

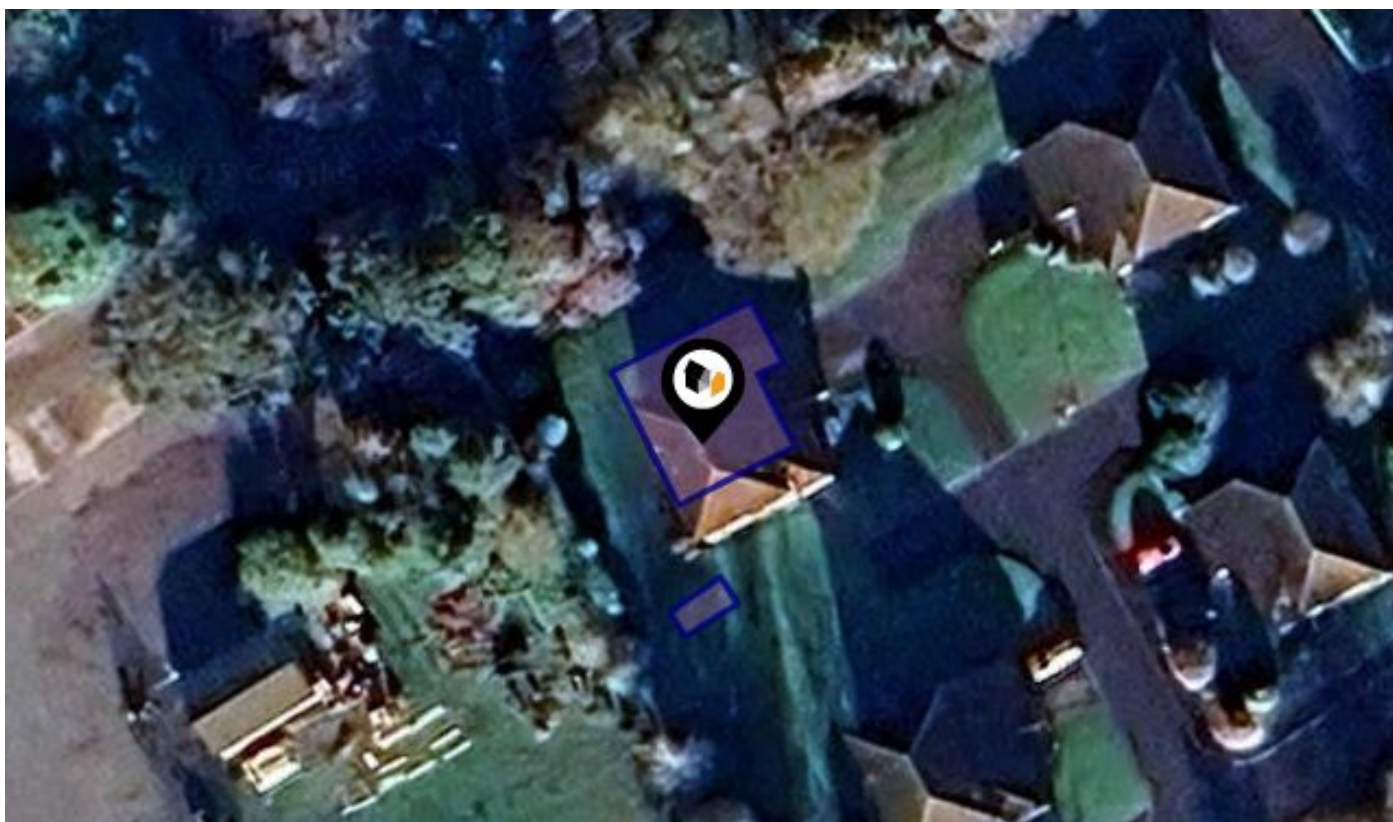


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th February 2025



KIRKSTEAD COURT, WOODHALL SPA, LN10

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

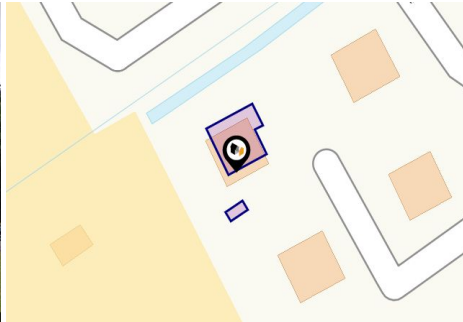
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Property Overview



