

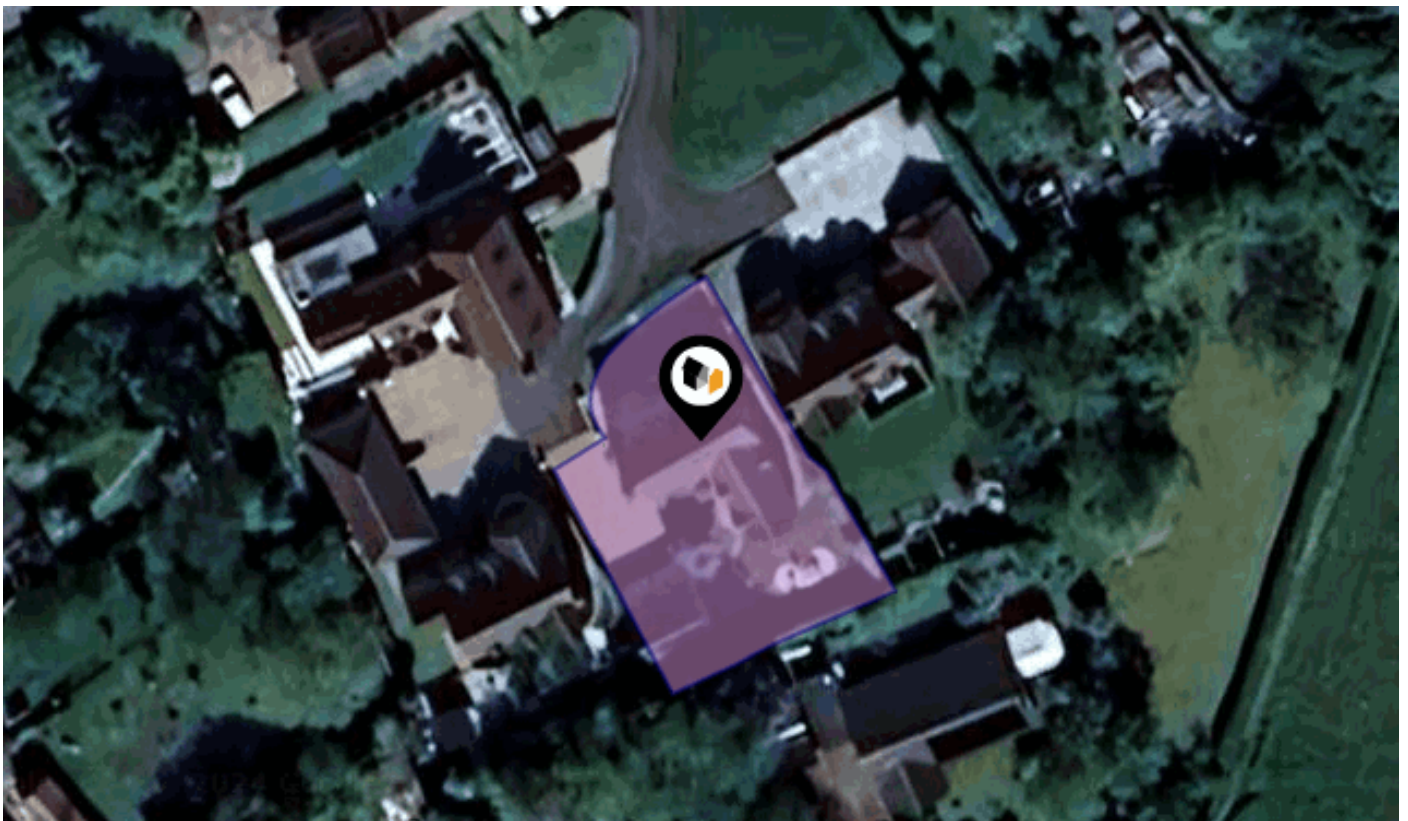


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th September 2024



THE PADDOCKS, WADDINGHAM, GAINSBOROUGH, DN21

Mundys

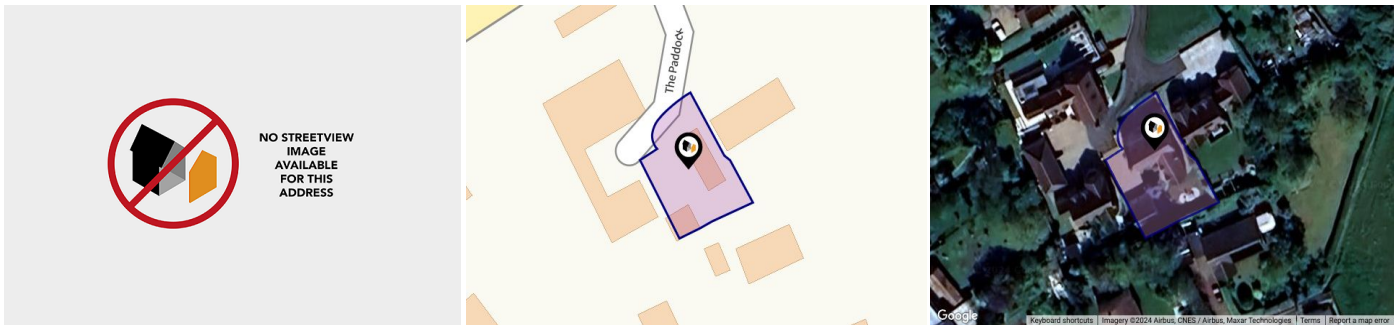
29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

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www.mundys.net








Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	2,217 ft ² / 206 m ²		
Plot Area:	0.12 acres		
Year Built :	After 2007		
