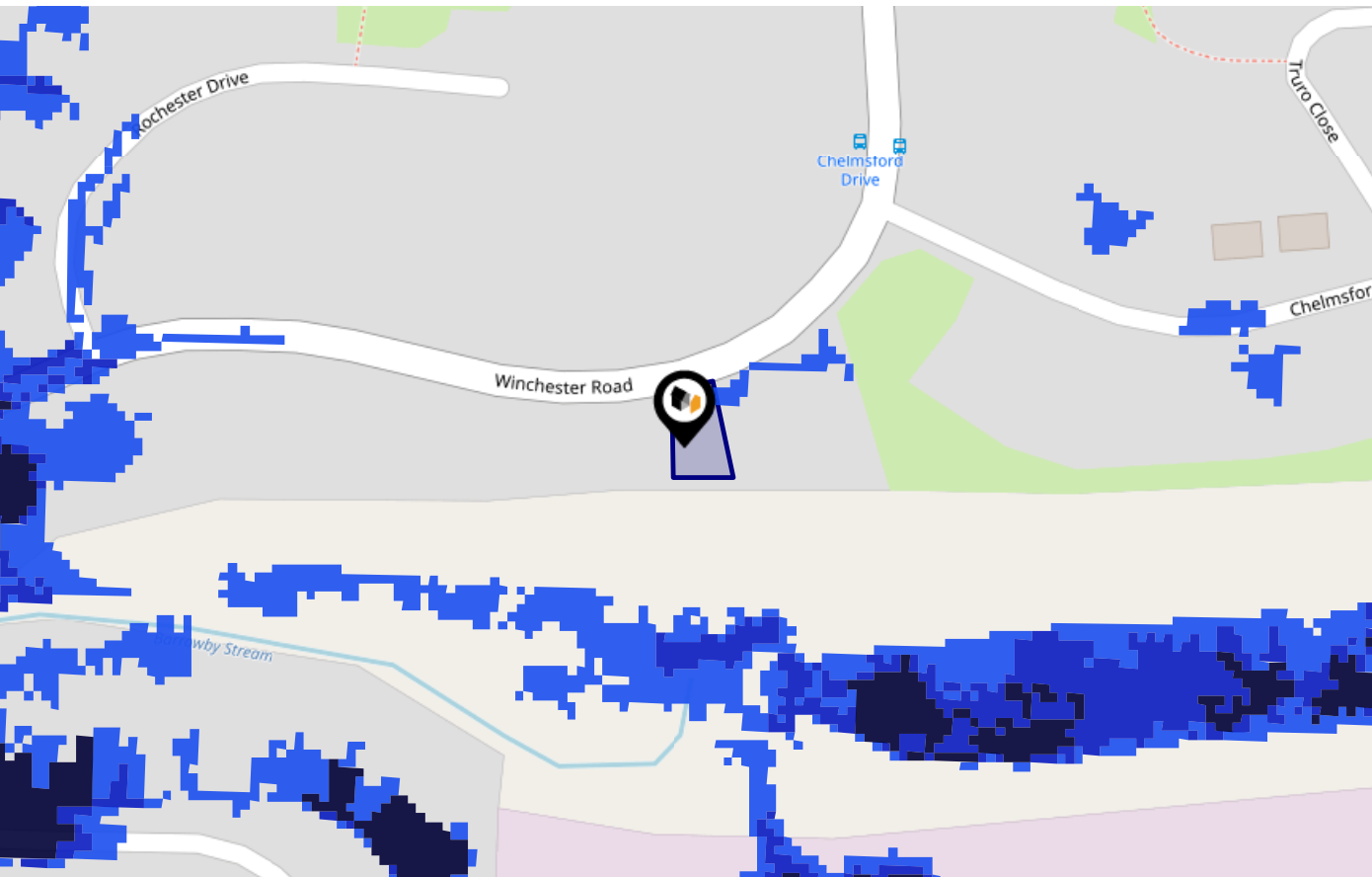
Chance of flooding to the following depths at this property:



