

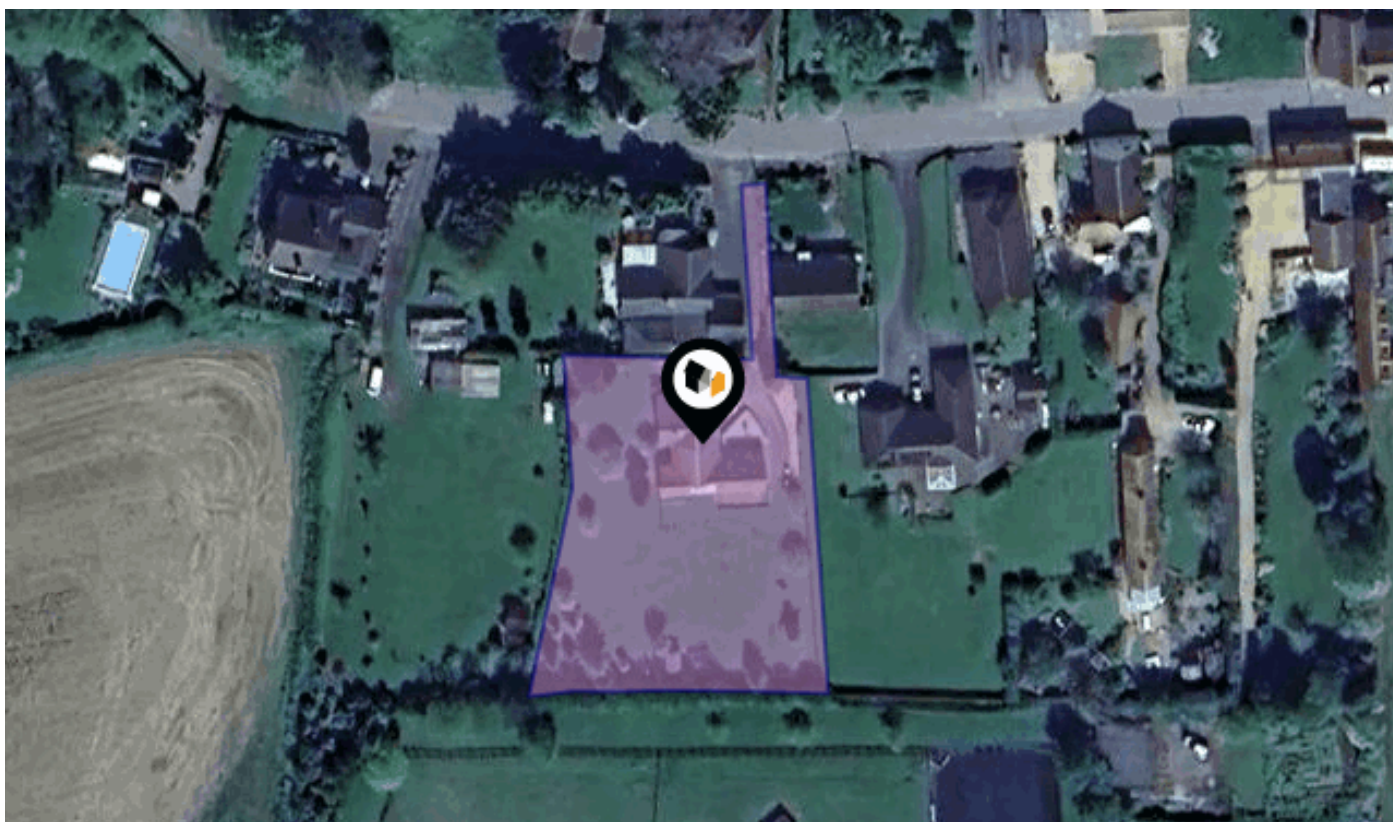


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Sunday 01<sup>st</sup> December 2024**



**KIPPEN, FRONT STREET, NORMANBY-BY-SPITAL, MARKET RASEN, LN8 2EB**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

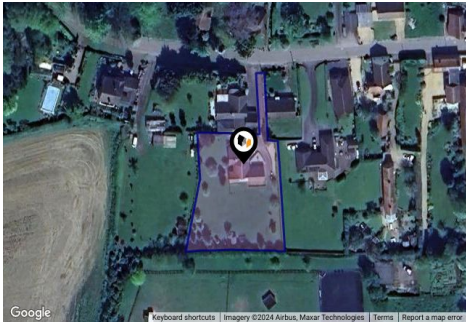
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# Property Overview