Council Tax :	Band E		
Annual Estimate:	£2,699		
Title Number:	LL273853		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		5	79	-
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Very Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



GAINSBOROUGH, DN21

Energy rating

C

Valid until 08.07.2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

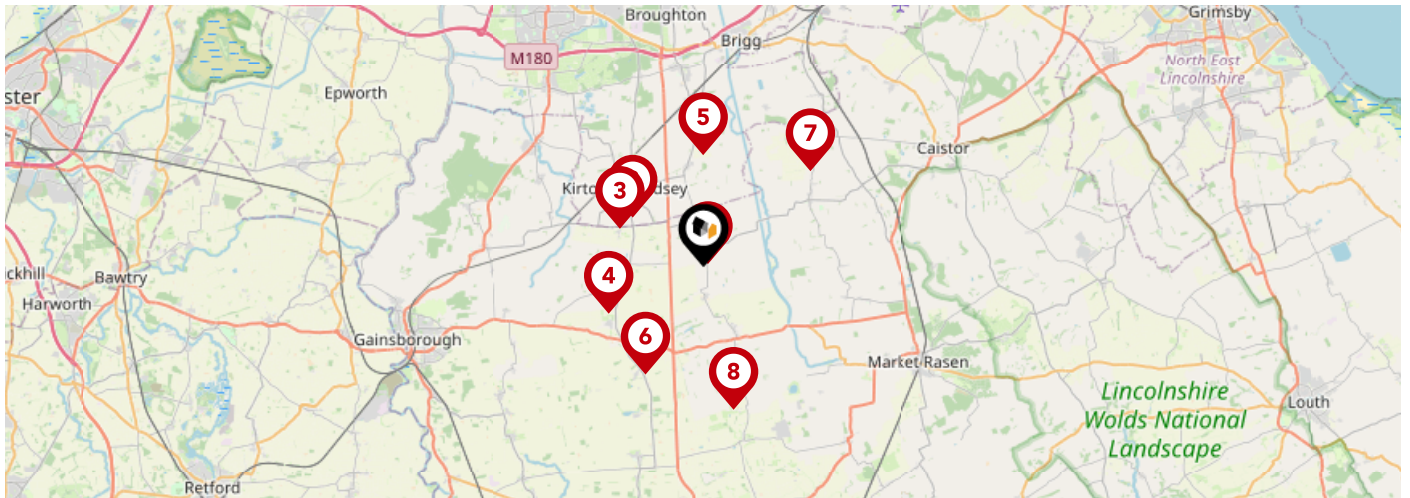
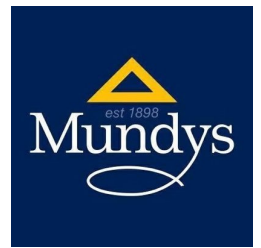
Property EPC - Additional Data



