

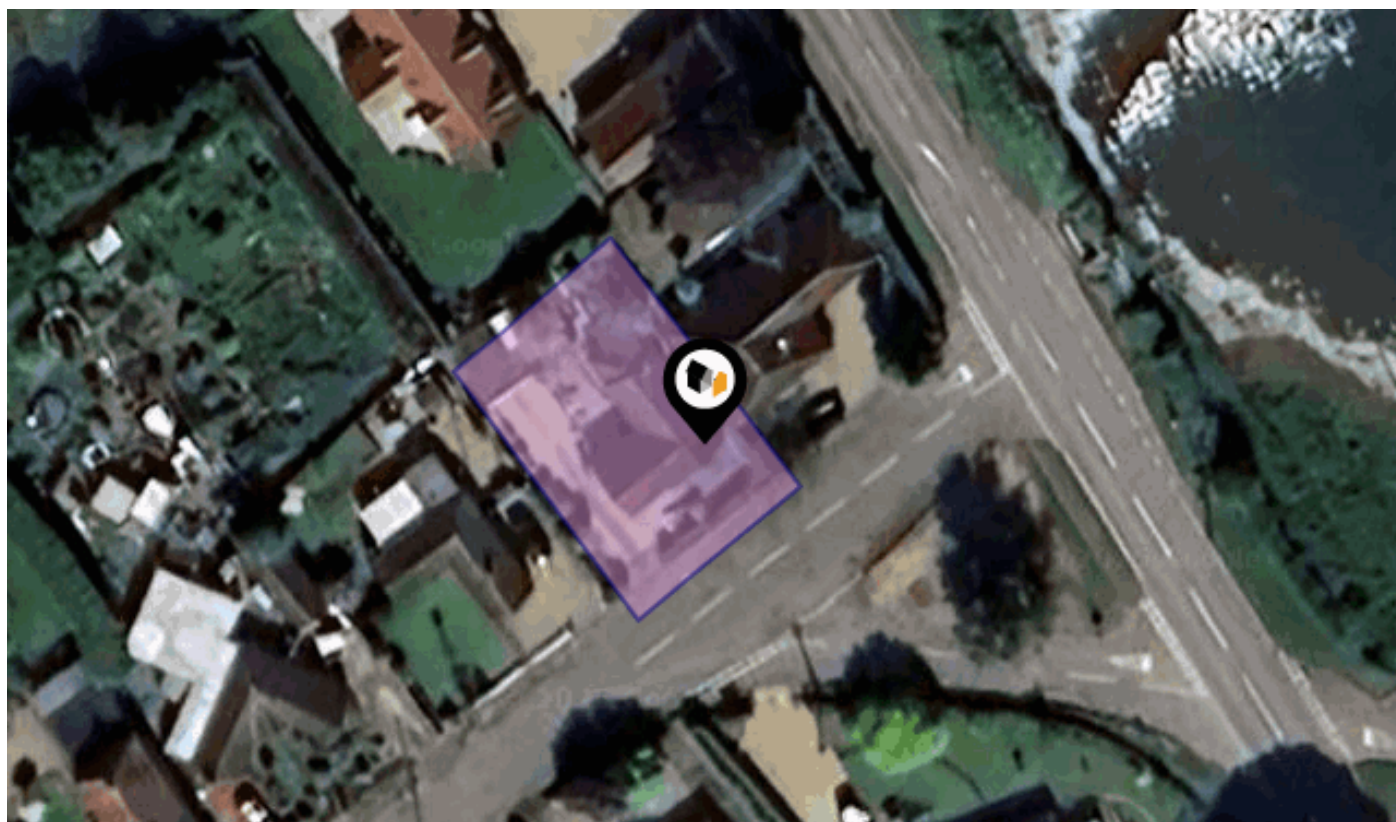


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 16th May 2025



HOUGH ROAD, FRIESTON, GRANTHAM, NG32

Charles Dyson Estate Agents

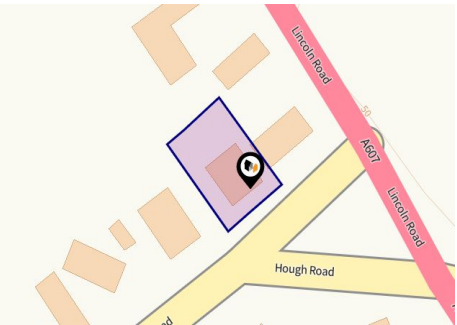
Elmer House, Finkin Street, Grantham, NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk

charlesdyson.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.11 acres		
Year Built :	1995		
Council Tax :	Band C		
Annual Estimate:	£1,944		
Title Number:	LL122351		

Local Area

Local Authority:	South kesteven	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	3 mb/s	49 mb/s	- mb/s
• Surface Water	Very low			