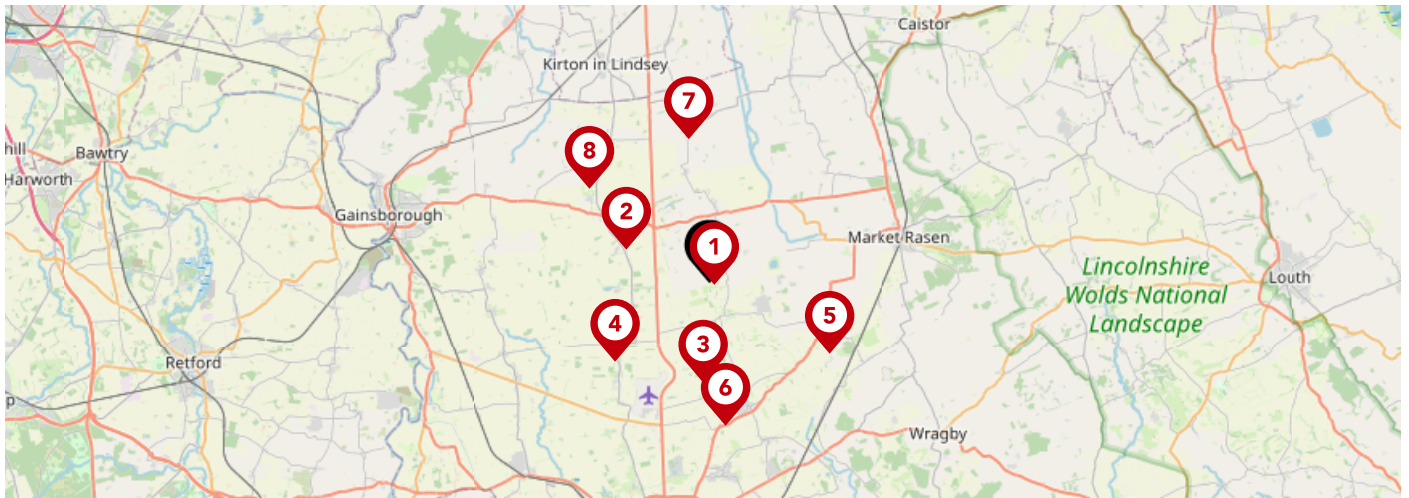
## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.59 acres		
Council Tax :	Band D		
Annual Estimate:	£2,209		
Title Number:	LL345236		
UPRN:	10034687979		

## Local Area

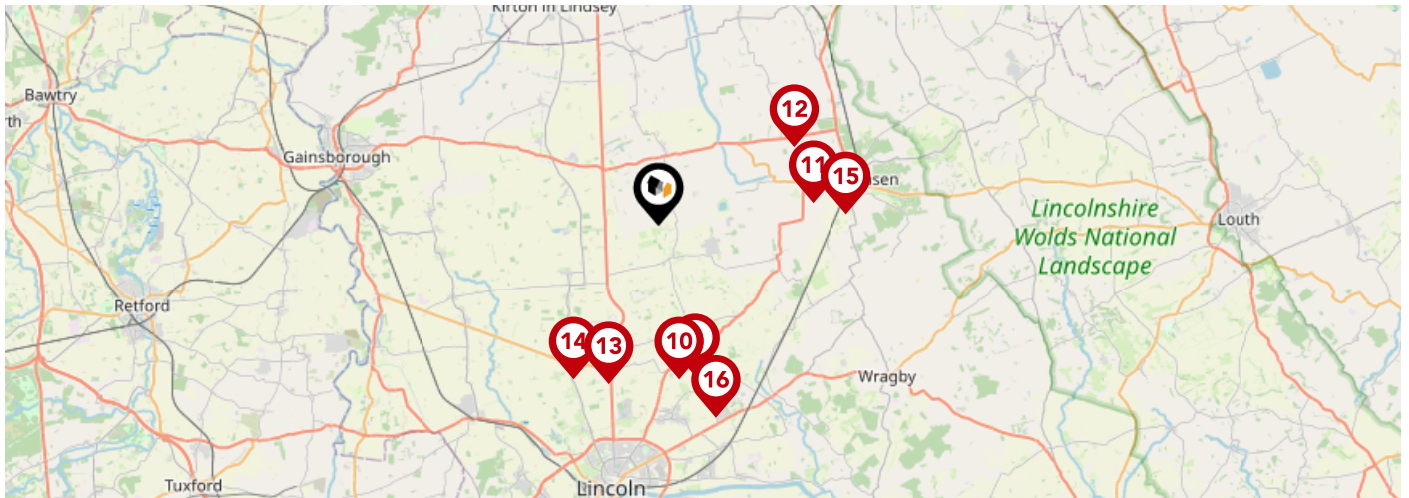
Local Authority:	West lindsey	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		20	80	-
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Very Low			