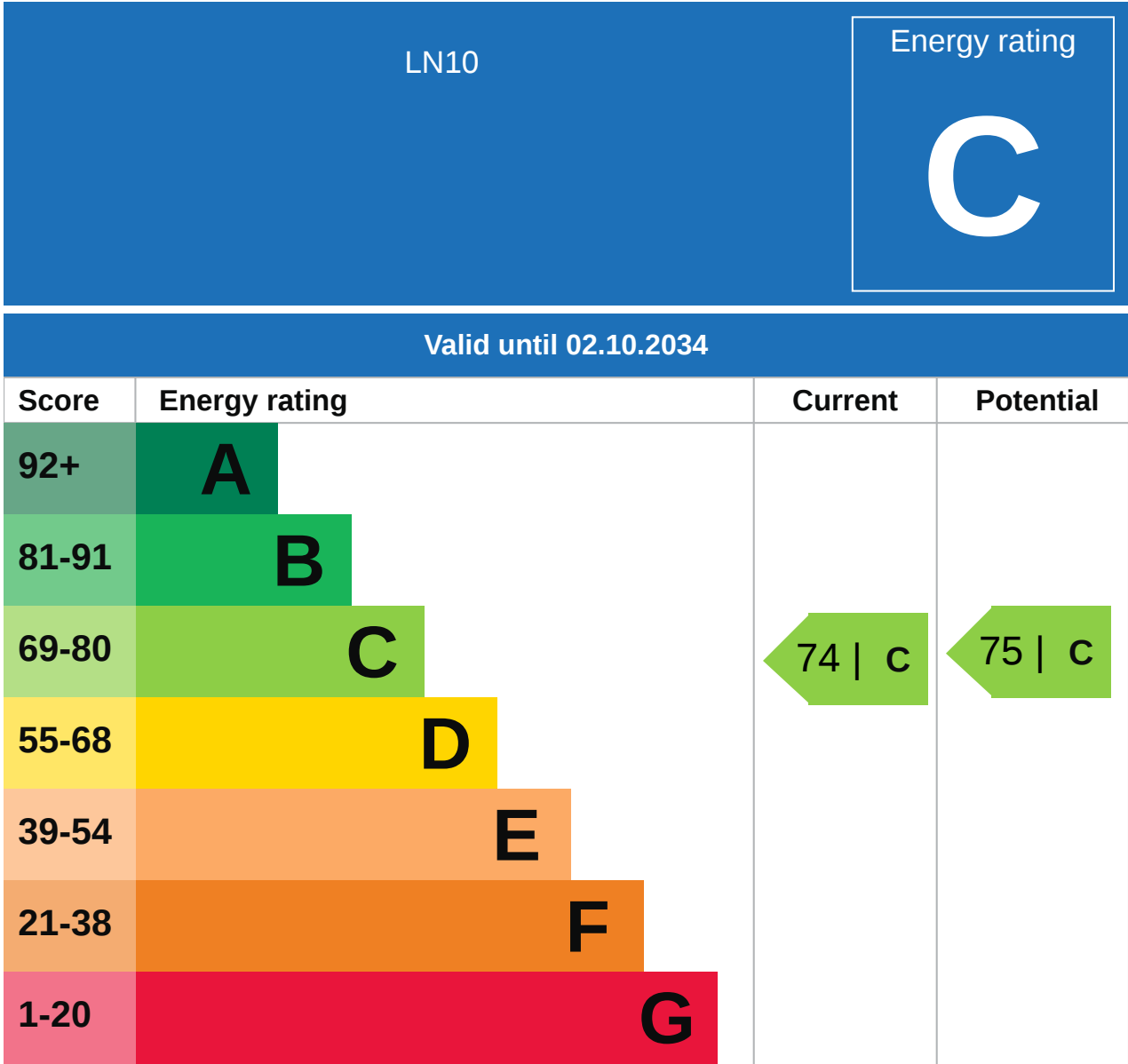
Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	29/04/1986
Floor Area:	1,184 ft ² / 110 m ²	End Date:	30/04/2985
Plot Area:	0.04 acres	Lease Term:	999 years from 30/04/1986
Council Tax :	Band C	Term Remaining:	960 years
Annual Estimate:	£1,892		
Title Number:	LL260492		