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



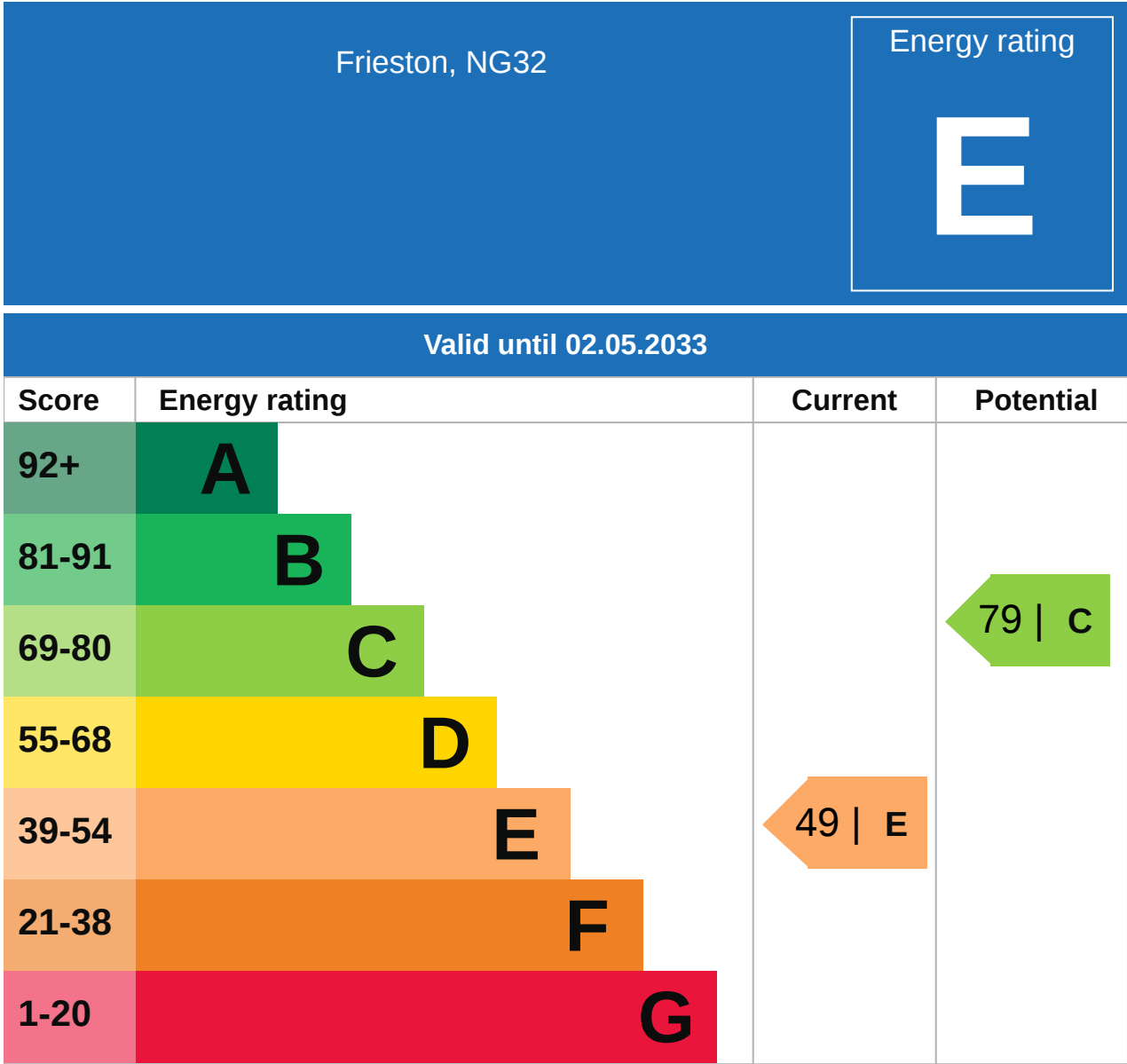


HOUGH ROAD, FRIESTON, GRANTHAM, NG32



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Property EPC - Certificate



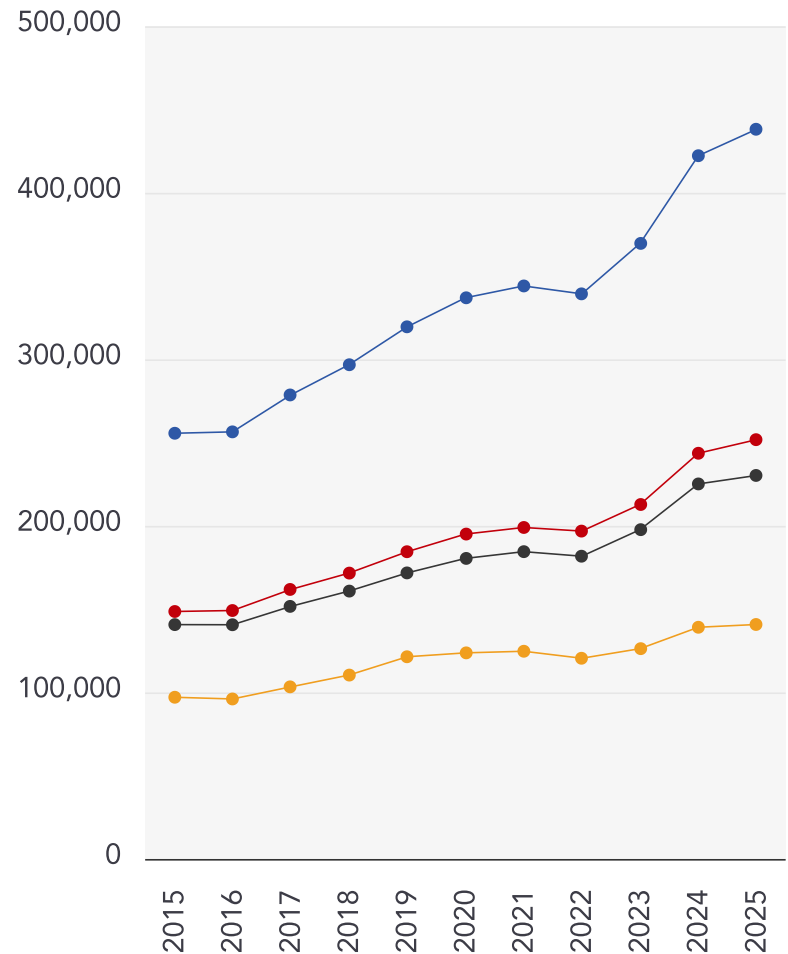
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 m ²

Market

House Price Statistics

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



Detached

+71.41%

Semi-Detached

+69.43%

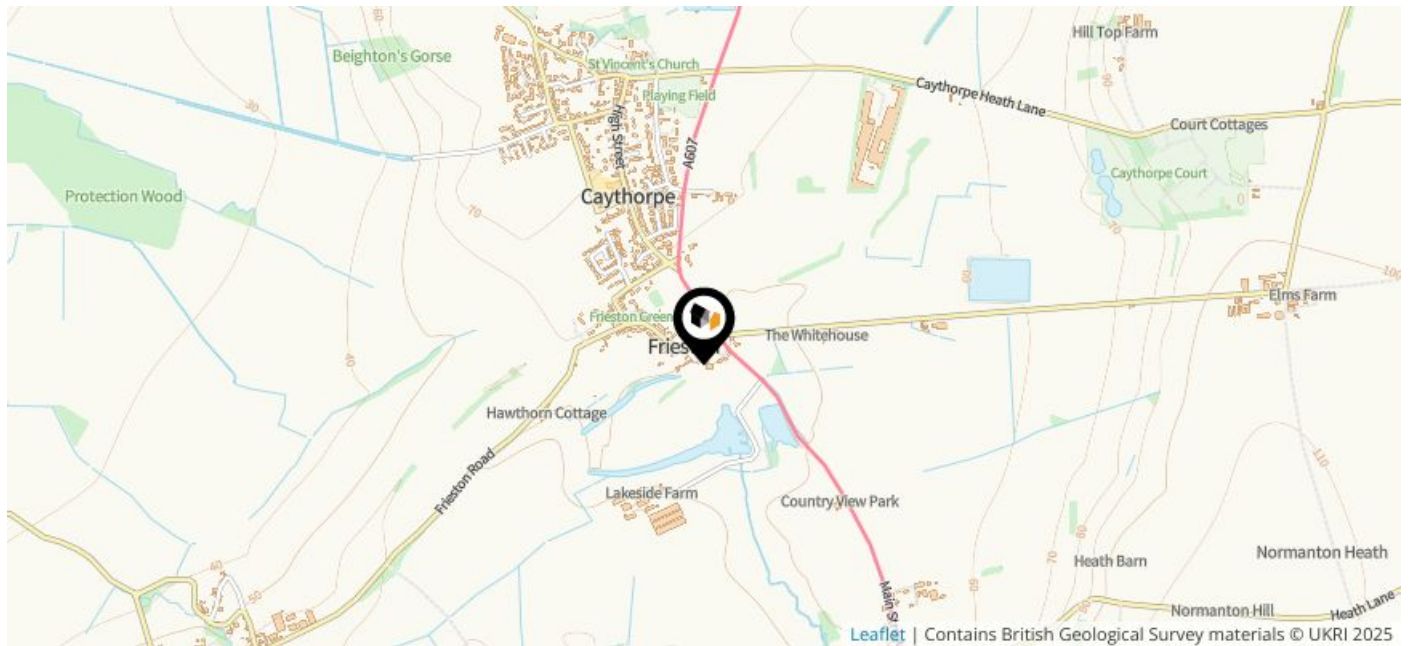
Terraced

+63.64%

Flat

+44.99%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

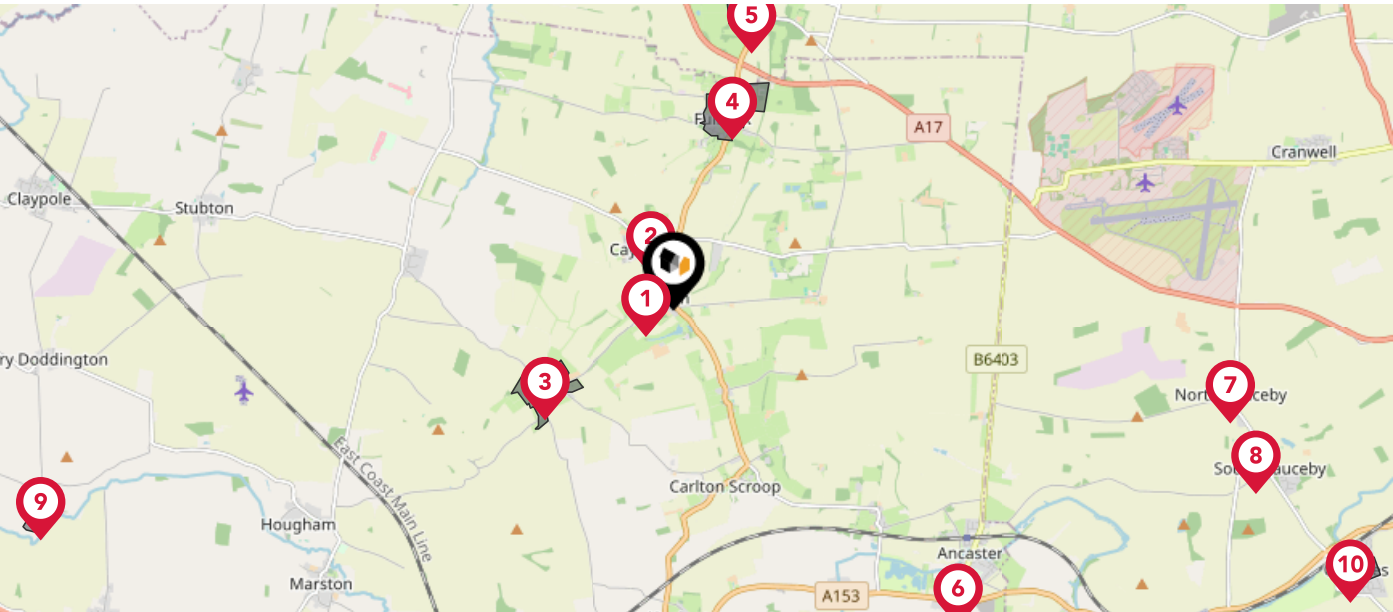
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

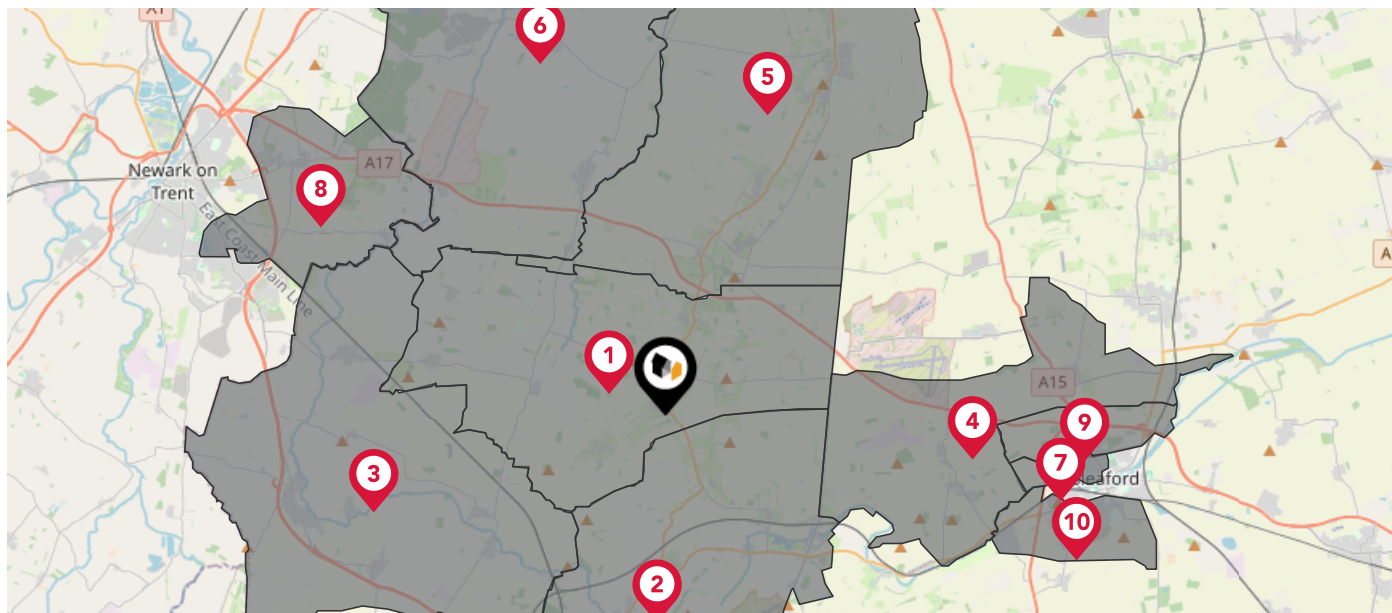


Nearby Conservation Areas	
1	Frieston Green
2	Caythorpe
3	Hough-on-The-Hill
4	Fulbeck
5	Leadenham
6	Ancaster
7	North Rauceby
8	South Rauceby
9	Westborough
10	Rauceby Hospital

