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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 27th August 2025



6, RECTORY PARK, STURTON BY STOW, LINCOLN, LN1 2GS

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,248 ft ² / 116 m ²
Plot Area:	0.03 acres
Year Built :	2014
Council Tax :	Band B
Annual Estimate:	£1,773
Title Number:	LL355454
UPRN:	10090696586

Last Sold Date:	15/02/2019
Last Sold Price:	£180,000
Last Sold £/ft ² :	£144
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16 mb/s	40 mb/s	- mb/s
		

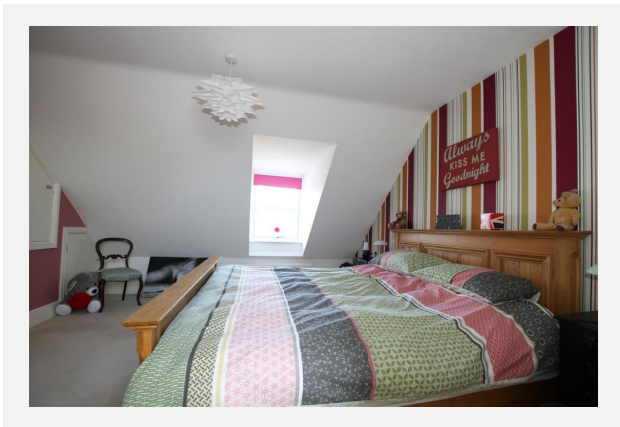
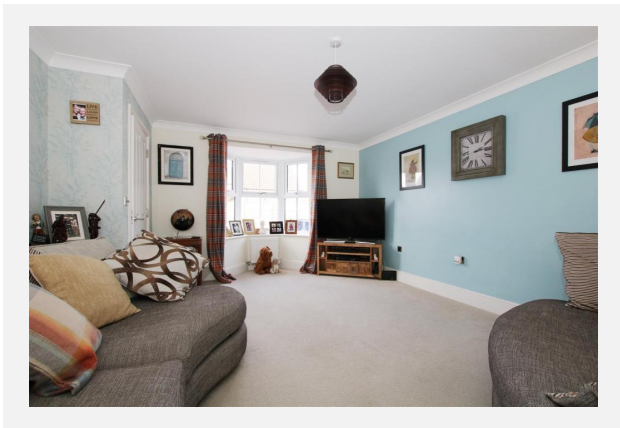
Mobile Coverage:

(based on calls indoors)



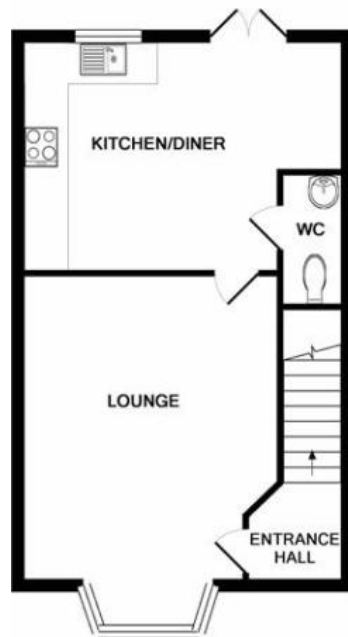
Satellite/Fibre TV Availability:



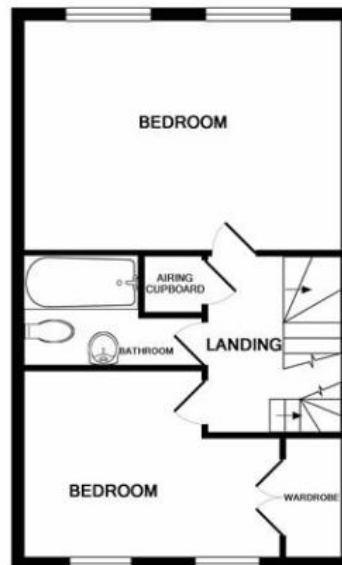




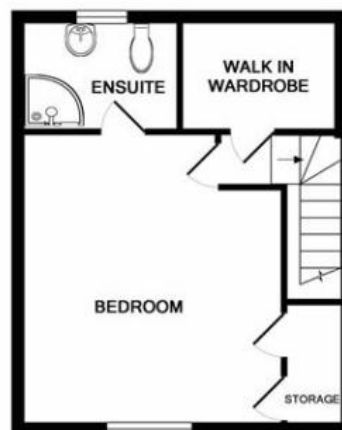
6, RECTORY PARK, STURTON BY STOW, LINCOLN, LN1 2GS