Local Area

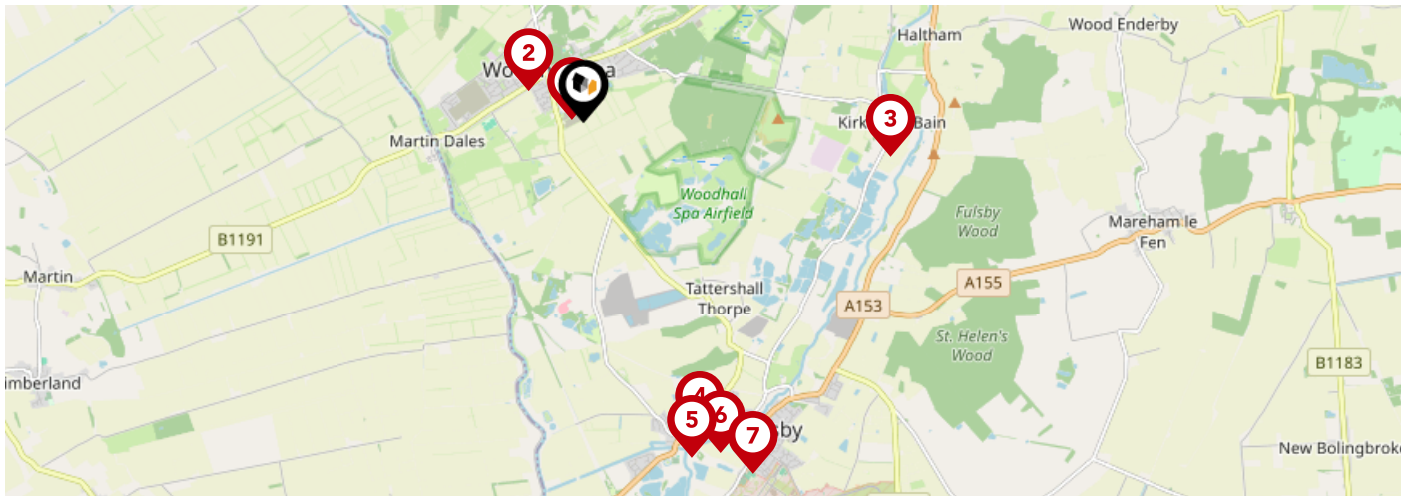
Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		17	67	10000
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Medium			