Maps

Council Wards

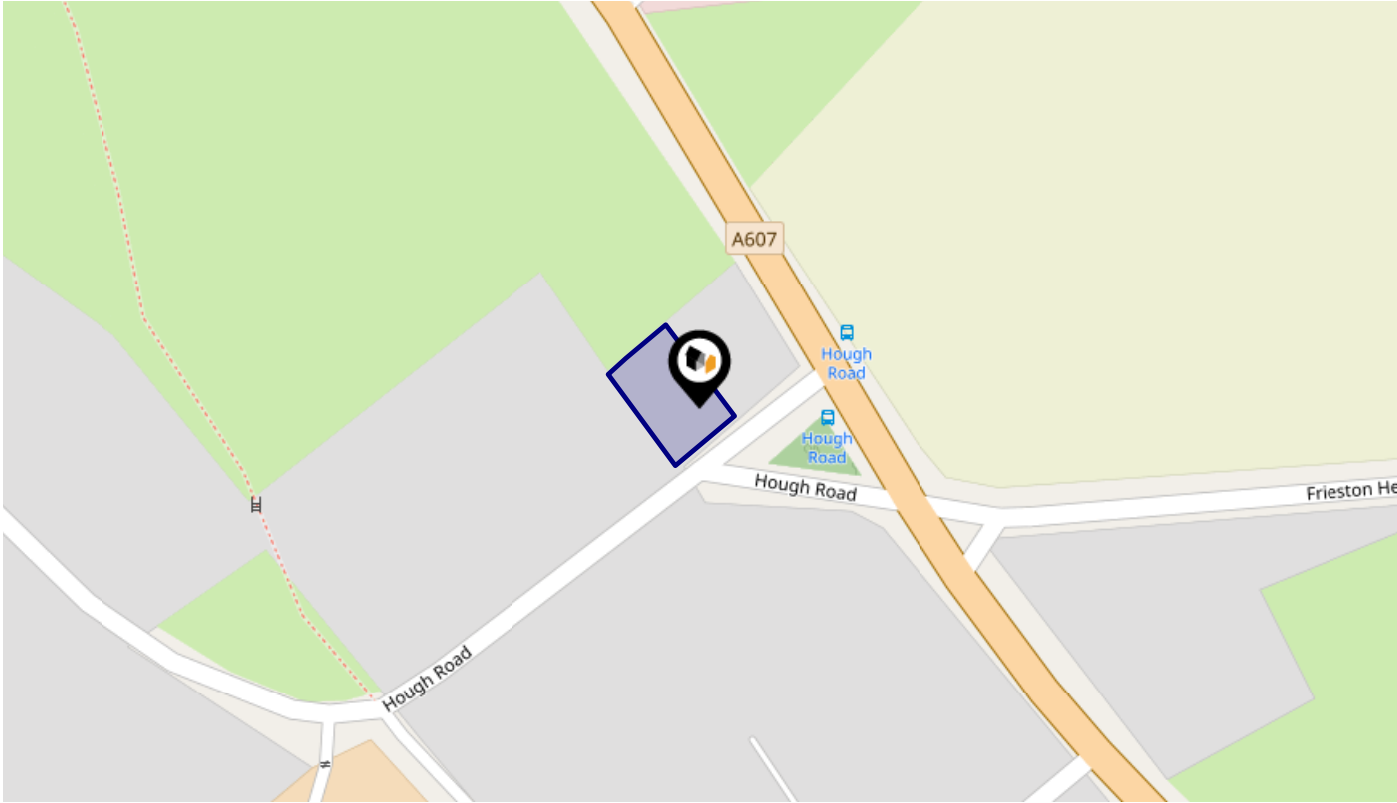
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|---------------------------------------|
| 1 | Loveden Heath Ward |
| 2 | Peascliffe & Ridgeway Ward |
| 3 | Viking Ward |
| 4 | Leasingham and Rauceby Ward |
| 5 | Cliff Villages Ward |
| 6 | Bassingham and Brant Broughton Ward |
| 7 | Sleaford Westholme Ward |
| 8 | Balderton North & Coddington Ward |
| 9 | Sleaford Holdingham Ward |
| 10 | Sleaford Quarrington and Mareham 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.

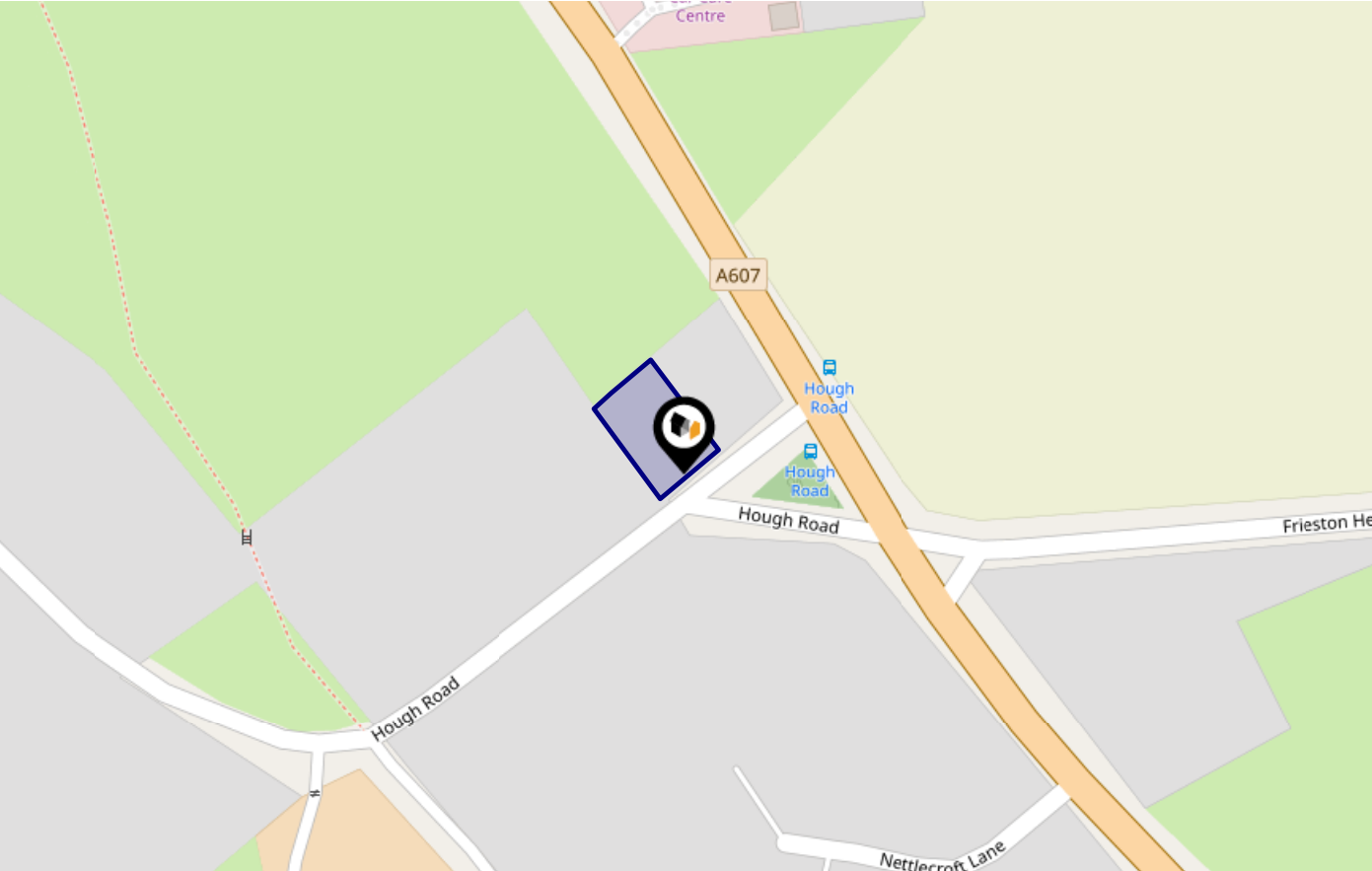
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

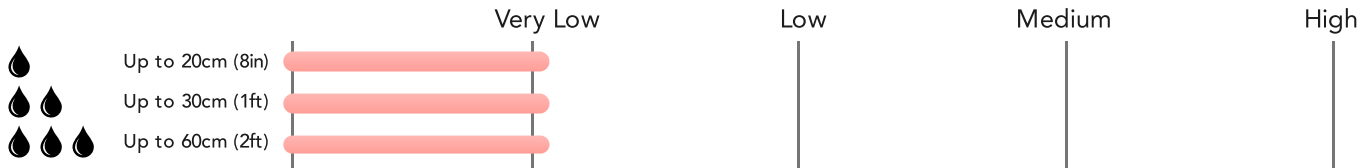


Risk Rating: Very low

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.