Flood Risk





Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

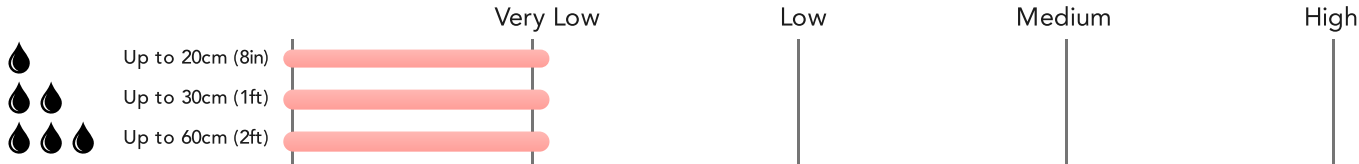


Risk Rating: Very low

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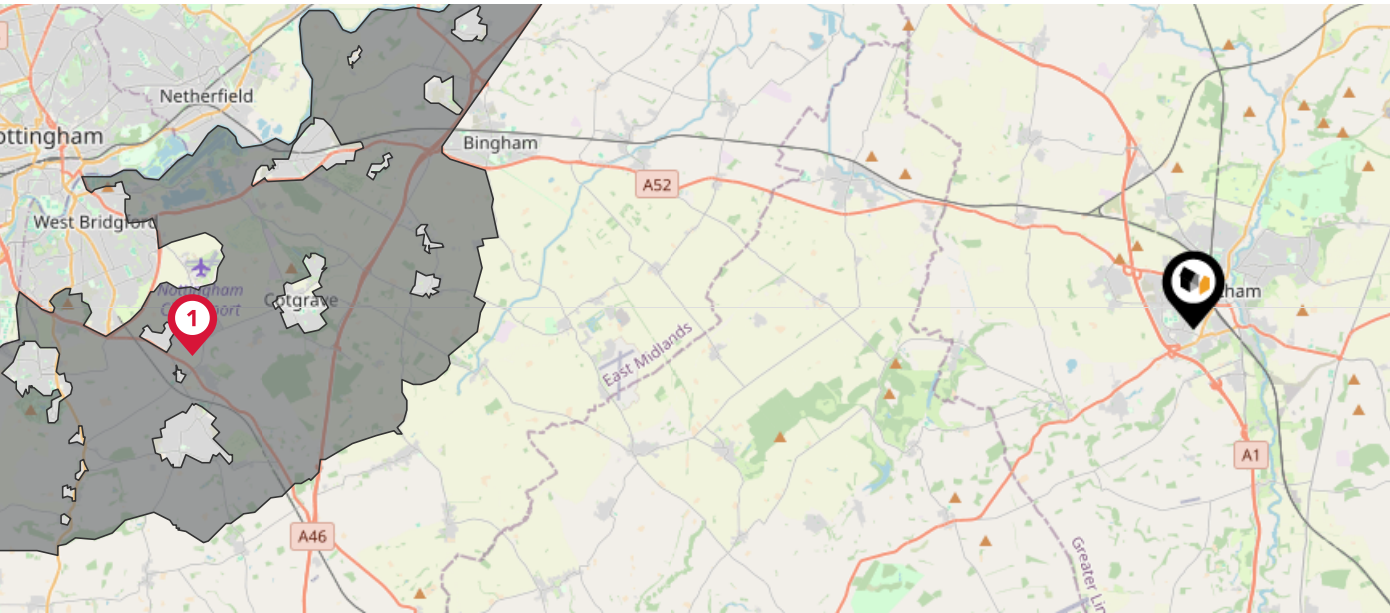
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