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

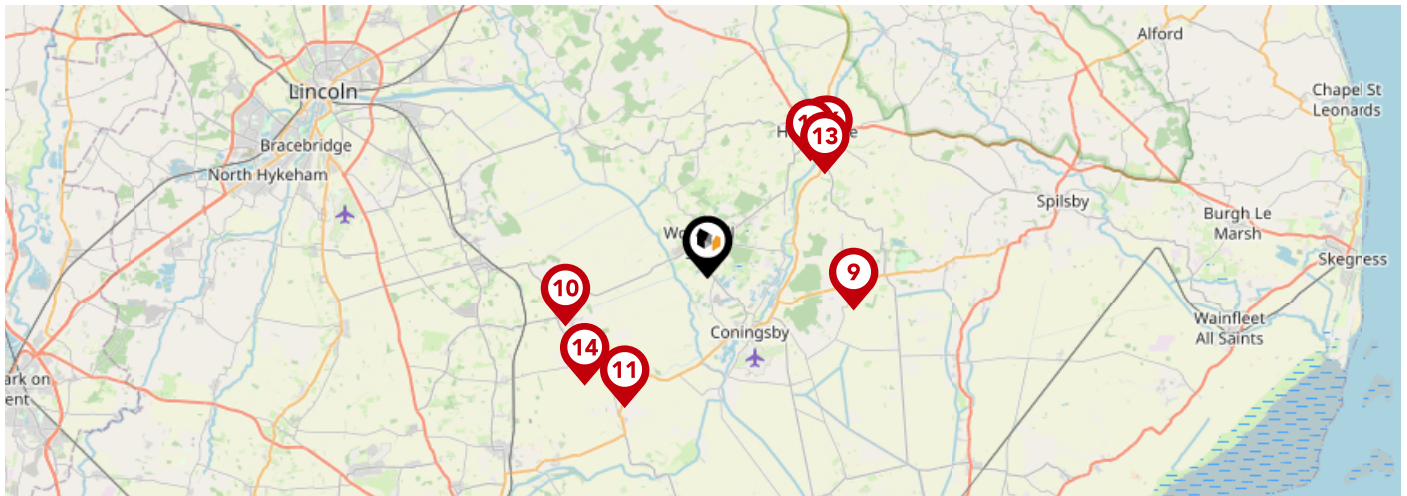










Additional EPC Data

Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	110 m ²

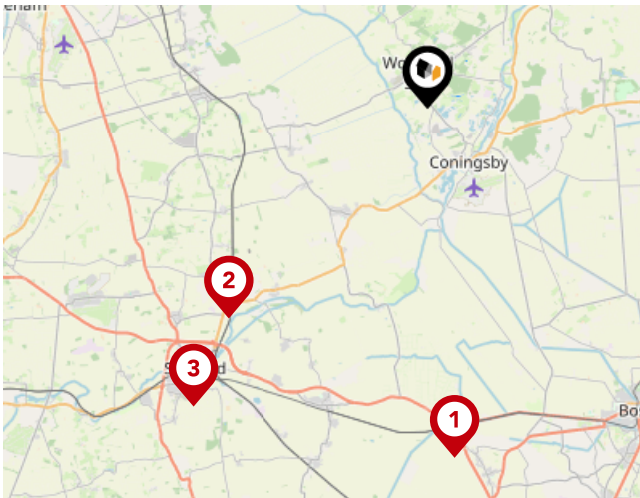


		Nursery	Primary	Secondary	College	Private
1	St Hugh's School Ofsted Rating: Not Rated Pupils: 151 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 295 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Kirkby-on-Bain Church of England Primary School Ofsted Rating: Good Pupils: 123 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tattershall Primary School Ofsted Rating: Good Pupils: 139 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tattershall Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 88 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Barnes Wallis Academy Ofsted Rating: Good Pupils: 552 Distance:3.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Coningsby St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 271 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bucknall Primary School Ofsted Rating: Good Pupils: 26 Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



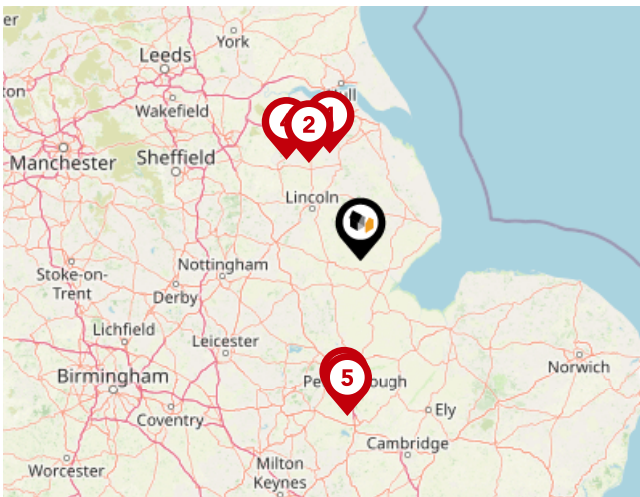
		Nursery	Primary	Secondary	College	Private
	The Mareham-le-Fen Church of England Primary School Ofsted Rating: Good Pupils: 93 Distance:5.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mrs Mary King's CofE (Controlled) Primary School Ofsted Rating: Good Pupils: 98 Distance:5.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Billinghay Church of England Primary School Ofsted Rating: Good Pupils: 155 Distance:5.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Elizabeth's Grammar School, Horncastle Ofsted Rating: Outstanding Pupils: 817 Distance:5.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Banovallum School Ofsted Rating: Good Pupils: 616 Distance:5.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walcott Primary School Ofsted Rating: Good Pupils: 86 Distance:5.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Horncastle Primary School Ofsted Rating: Good Pupils: 434 Distance:6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Lawrence School Ofsted Rating: Good Pupils: 181 Distance:6.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