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



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Normanby Primary School</b> Ofsted Rating: Good   Pupils: 51   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hemswell Cliff Primary School</b> Ofsted Rating: Good   Pupils: 39   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Hackthorn Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 56   Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ingham Primary School</b> Ofsted Rating: Good   Pupils: 81   Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Faldingworth Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:4.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Welton St Mary's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 381   Distance:5.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Waddingham Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:5.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Willoughton Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:5.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

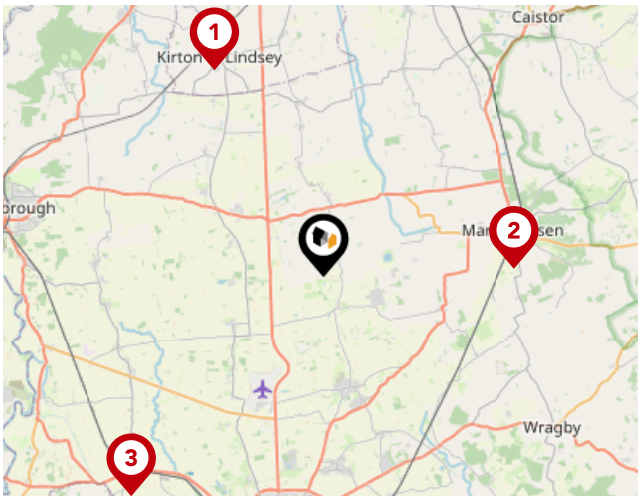




		Nursery	Primary	Secondary	College	Private
	<b>Dunholme St Chad's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 212   Distance: 5.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Farr CofE Comprehensive School</b> Ofsted Rating: Good   Pupils: 1444   Distance: 5.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Middle Rasen Primary School</b> Ofsted Rating: Good   Pupils: 135   Distance: 5.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Osgodby Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance: 5.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pollyplatt Primary School</b> Ofsted Rating: Good   Pupils: 81   Distance: 5.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Scampton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance: 6.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Market Rasen Church of England Primary School</b> Ofsted Rating: Good   Pupils: 308   Distance: 6.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ellison Boulters Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 288   Distance: 7.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

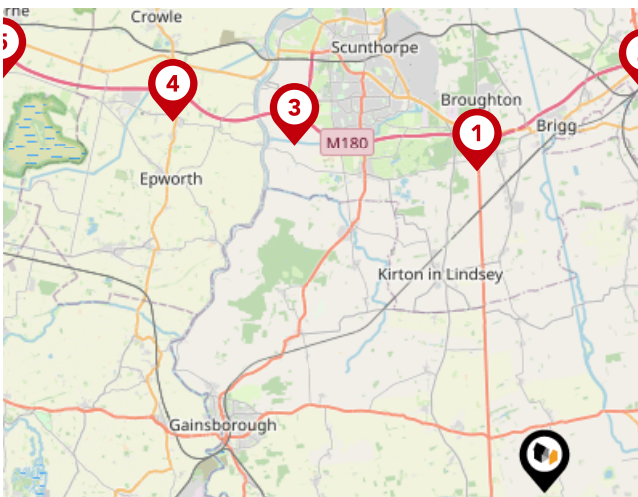
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Kirton Lindsey Rail Station	8.24 miles
	Market Rasen Rail Station	6.73 miles
	Saxilby Rail Station	10.34 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	11.61 miles
	M180 J5	14.63 miles
	M180 J3	15.12 miles
	M180 J2	18.55 miles
	M180 J1	24.09 miles