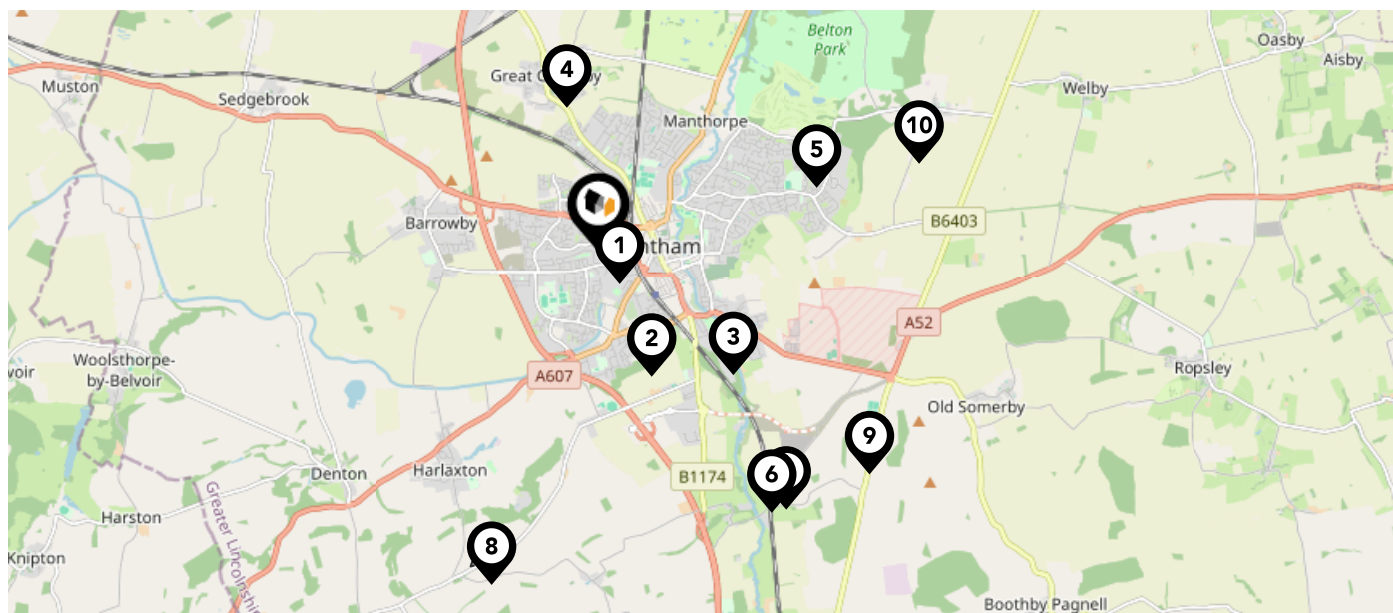


Derby and Nottingham Green Belt - Rushcliffe

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



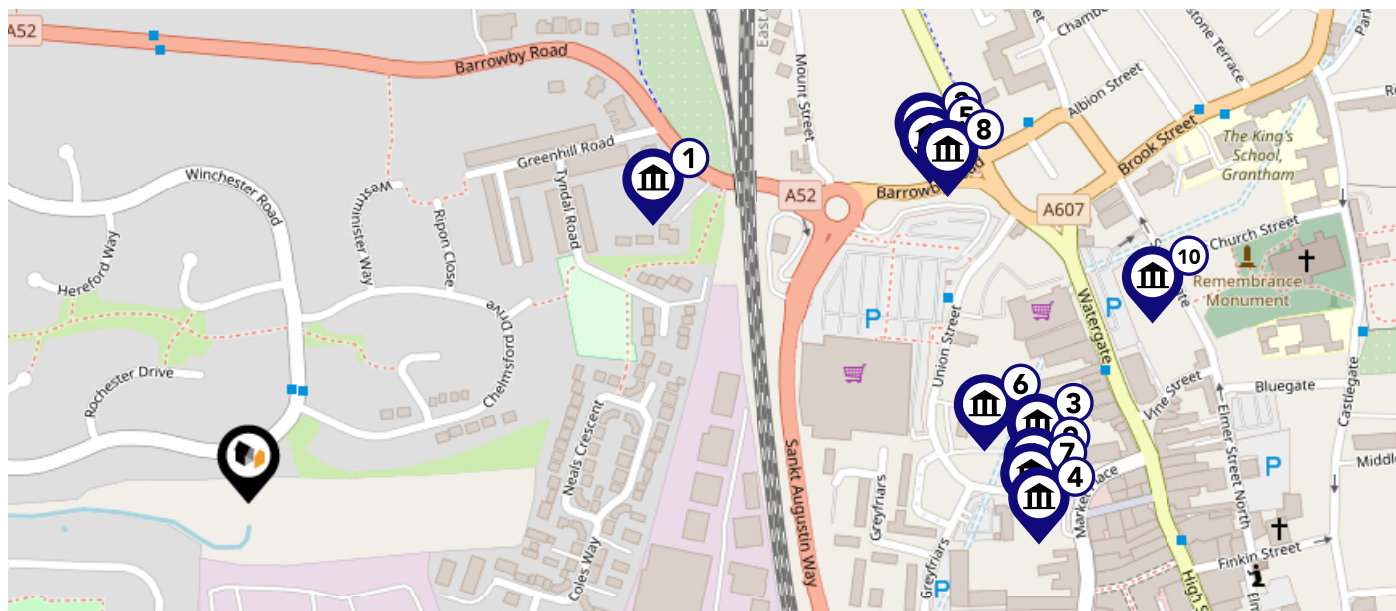
Nearby Landfill Sites

1	Autumn Park Landfill-Autumn Park Industrial Estate, Dysart Road, Grantham, Lincolnshire	Historic Landfill	
2	Caddy Castings-Springfield Road, Grantham	Historic Landfill	
3	Bridge End Grove-Grantham, Lincolnshire	Historic Landfill	
4	Long Street Landfill Site-Great Gonerby, Grantham	Historic Landfill	
5	Land to West of Ruston Road-Alma Park Industrial Estate, Grantham, Lincolnshire	Historic Landfill	
6	Whalebone Lane Quarry-Little Ponton Quarry, Whalebone Lane, Little Ponton, Grantham, Lincolnshire	Historic Landfill	
7	Old Quarry-Whalebone Lane, Grantham, Lincolnshire	Historic Landfill	
8	Swine Hill Quarry-Lodge Farm, Harlaxton, Lincolnshire	Historic Landfill	
9	Woodnook-Woodnook, Lincolnshire	Historic Landfill	
10	Disused Quarry-Newgate Lane, Londonthorpe, Grantham, Lincolnshire	Historic Landfill	