GROUND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)



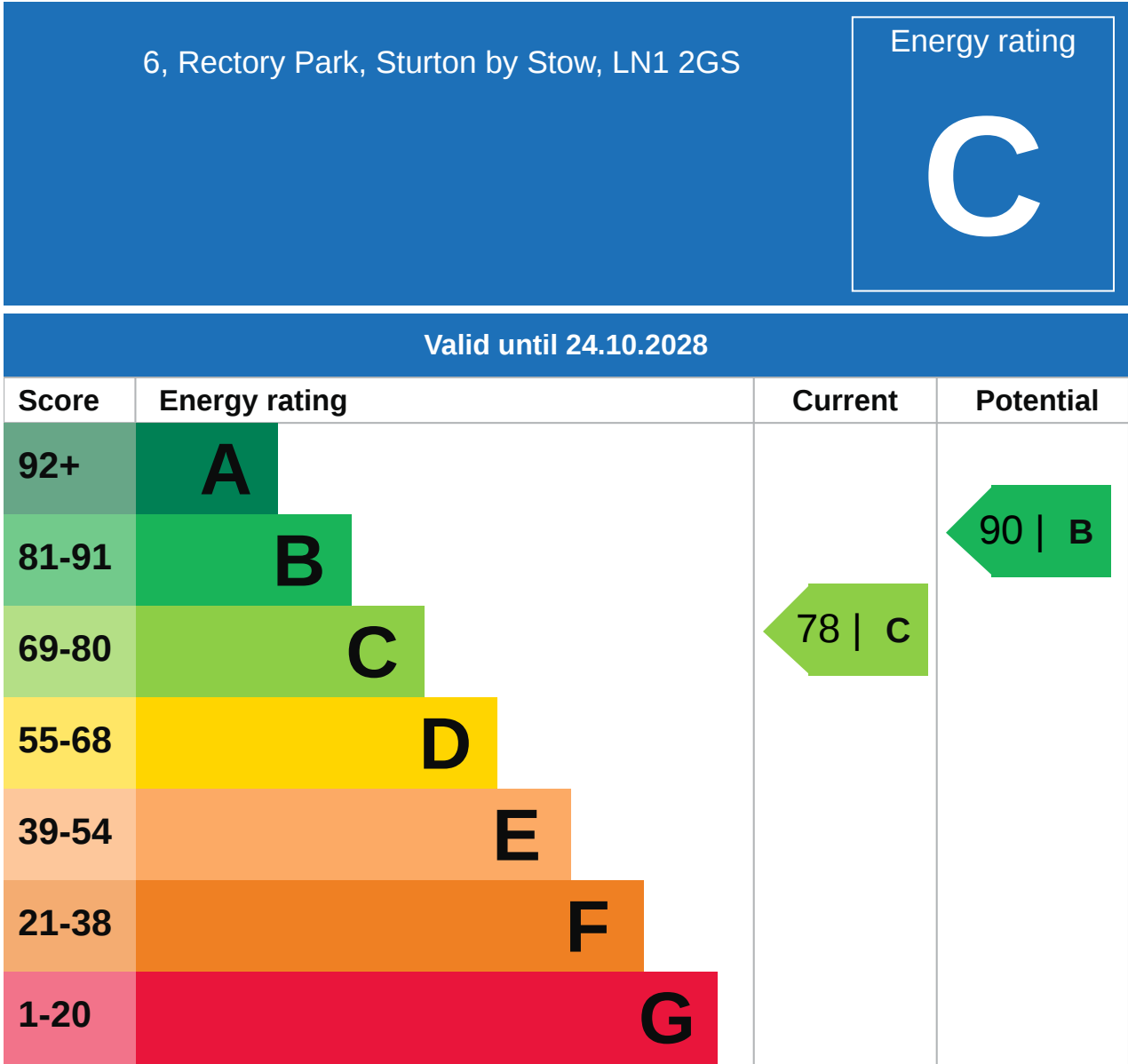
2ND FLOOR
APPROX. FLOOR
AREA 333 SQ.FT.
(31.0 SQ.M.)