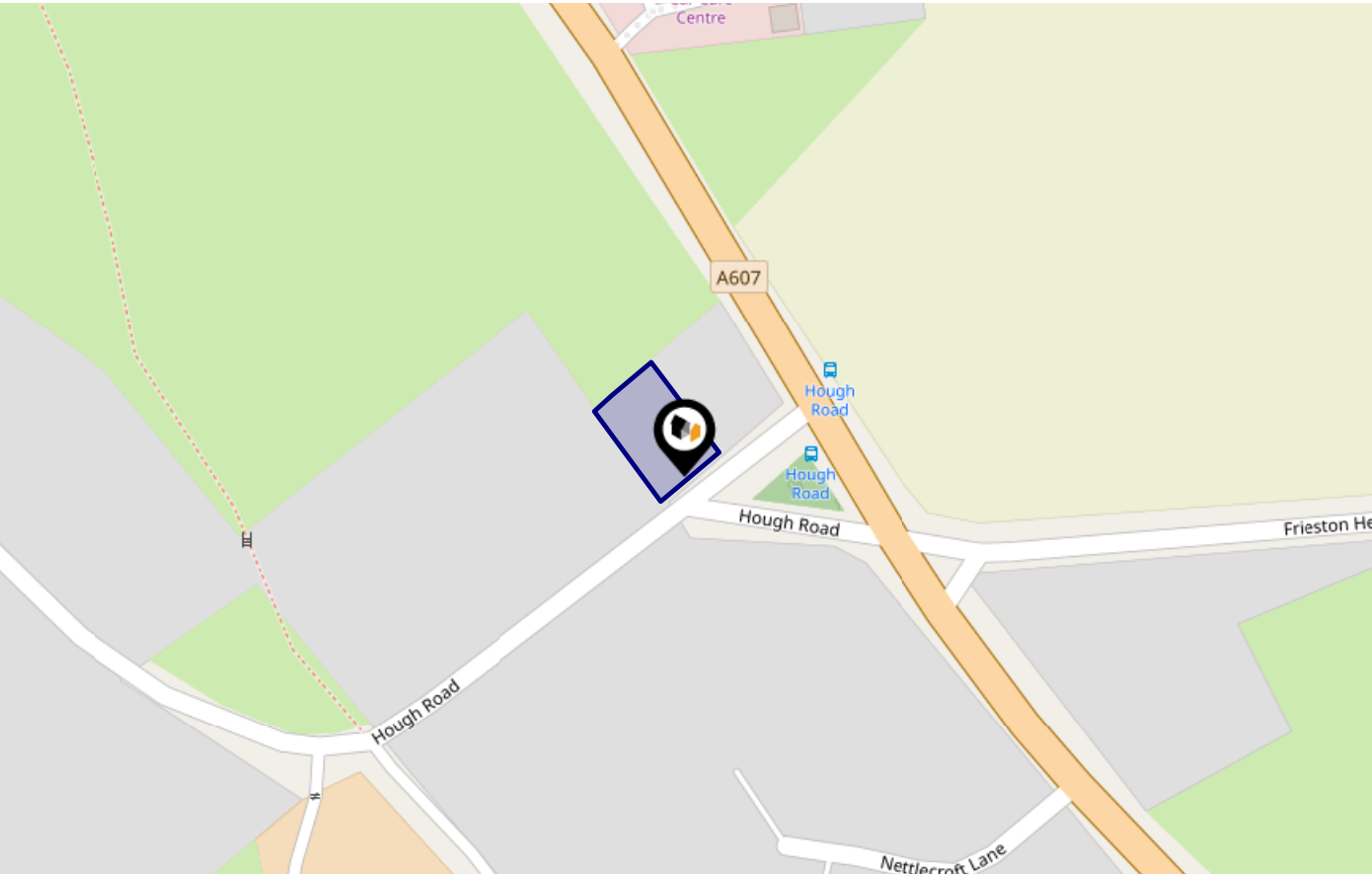
Chance of flooding to the following depths at this property:



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.

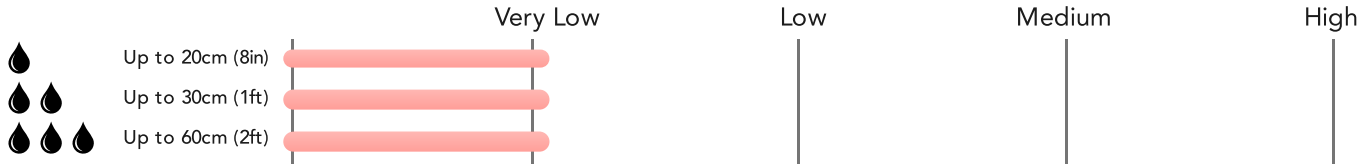


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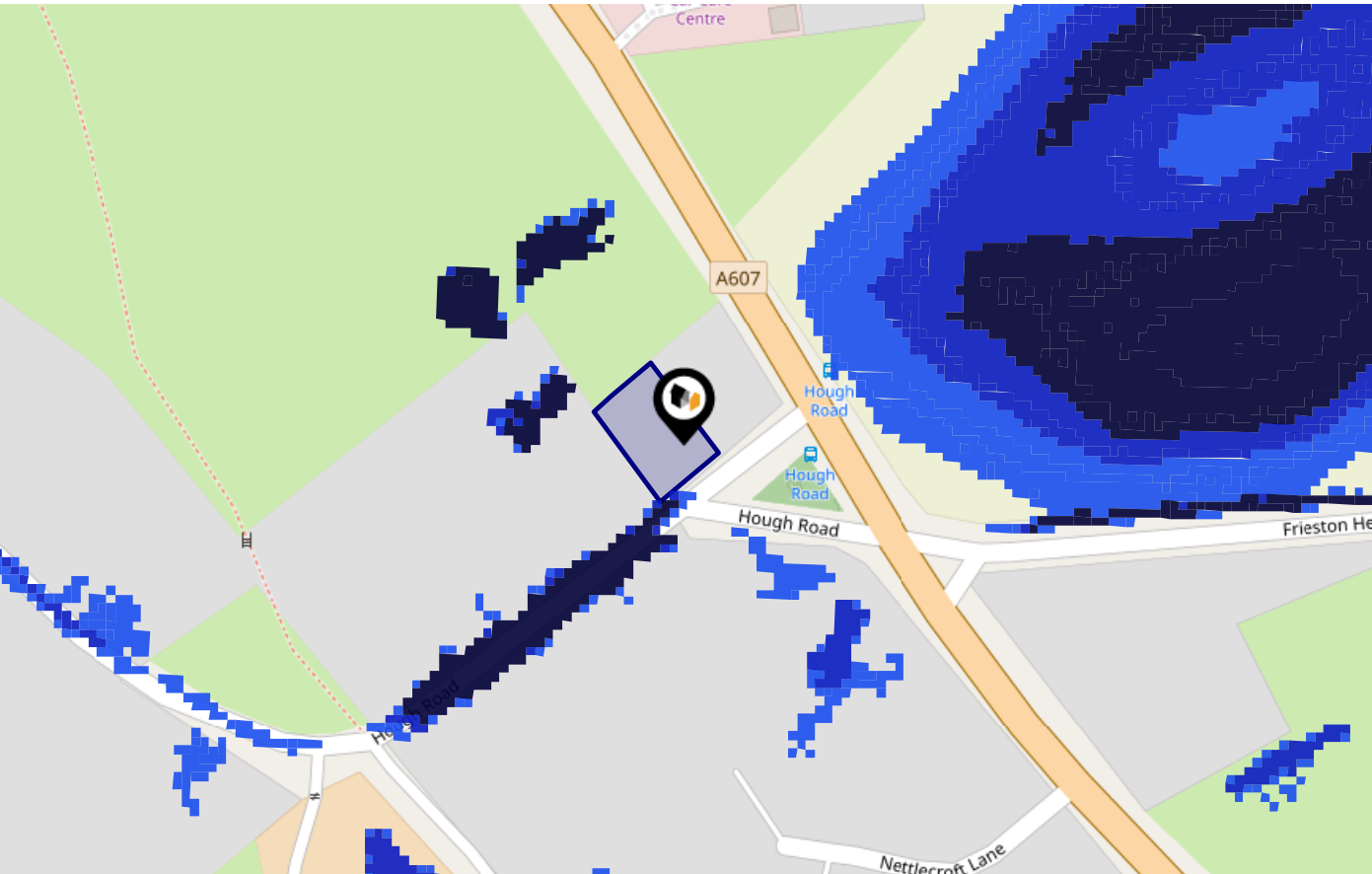
Chance of flooding to the following depths at this property:



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.