Maps

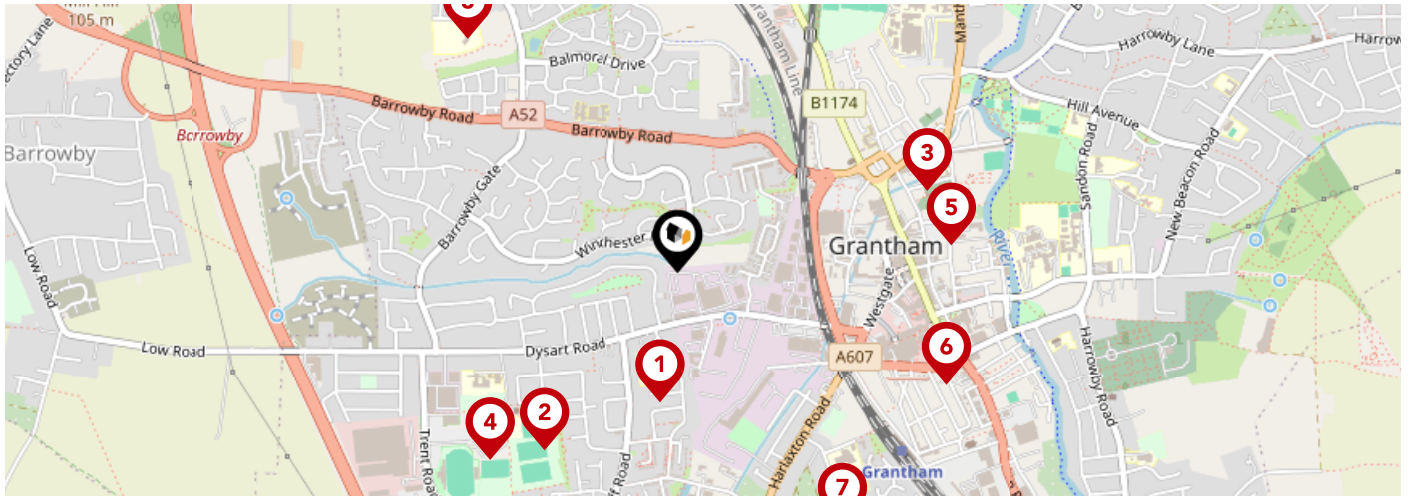
Listed Buildings

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

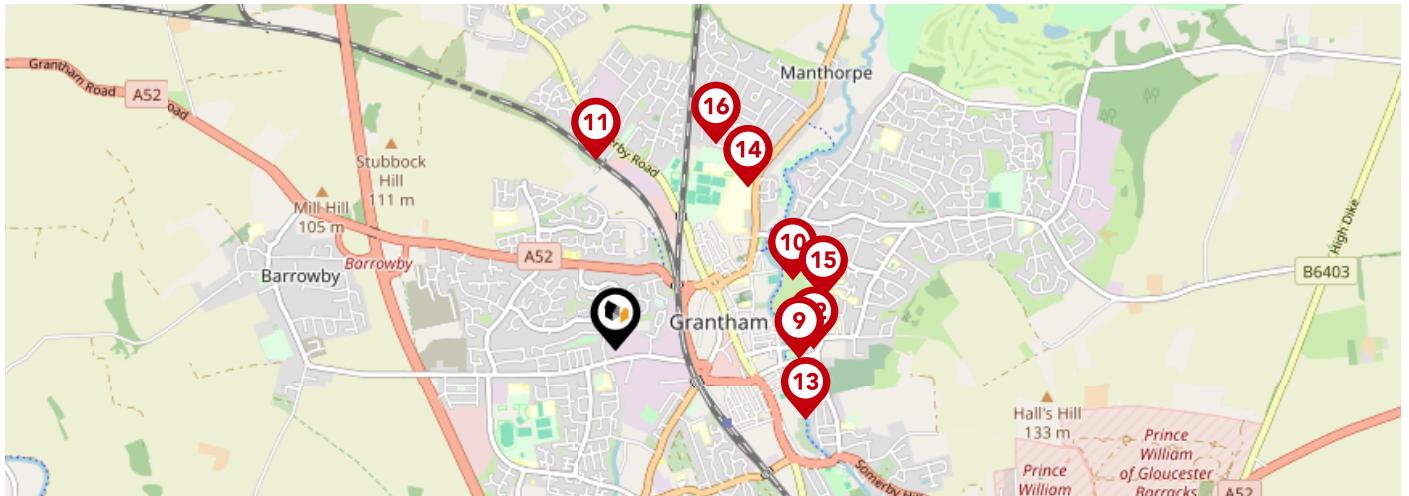


Listed Buildings in the local district		Grade	Distance
	1062503 - 51-55, Barronby Road	Grade II	0.3 miles
	1062500 - 3-11, North Parade	Grade II	0.4 miles
	1253647 - The Priory	Grade II	0.4 miles
	1253690 - The Conduit, (on West Side At End Of Conduit Lane)	Grade II	0.4 miles
	1253691 - Roman Catholic Church Of St Mary	Grade II	0.4 miles
	1360259 - Outbuilding In Garden Of No 7 (the Priory)	Grade II	0.4 miles
	1261696 - 5, Market Place	Grade II	0.4 miles
	1360261 - Roman Catholic Presbtery	Grade II	0.4 miles
	1062496 - Granby Inn. Outbuildings To Granby Inn	Grade II	0.4 miles
	1062471 - 11, Swinegate	Grade II	0.5 miles