RECTORY PARK STURTON BY STOW LN1 2GS
TOTAL APPROX. FLOOR AREA 1240 SQ.FT. (115.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property EPC - Certificate



Additional EPC Data

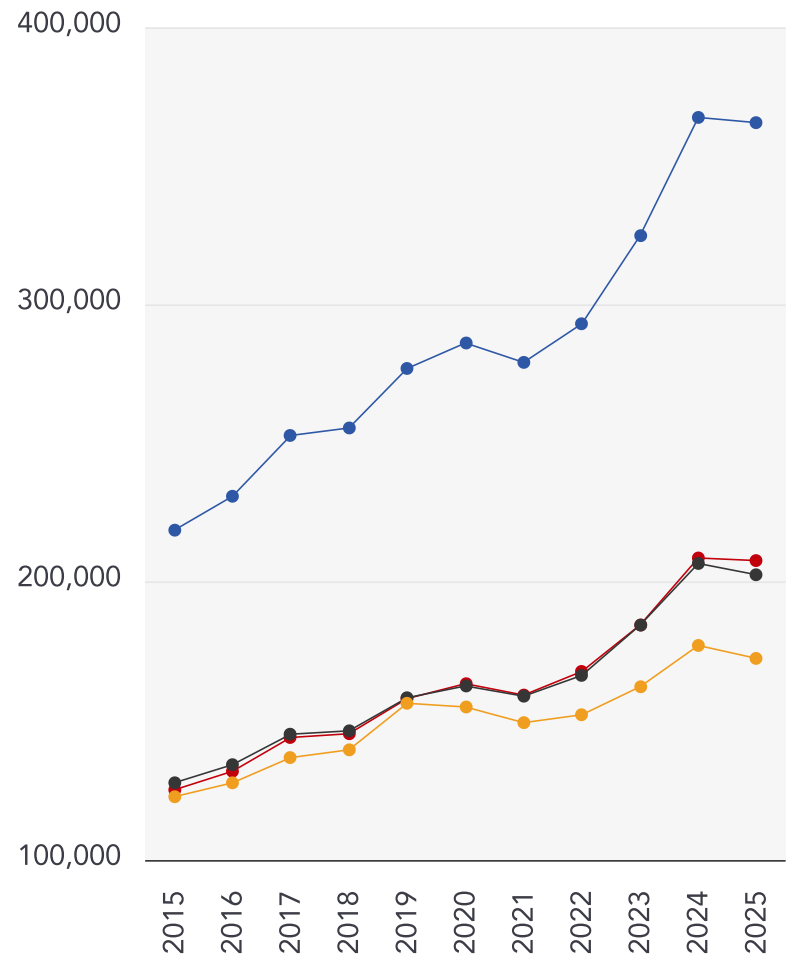
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
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 53% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	116 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN1