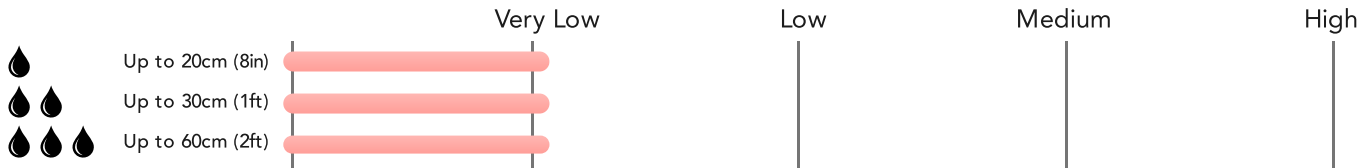


Risk Rating: Very low

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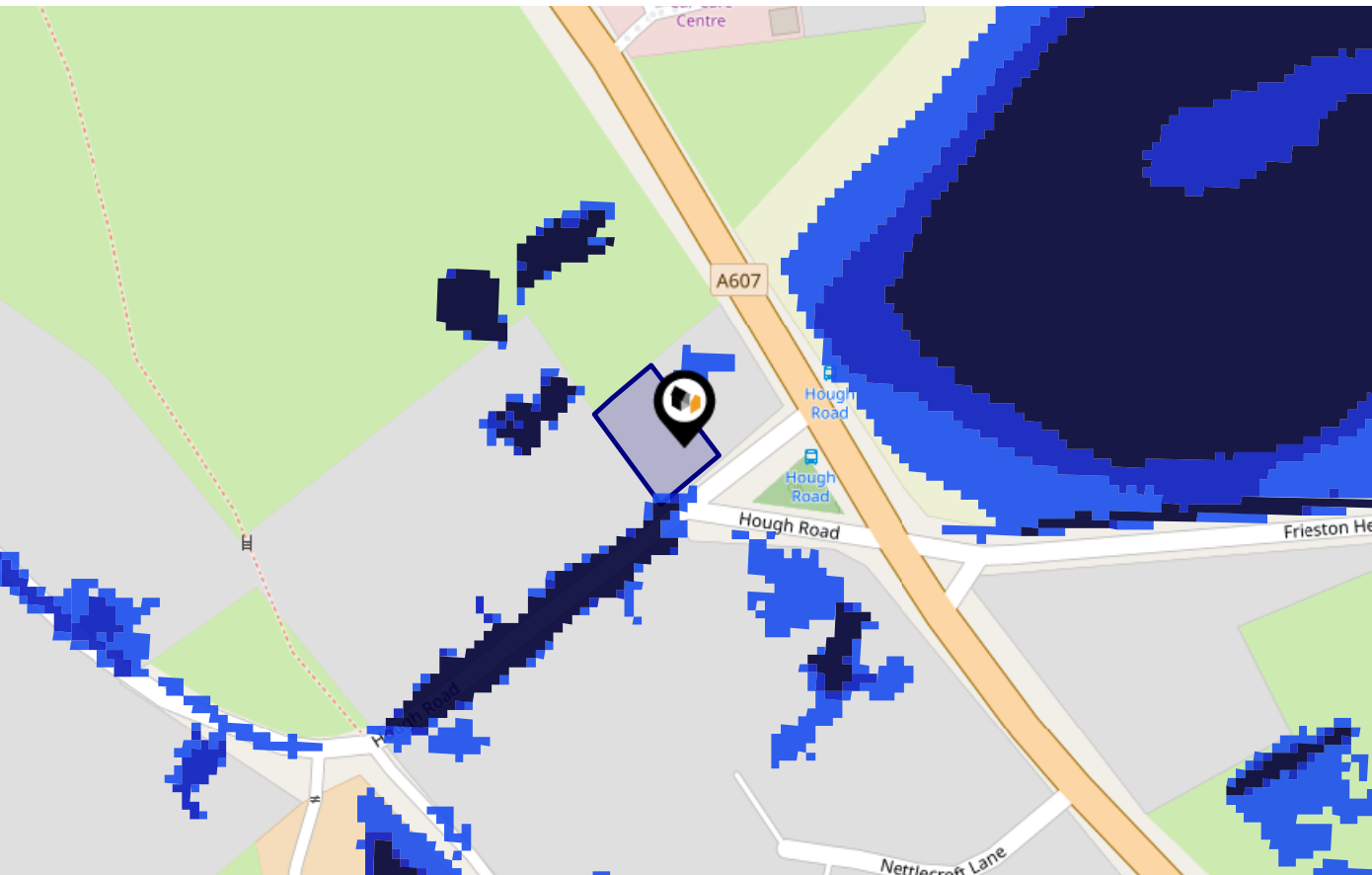
Chance of flooding to the following depths at this property:



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.

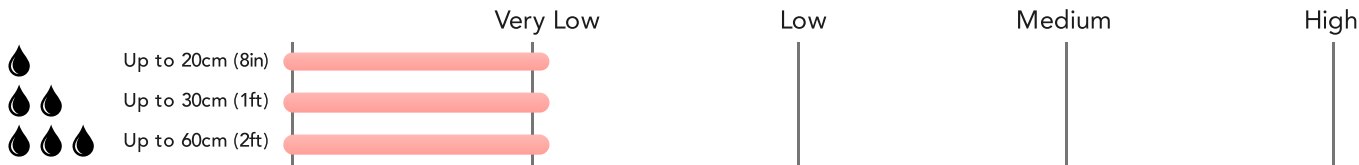


Risk Rating: Very low

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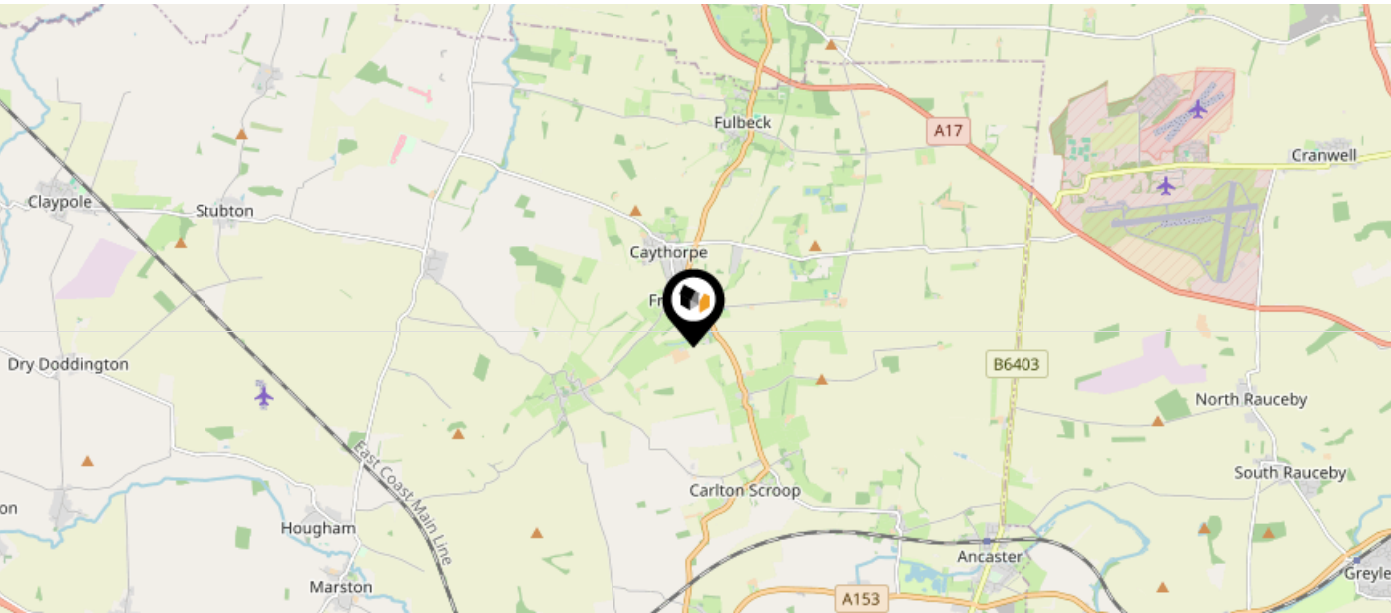
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