Area Schools



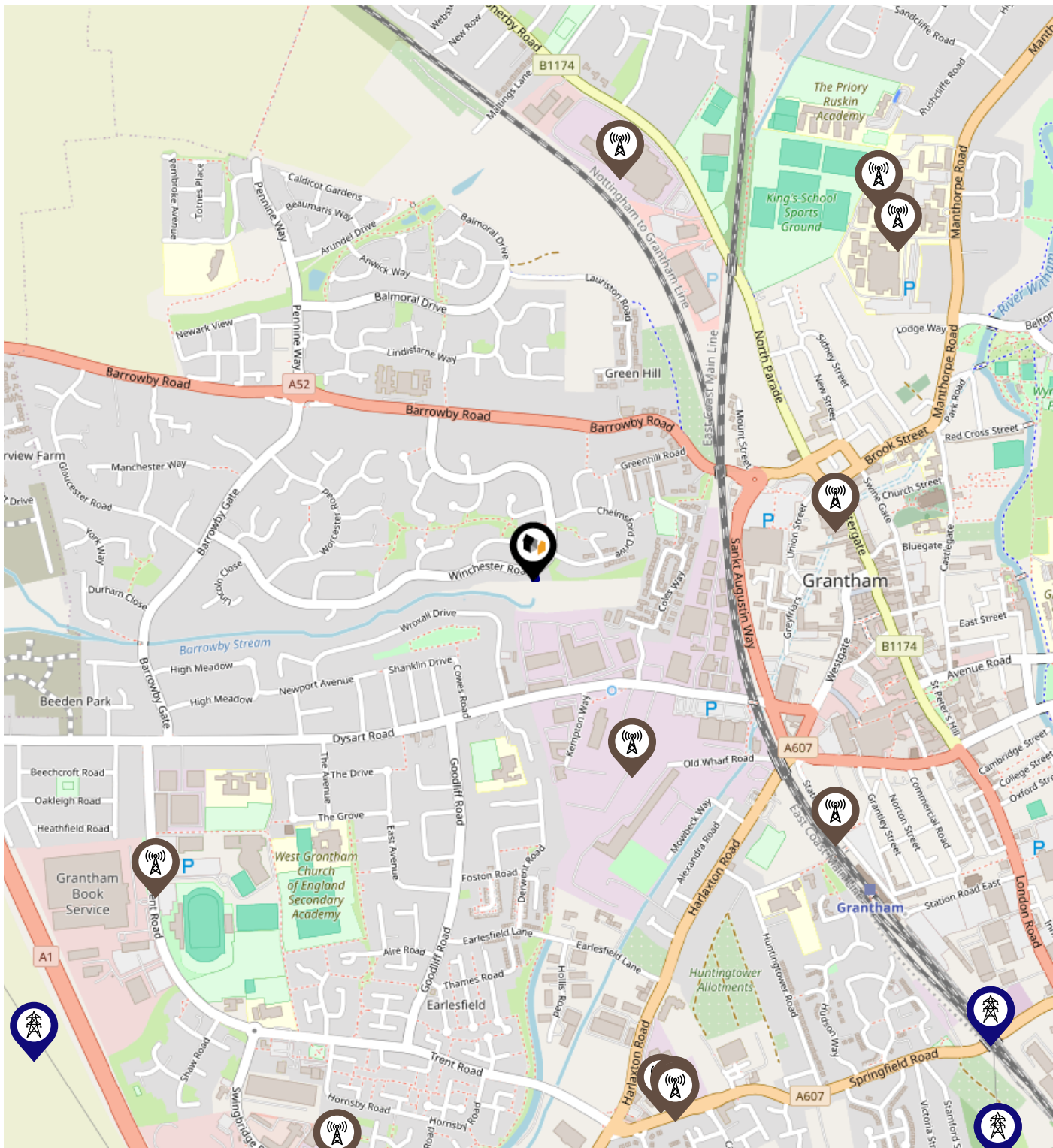
		Nursery	Primary	Secondary	College	Private
1	The Isaac Newton Primary School Ofsted Rating: Requires improvement Pupils: 408 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Grantham Church of England Secondary Academy Ofsted Rating: Good Pupils: 346 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The King's School, Grantham Ofsted Rating: Good Pupils: 1200 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Grantham Church of England Primary Academy Ofsted Rating: Good Pupils: 207 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Wulfram's National Church of England Primary School Ofsted Rating: Requires improvement Pupils: 215 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Charles Read Academy Ofsted Rating: Good Pupils: 276 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Huntingtower Community Primary Academy Ofsted Rating: Good Pupils: 416 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Poplar Farm School Ofsted Rating: Good Pupils: 360 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Grantham College Ofsted Rating: Good Pupils:0 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Wyndham Park Nursery School Ofsted Rating: Outstanding Pupils: 116 Distance:0.85	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Gonerby Hill Foot Church of England Primary School Ofsted Rating: Good Pupils: 283 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Kesteven and Grantham Girls' School Ofsted Rating: Outstanding Pupils: 1188 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Dudley House School Ofsted Rating: Good Pupils: 18 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Priory Ruskin Academy Ofsted Rating: Outstanding Pupils: 1406 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The Little Gonerby Church of England Primary Academy, Grantham Ofsted Rating: Good Pupils: 116 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cliffedale Primary School Ofsted Rating: Good Pupils: 289 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