Additional EPC Data

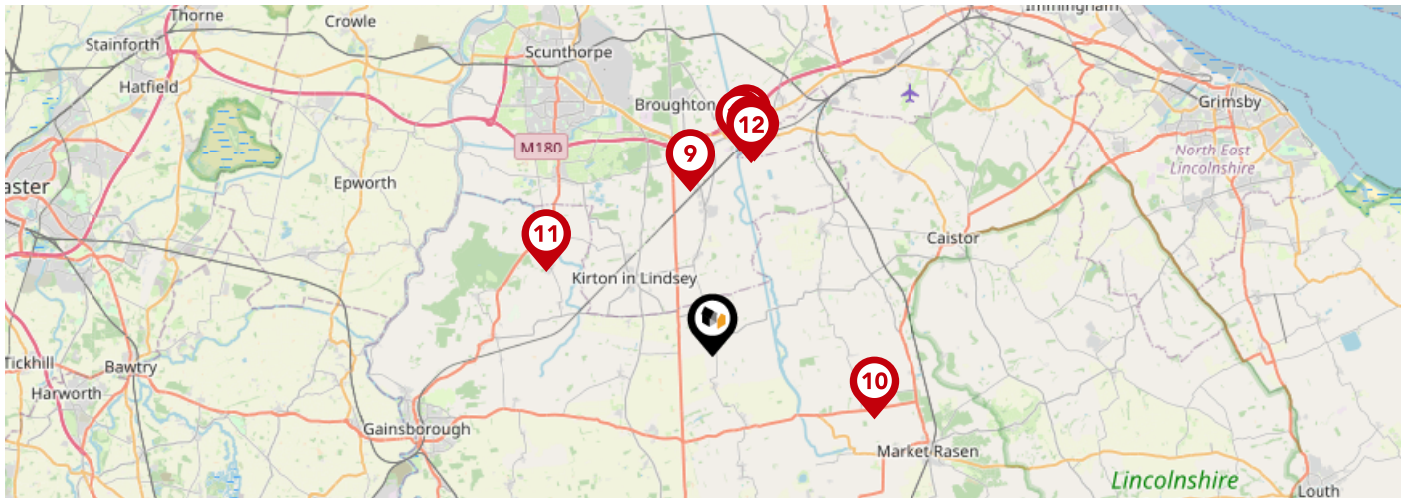
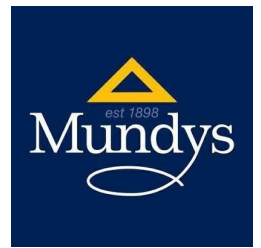
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Very good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Suspended, insulated (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	205 m ²