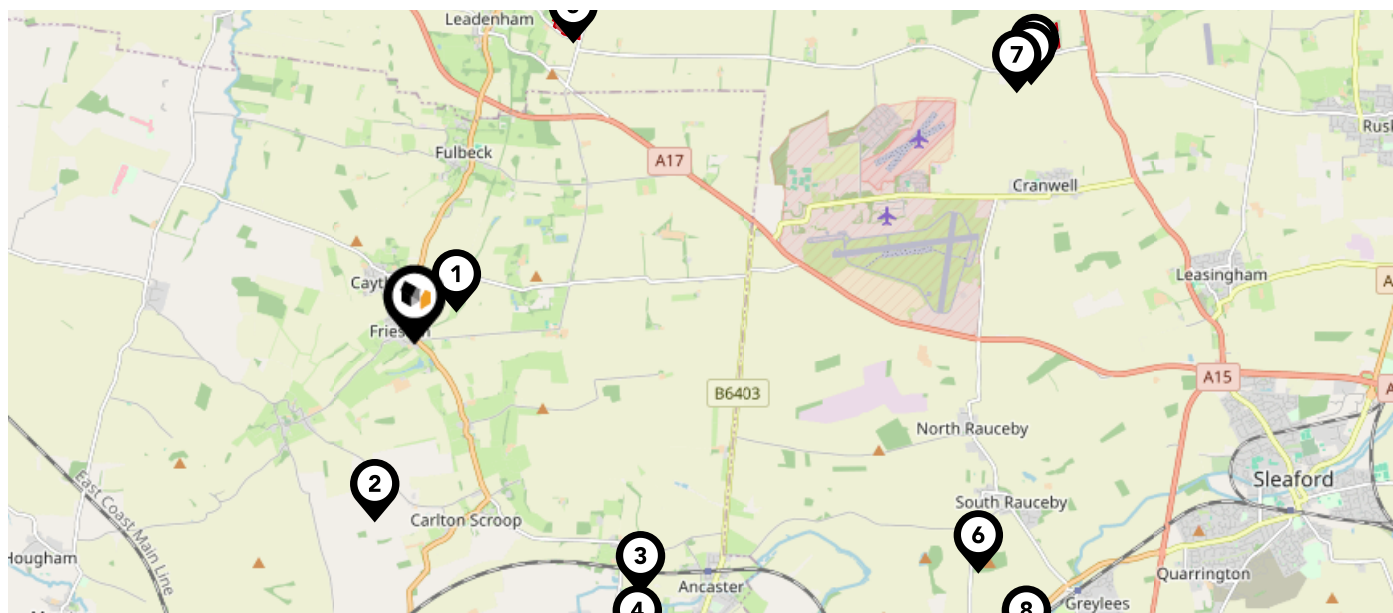
Nearby Green Belt Land

No data available.

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.



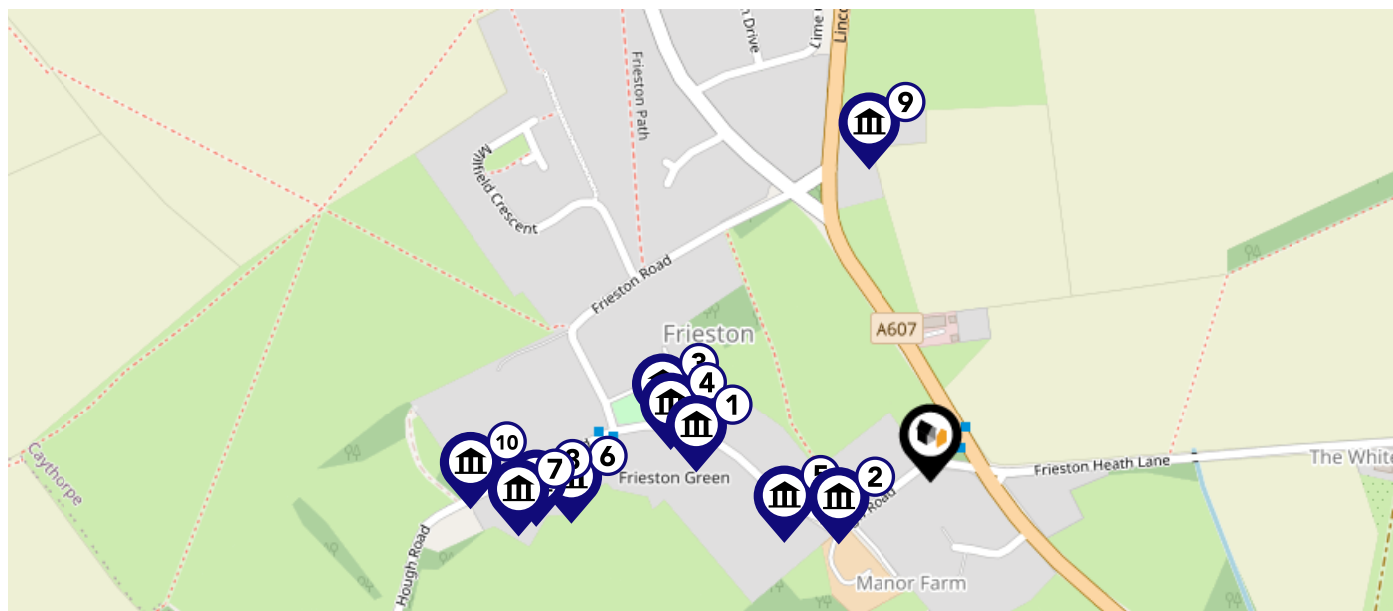
Nearby Landfill Sites











1	West Of Station-Station Road, Caythorpe, Granthorpe, Lincolnshire	Historic Landfill	
2	Carlton Scroop-Newark Lane, Grantham, Lincolnshire	Historic Landfill	
3	Manor Farm-Manor Farm, Fir Tree Lane, Sudbrooke, Ancaster, Lincolnshire	Historic Landfill	
4	Willoughby Moor-Ancaster, Sleaford, Lincolnshire	Historic Landfill	
5	No name provided by source	Active Landfill	
6	East of Thorpe Drove-South Rauceby, Lincolnshire	Historic Landfill	
7	EA/EPR/BP3298NP/A001 - Brauncewell Quarries Ltd	Active Landfill	
8	South Rauceby-Rauceby Warren	Historic Landfill	
9	EA/EPR/AP3592NW/A001	Active Landfill	
10	EA/EPR/DP3594NP/V003	Active Landfill	

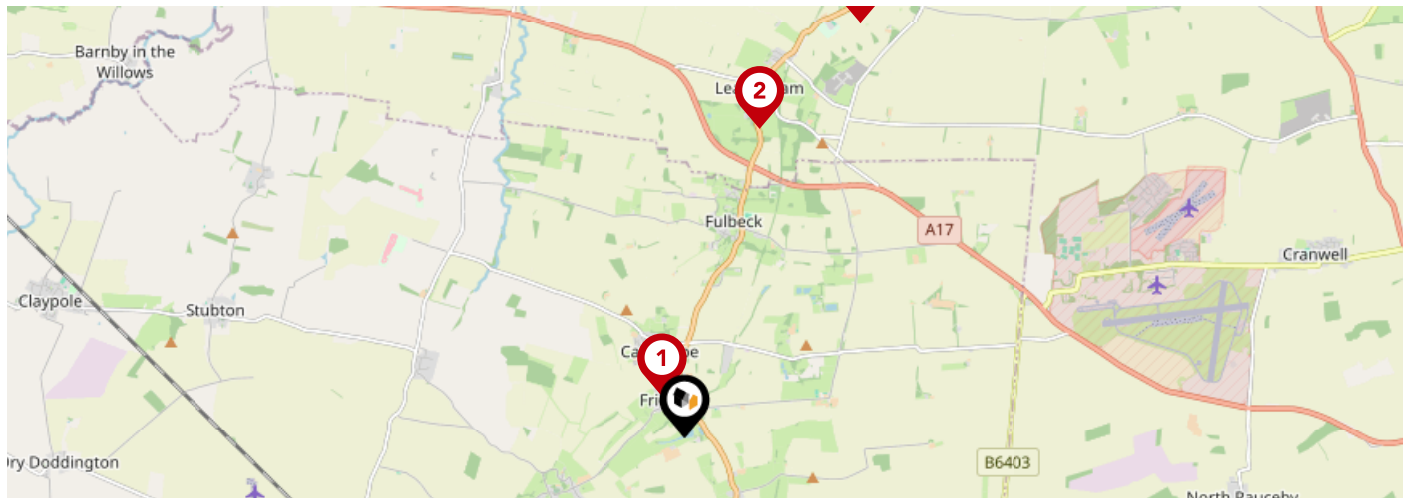
Maps

Listed Buildings

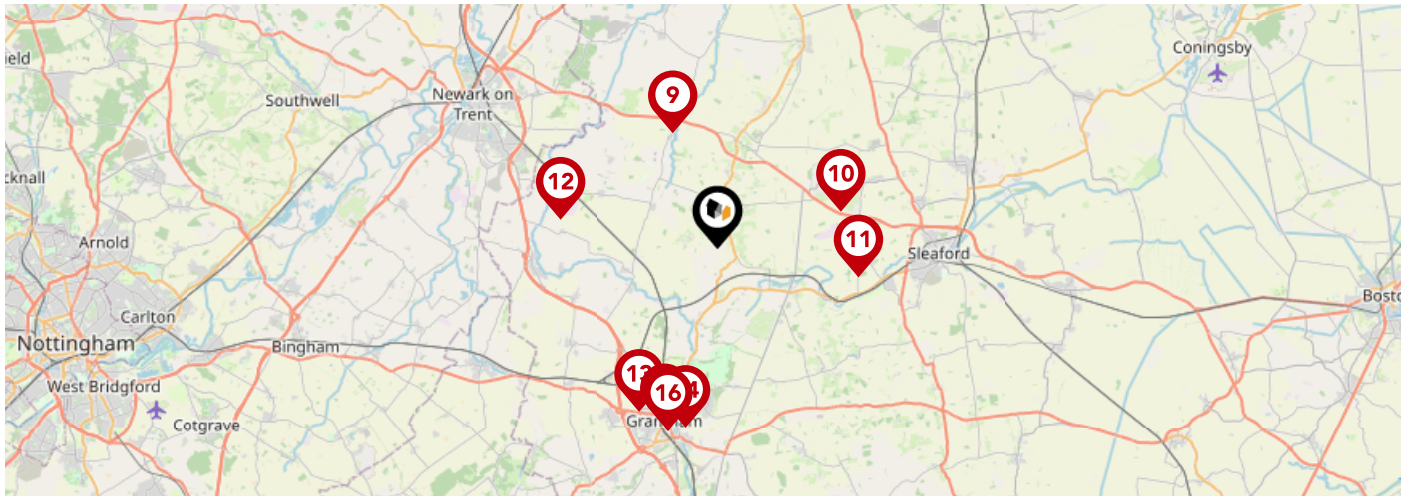
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1062395 - Trap House	Grade II	0.1 miles
	1062402 - Craggs Cottages	Grade II	0.1 miles
	1062436 - The Old Place	Grade II	0.1 miles
	1165463 - Denver House	Grade II	0.1 miles
	1309062 - 24 And 25, Hough Road	Grade II	0.1 miles
	1166071 - Garden House At Frieston House	Grade II	0.2 miles
	1360289 - Grotto At Frieston House	Grade II	0.2 miles
	1062401 - Frieston House	Grade II	0.2 miles
	1062403 - 4 And 6, Lincoln Road	Grade II	0.2 miles
	1360290 - Frieston Hall	Grade II	0.3 miles