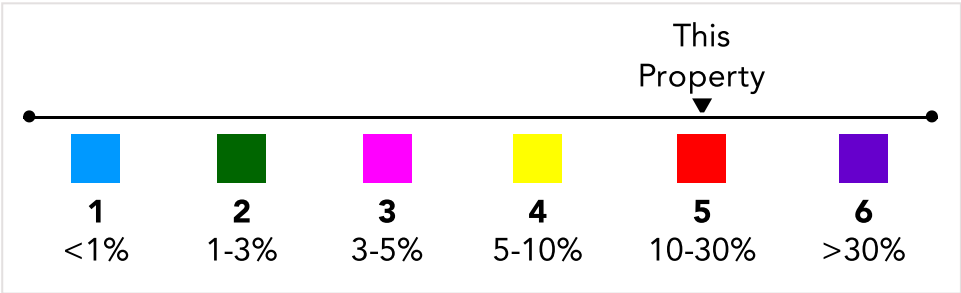
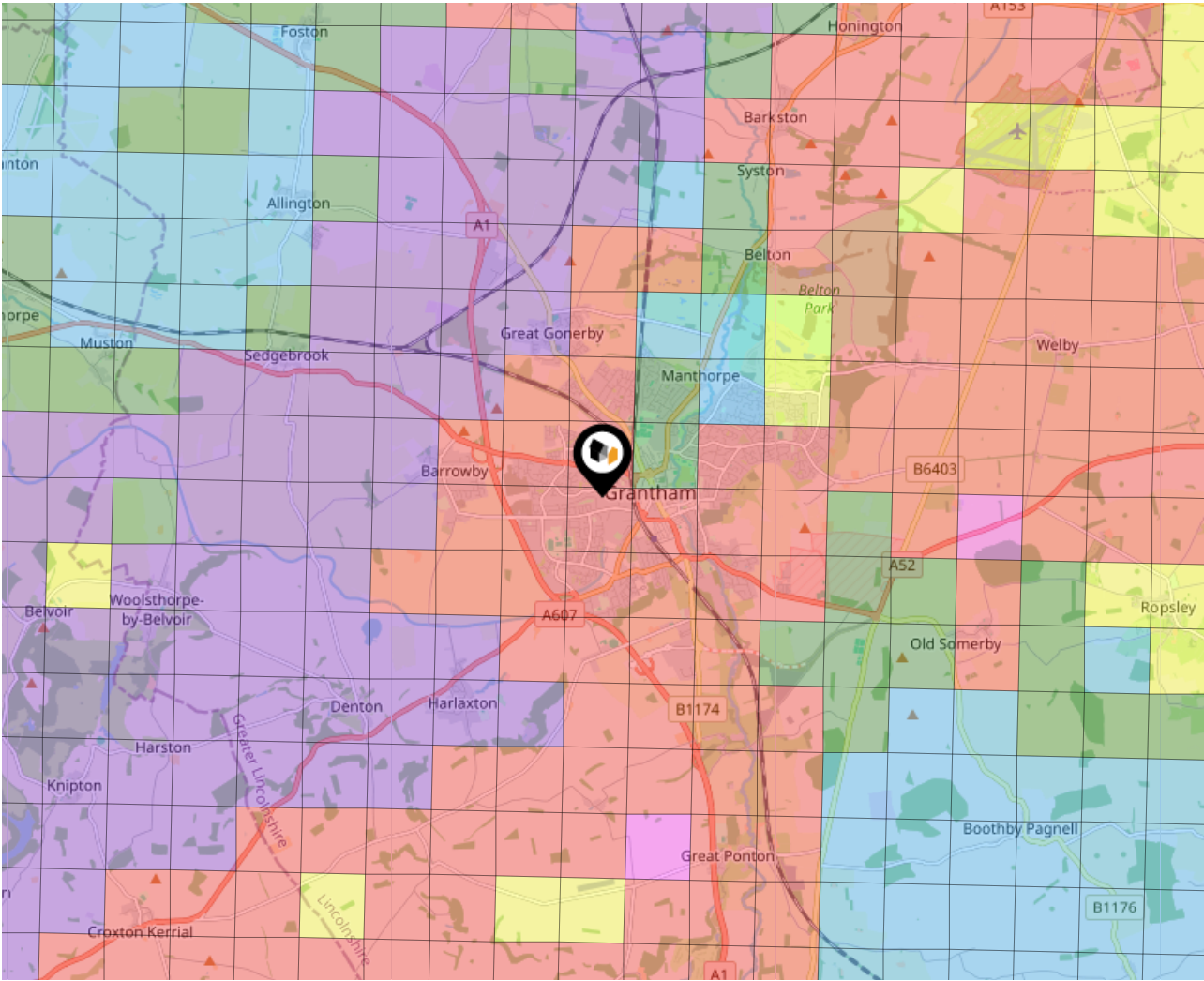


Key:

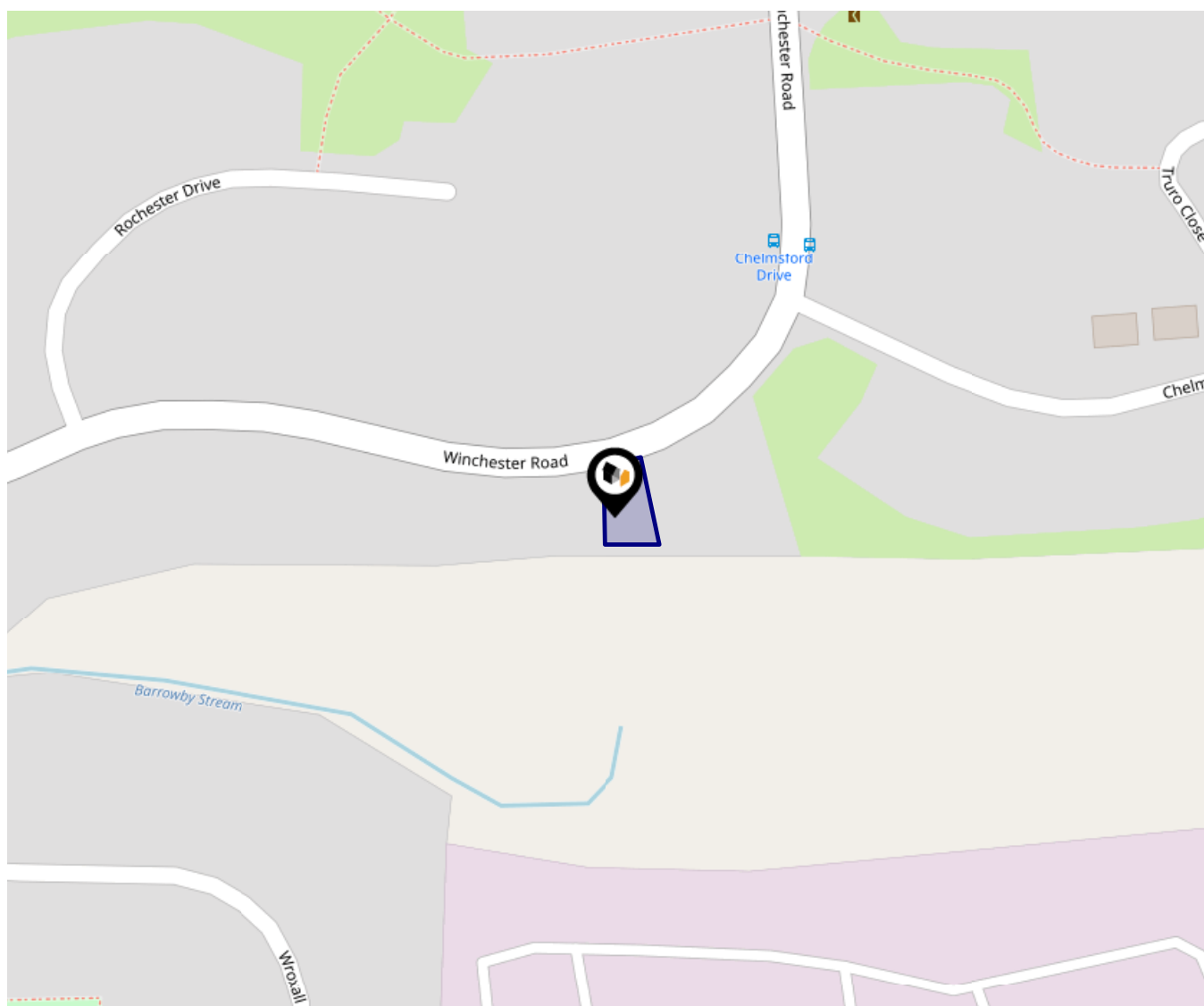
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



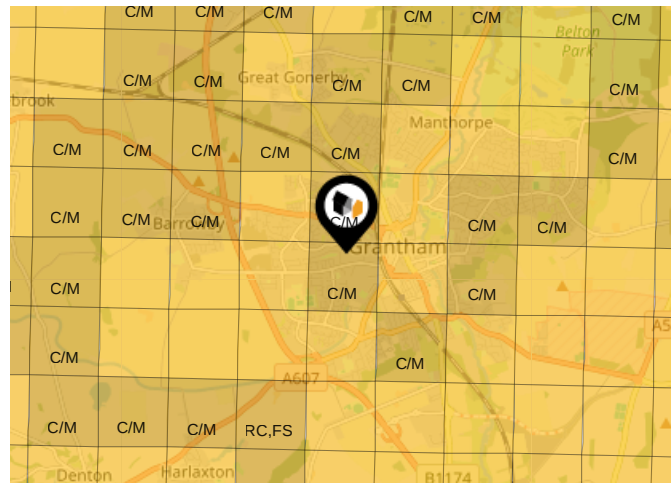
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