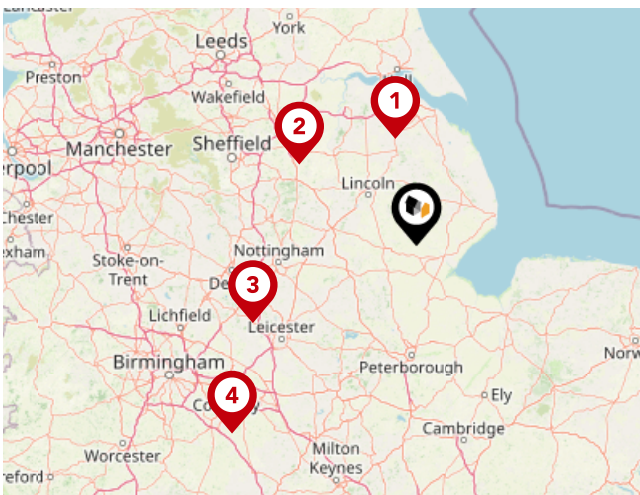
National Rail Stations

Pin	Name	Distance
	Swineshead Rail Station	12.44 miles
	Ruskington Rail Station	10.25 miles
	Sleaford Rail Station	13.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J5	31.34 miles
	M180 J4	30.87 miles
	A1(M) J17	42.96 miles
	M180 J3	35.08 miles
	A1(M) J16	44.82 miles



Airports/Helipads

Pin	Name	Distance
	Humberside Airport	30.58 miles
	Finningley	40.24 miles
	East Mids Airport	51.65 miles
	Baginton	75.63 miles

Area

Transport (Local)



Bus Stops/Stations

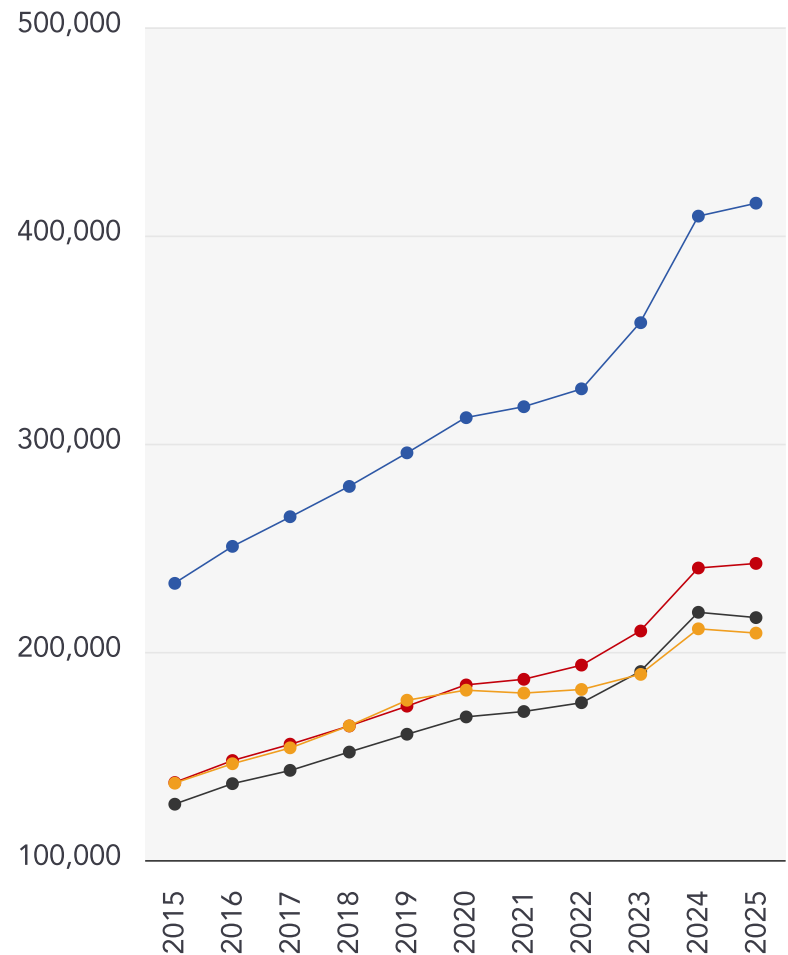
Pin	Name	Distance
1	Grove Drive	0.03 miles
2	Iddesleigh Road	0.15 miles
3	Iddesleigh Road	0.18 miles
4	Sylvan Avenue	0.17 miles
5	Sylvan Avenue	0.21 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN10



Detached

+78.41%

Semi-Detached

+76.69%

Flat

+52.67%

Terraced

+70.66%



Mundys

We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Survey

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



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Mundys

Data Quality

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