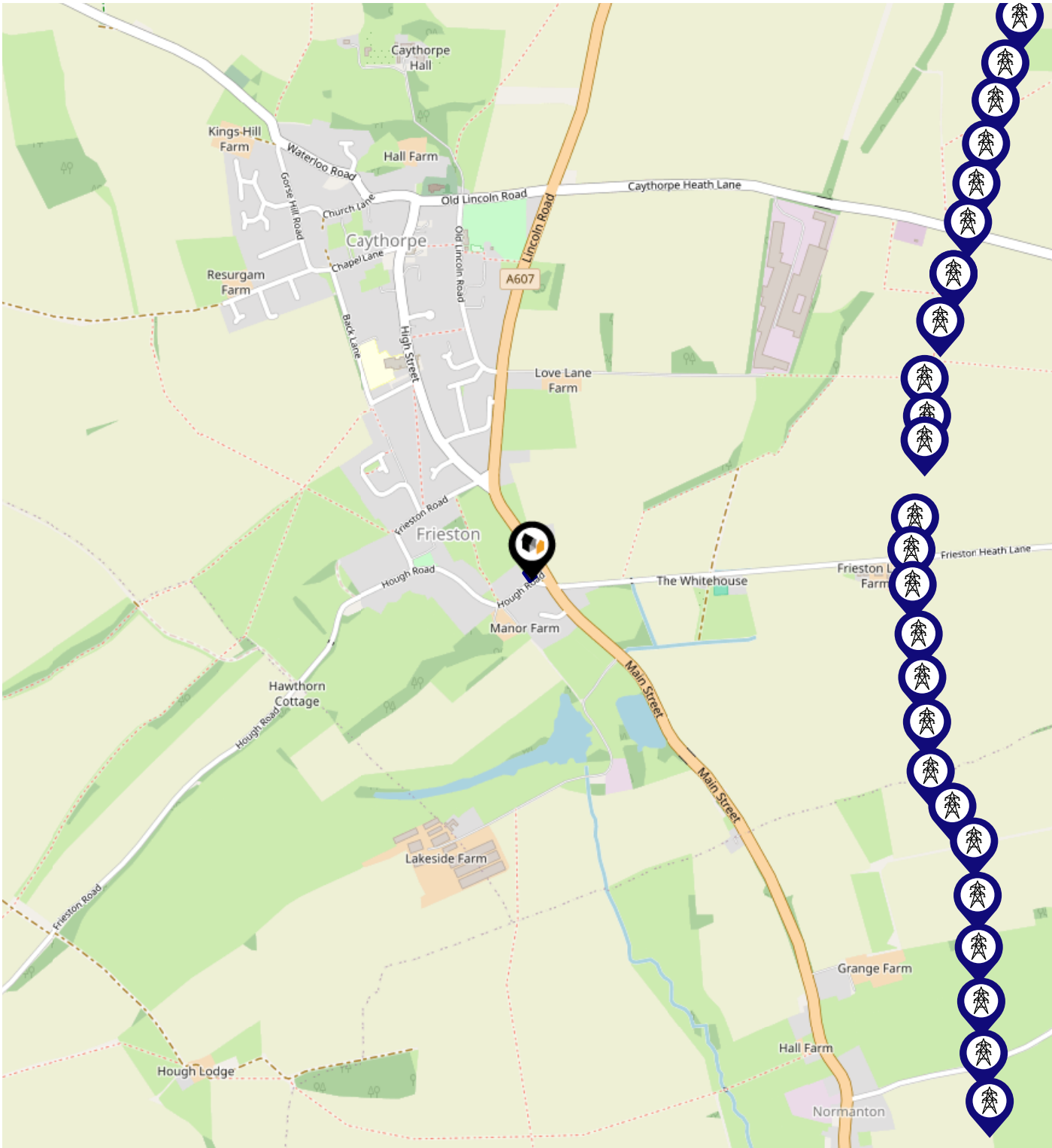
		Nursery	Primary	Secondary	College	Private
1	Caythorpe Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Leadenham Church of England Academy Ofsted Rating: Good Pupils: 57 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ancaster CofE Primary School Ofsted Rating: Good Pupils: 194 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barkston and Syston CofE Primary School Ofsted Rating: Good Pupils: 94 Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Marston Thorold's Charity Church of England School Ofsted Rating: Good Pupils: 70 Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sir William Robertson Academy, Welbourn Ofsted Rating: Good Pupils: 1028 Distance:4.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Broughton House College Ofsted Rating: Not Rated Pupils:0 Distance:4.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Welbourn Church of England Primary School Ofsted Rating: Good Pupils: 64 Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Brant Broughton Church of England and Methodist Primary School Ofsted Rating: Good Pupils: 86 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cranwell Primary School (Foundation) Ofsted Rating: Good Pupils: 303 Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rauceby Church of England Primary School Ofsted Rating: Good Pupils: 174 Distance:5.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Claypole Church of England Primary School Ofsted Rating: Good Pupils: 145 Distance:5.69	<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:6.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Belton Lane Community Primary School Ofsted Rating: Good Pupils: 323 Distance:6.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cliffedale Primary School Ofsted Rating: Good Pupils: 289 Distance:6.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory Ruskin Academy Ofsted Rating: Outstanding Pupils: 1406 Distance:6.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

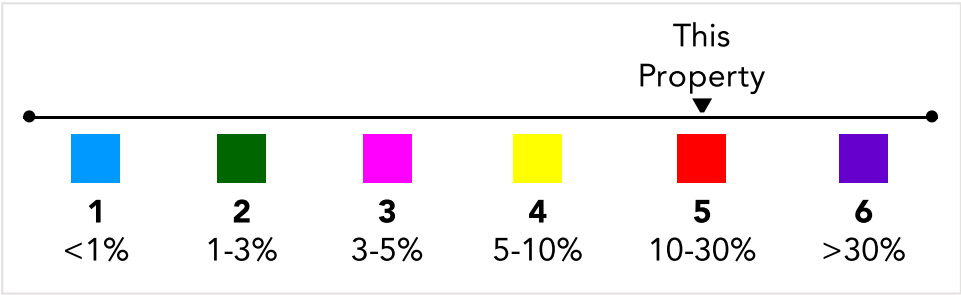
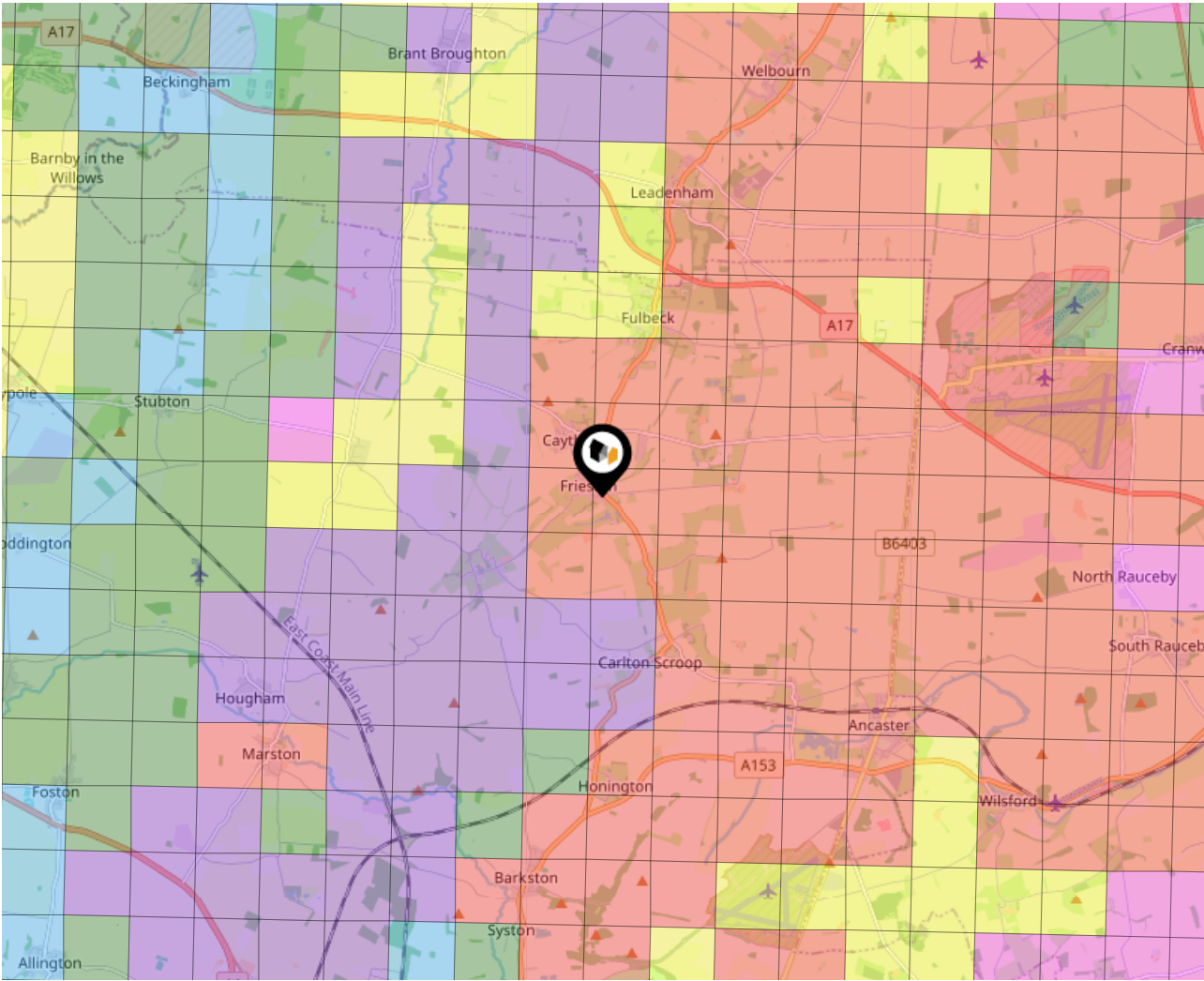