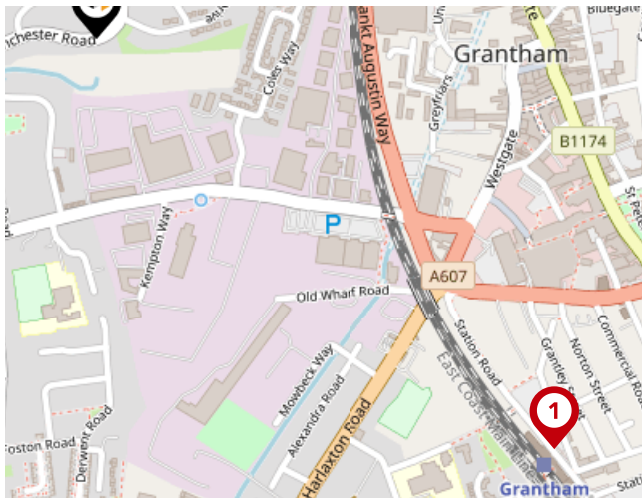


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

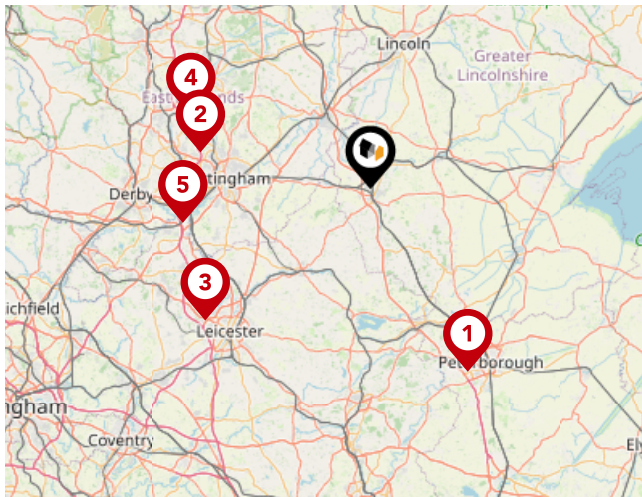
Area

Transport (National)



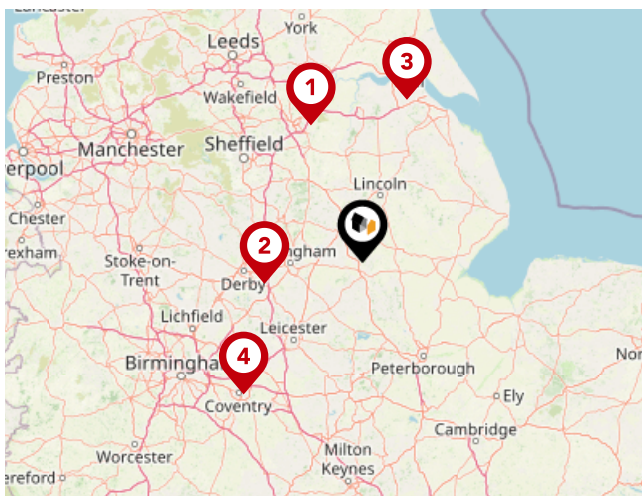
National Rail Stations

Pin	Name	Distance
1	Grantham Rail Station	0.69 miles
2	Ancaster Rail Station	7.16 miles
3	Bottesford Rail Station	6.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J17	29.99 miles
2	M1 J26	24.75 miles
3	M1 J21A	30.31 miles
4	M1 J27	27.59 miles
5	M1 J24	27.17 miles

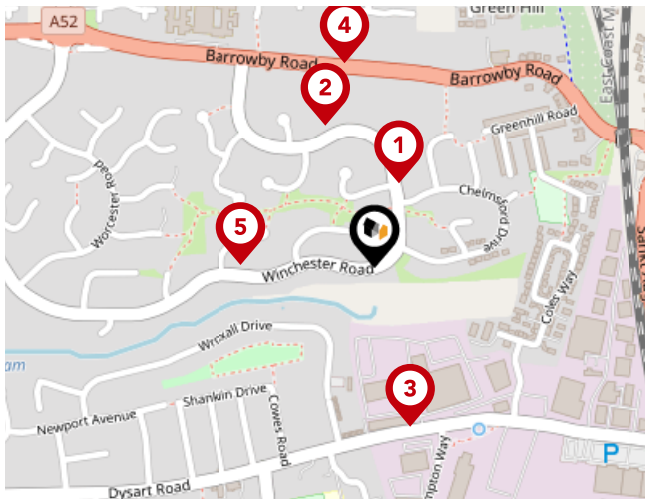


Airports/Helipads






Pin	Name	Distance
1	Finningley	41.93 miles
2	East Mids Airport	28.79 miles
3	Humberside Airport	48.05 miles
4	Baginton	51.07 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Portsmouth Close	0.1 miles
	Hereford Way	0.17 miles
	Kempton Way	0.18 miles
	121 Barrowby Road	0.23 miles
	Lichfield Close	0.15 miles



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/

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Charles Dyson Estate Agents or the seller.

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.

Please note that all appliances and heating systems are not tested by Charles Dyson Estate Agents and therefore no warranties can be given as to their good working order.

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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