Area Schools



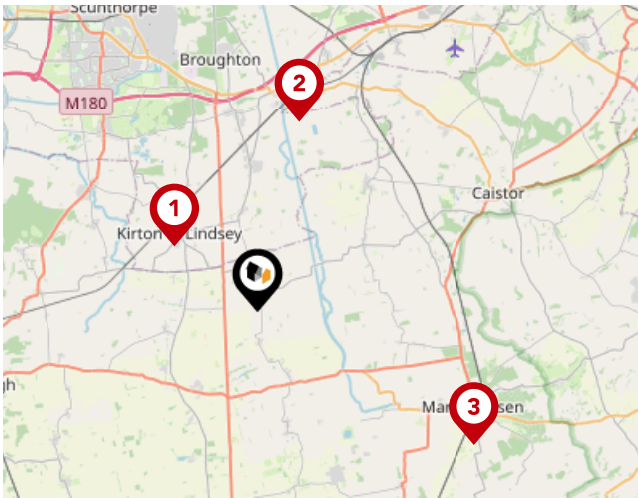
		Nursery	Primary	Secondary	College	Private
1	Waddingham Primary School Ofsted Rating: Good Pupils: 86 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kirton Academy Ofsted Rating: Not Rated Pupils:0 Distance:3.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kirton Lindsey Primary School Ofsted Rating: Requires improvement Pupils: 209 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Willoughton Primary School Ofsted Rating: Good Pupils: 49 Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hibaldstow Academy Ofsted Rating: Good Pupils: 109 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hemswell Cliff Primary School Ofsted Rating: Good Pupils: 39 Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kelsey Primary School Ofsted Rating: Good Pupils: 101 Distance:5.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:5.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Scawby Academy Ofsted Rating: Good Pupils: 199 Distance:5.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:6.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scotter Primary School Ofsted Rating: Requires improvement Pupils: 264 Distance:6.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hestia School Ofsted Rating: Requires improvement Pupils: 73 Distance:6.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Holme Academy Ofsted Rating: Inadequate Pupils: 9 Distance:7.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir John Nelthorpe School Ofsted Rating: Good Pupils: 830 Distance:7.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brigg Primary School Ofsted Rating: Good Pupils: 334 Distance:7.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Vale Academy Ofsted Rating: Good Pupils: 742 Distance:7.48	<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	Kirton Lindsey Rail Station	3.73 miles
2	Brigg Rail Station	6.86 miles
3	Market Rasen Rail Station	8.96 miles



Trunk Roads/Motorways

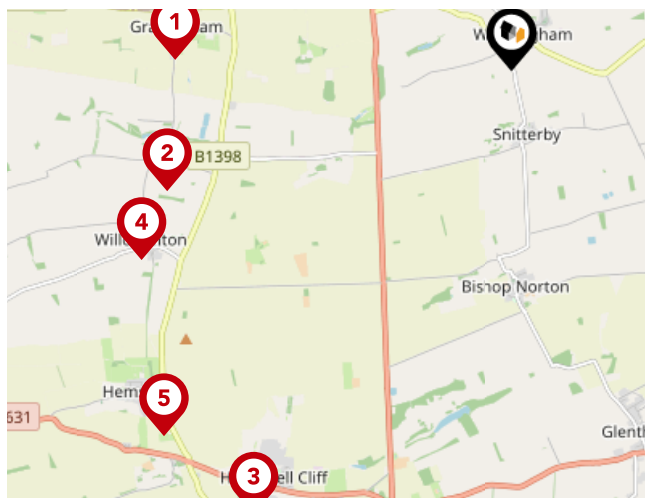
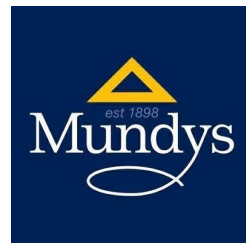
Pin	Name	Distance
1	M180 J4	6.53 miles
2	M180 J5	10.2 miles
3	M180 J3	10.75 miles
4	M180 J2	14.65 miles
5	M62 J38	22.93 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	11.52 miles
2	Finningley	20.23 miles
3	East Mids Airport	54.75 miles
4	Leeds Bradford Airport	54.83 miles

Area Transport (Local)