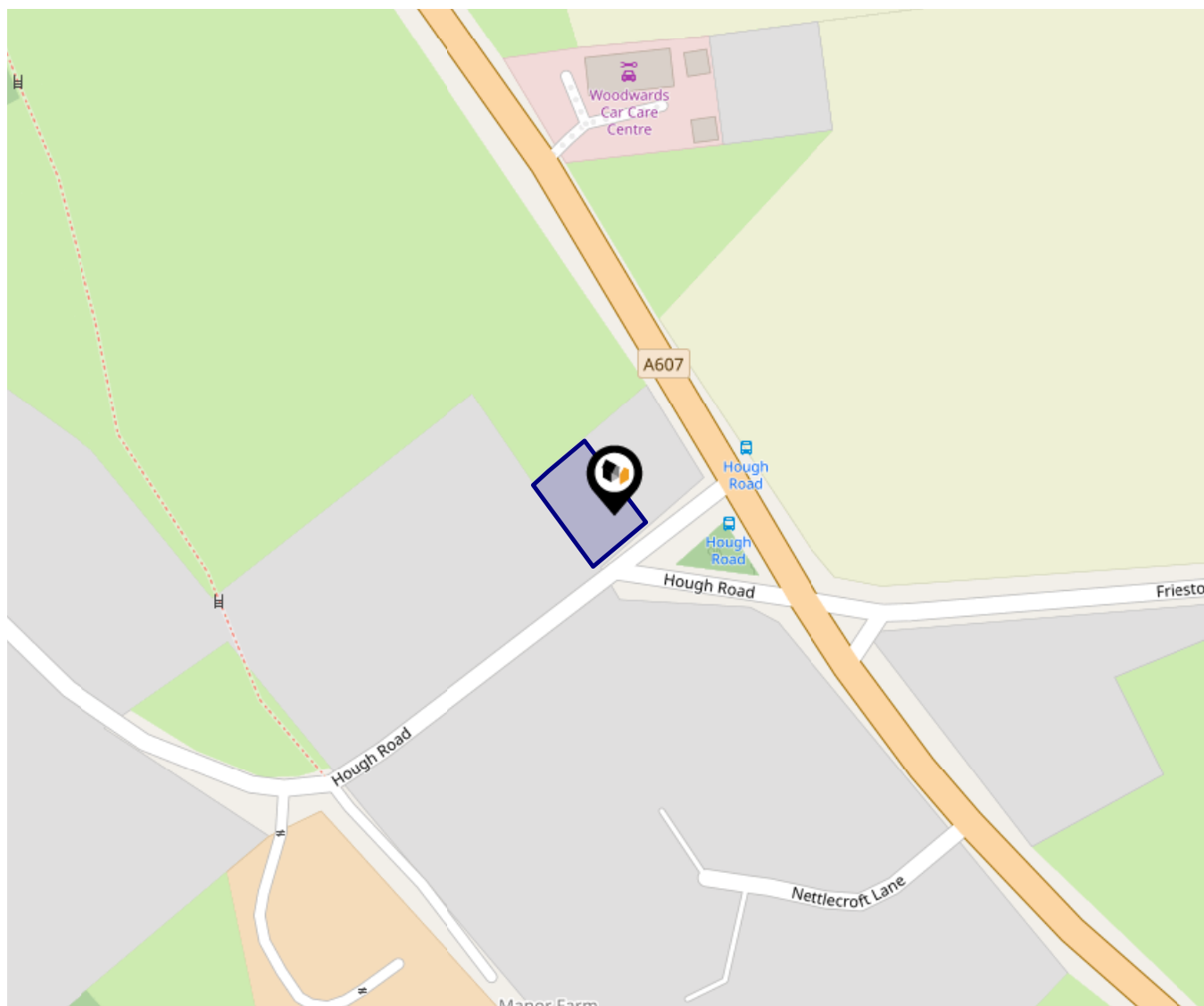
Key:

-  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).





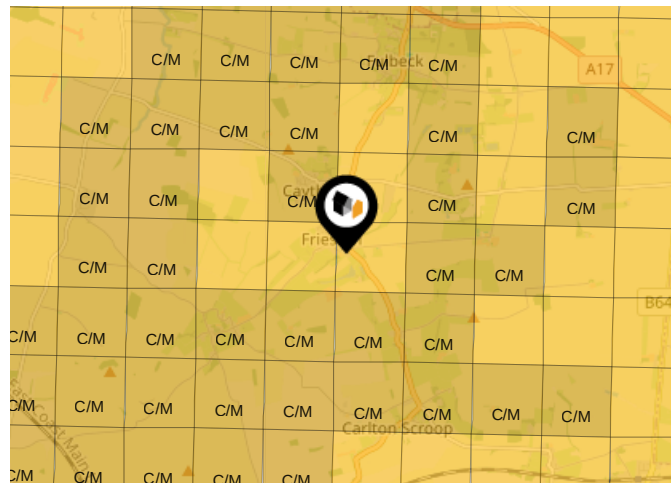
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	ALL		



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)



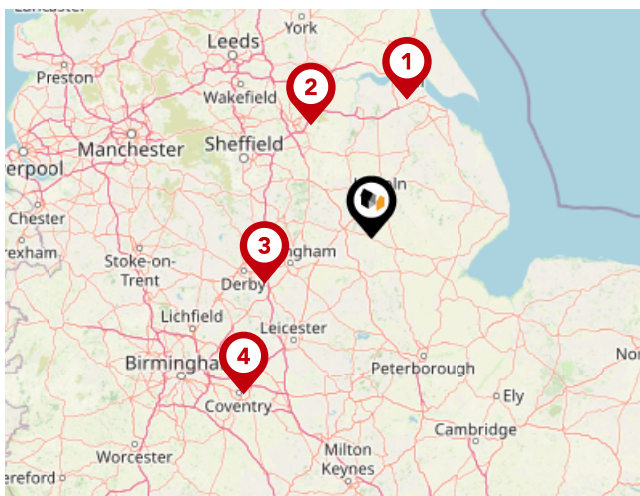
National Rail Stations

Pin	Name	Distance
1	Ancaster Rail Station	3.33 miles
2	Grantham Rail Station	7.91 miles
3	Sleaford Rail Station	7.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	36.46 miles
2	M180 J3	37.62 miles
3	A1(M) J17	35.66 miles
4	A1(M) J16	37.82 miles
5	A1(M) J34	32.3 miles

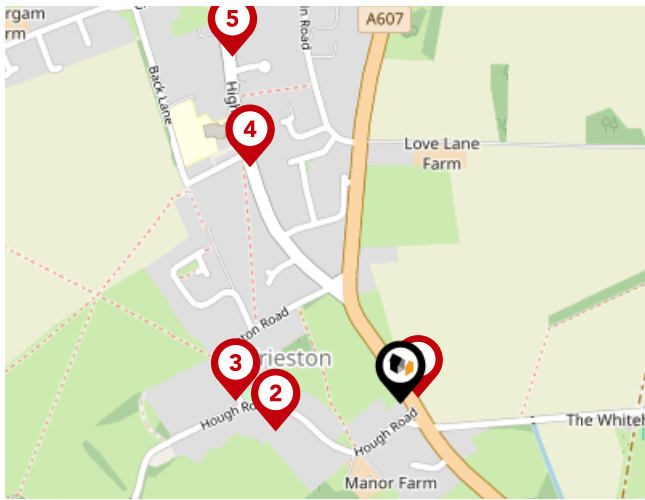


Airports/Helipads






Pin	Name	Distance
1	Humberside Airport	40.45 miles
2	Finningley	36.29 miles
3	East Mids Airport	33.25 miles
4	Baginton	58.07 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Hough Road	0.02 miles
	Demand Responsive Area	0.14 miles
	Freston Road	0.18 miles
	South Parade	0.31 miles
	Eastcliffe Square	0.43 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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Charles Dyson Estate Agents

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charlesdyson.co.uk