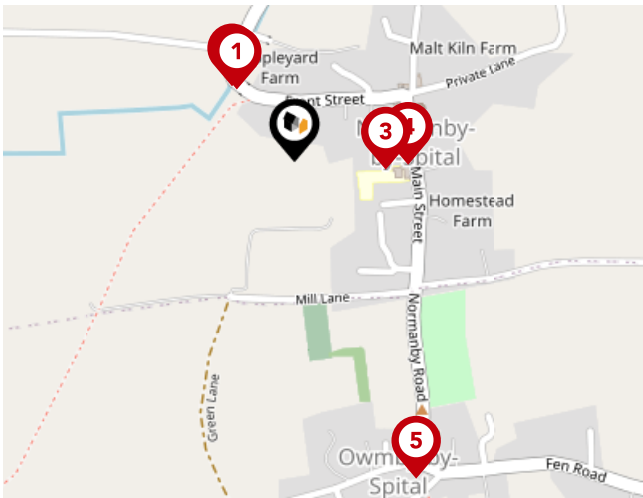


### Airports/Helipads

Pin	Name	Distance
	Humberside Airport	15.38 miles
	Finningley	22.18 miles
	East Mids Airport	51.51 miles
	Leeds Bradford Airport	58.38 miles

# Area

## Transport (Local)



### Bus Stops/Stations

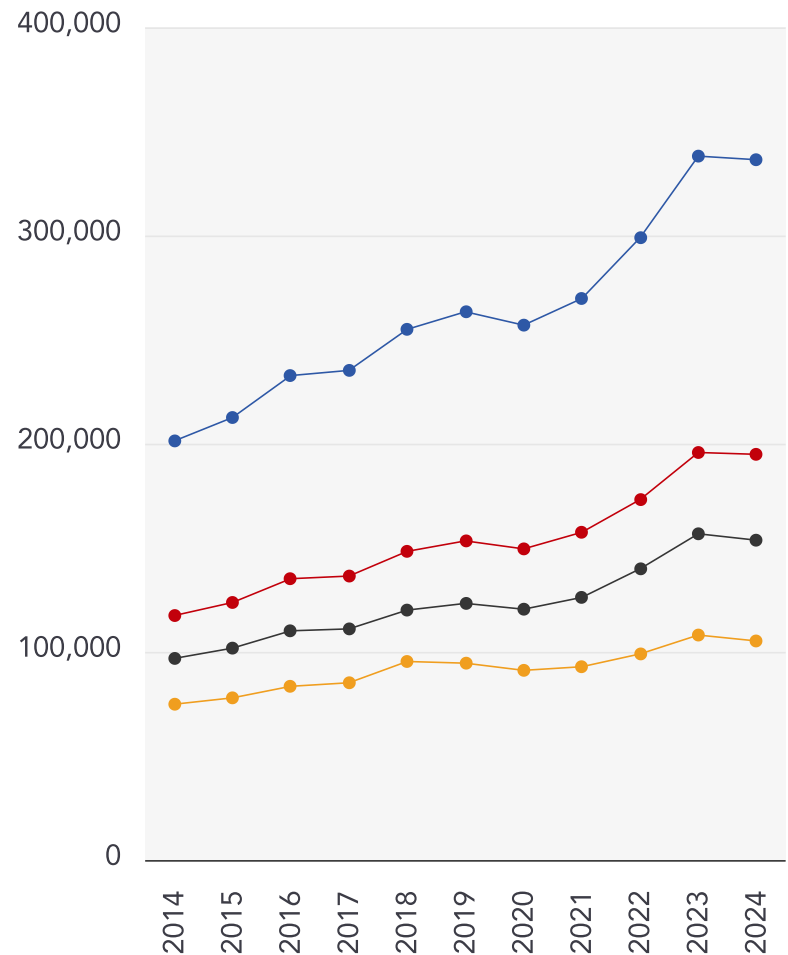
Pin	Name	Distance
1	Normanby Cliff Road	0.1 miles
2	Normanby Cliff Road	0.11 miles
3	Demand Responsive Area	0.1 miles
4	St Peter & St Paul's Church	0.13 miles
5	Surgery	0.38 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in LN8



Detached

**+67.09%**

Semi-Detached

**+65.93%**

Terraced

**+58.63%**

Flat

**+40.58%**



## Mundys

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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

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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

# Mundys

## Data Quality

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