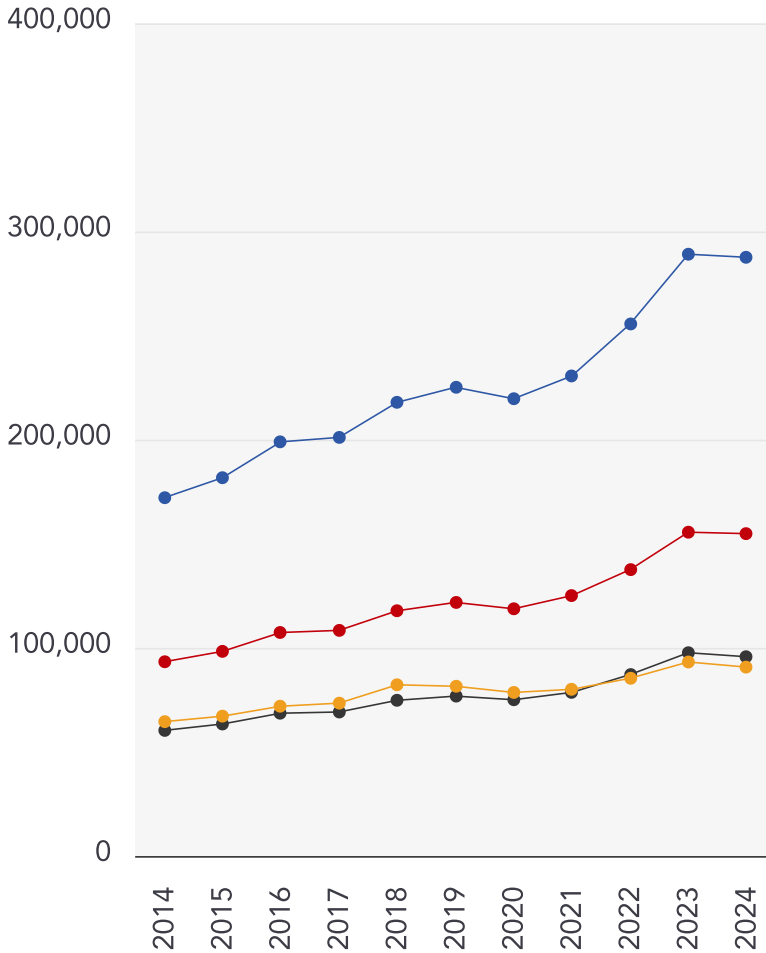
Bus Stops/Stations

Pin	Name	Distance
1	School Lane	2.97 miles
2	Low Road	3.22 miles
3	Post Office	4.53 miles
4	War Memorial	3.68 miles
5	Bunkers Hill	4.45 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in DN21



Detached

+67.09%

Semi-Detached

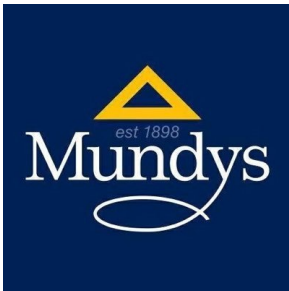
+65.93%

Flat

+40.58%

Terraced

+58.63%



Mundys

We offer an exceptional choice of properties within Lincoln and a 15 mile radius and have longer opening hours for convenient viewings.

We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

We are open 7 days a week. We also offer weekday evening viewings until 7.30 pm.

We have three offices within Lincolnshire, Lincoln City Centre on Silver Street and Museum Court, and on Queen Street, Market Rasen.

Financial Services

We are pleased to offer the services of our Specialist Mortgage Advisors at Mundys Financial Services. Mundys Financial Services have extensive experience in the mortgage industry and provide independent whole of market advice from our offices based in Lincoln and Market Rasen.



Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving
- MR AND MRS GHEST

Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment.
Please pass on my regards and thanks to all.
Again another superb performance from Mundys
MR FAHEY

Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me
to run through his report with me.
MRS HARDWICKE



/Mundysuk



/mundysuk



/mundysuk



Important - Please Read

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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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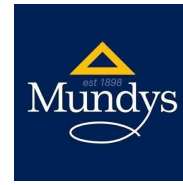


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