Detached

+67.09%

Semi-Detached

+65.93%

Terraced

+58.63%

Flat

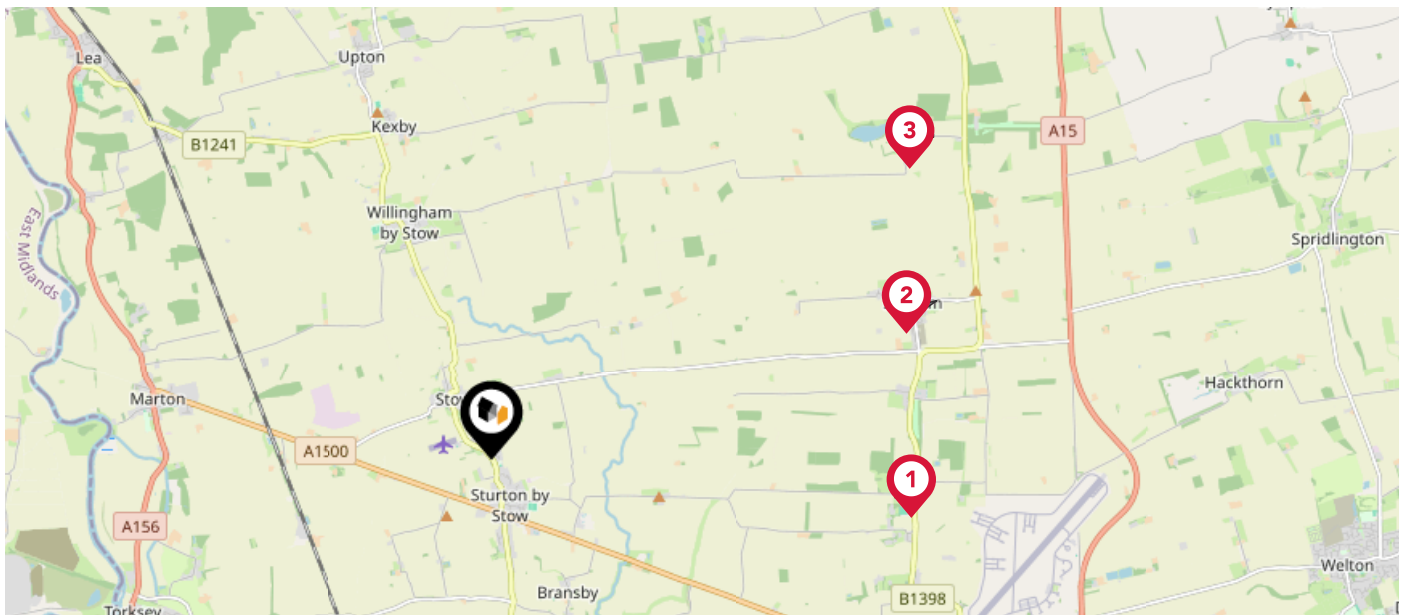
+40.58%

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



Brattleby



Ingham



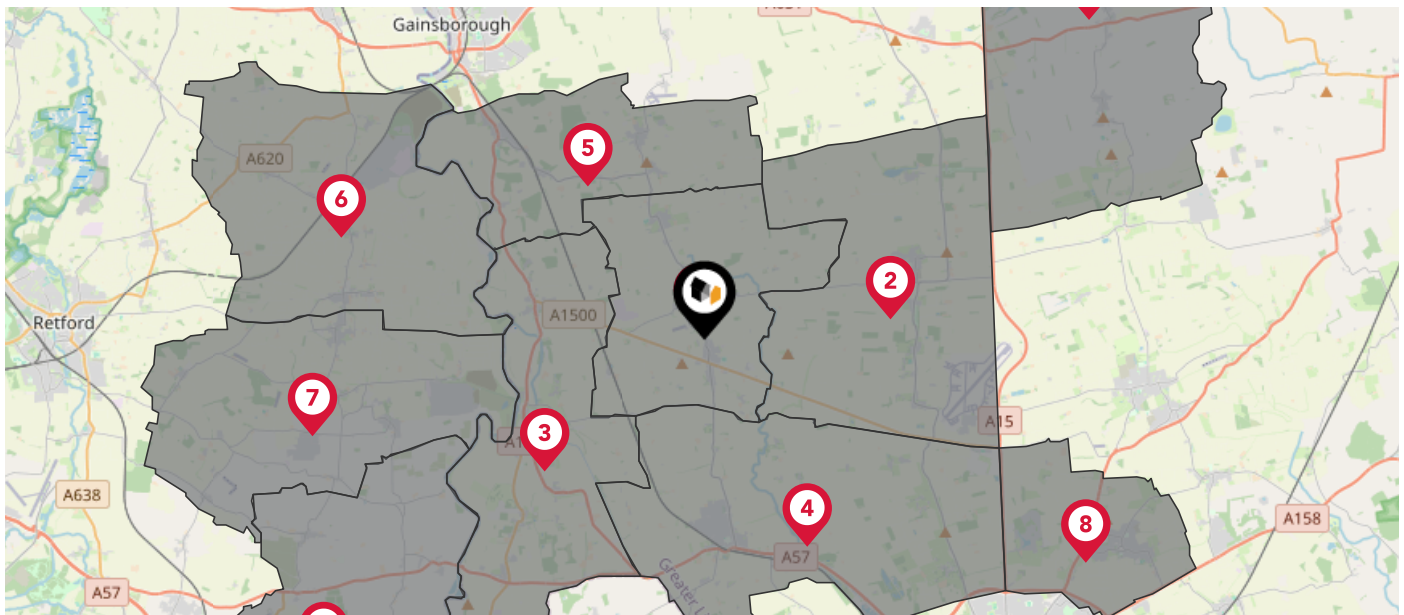
Fillingham

Maps

Council Wards



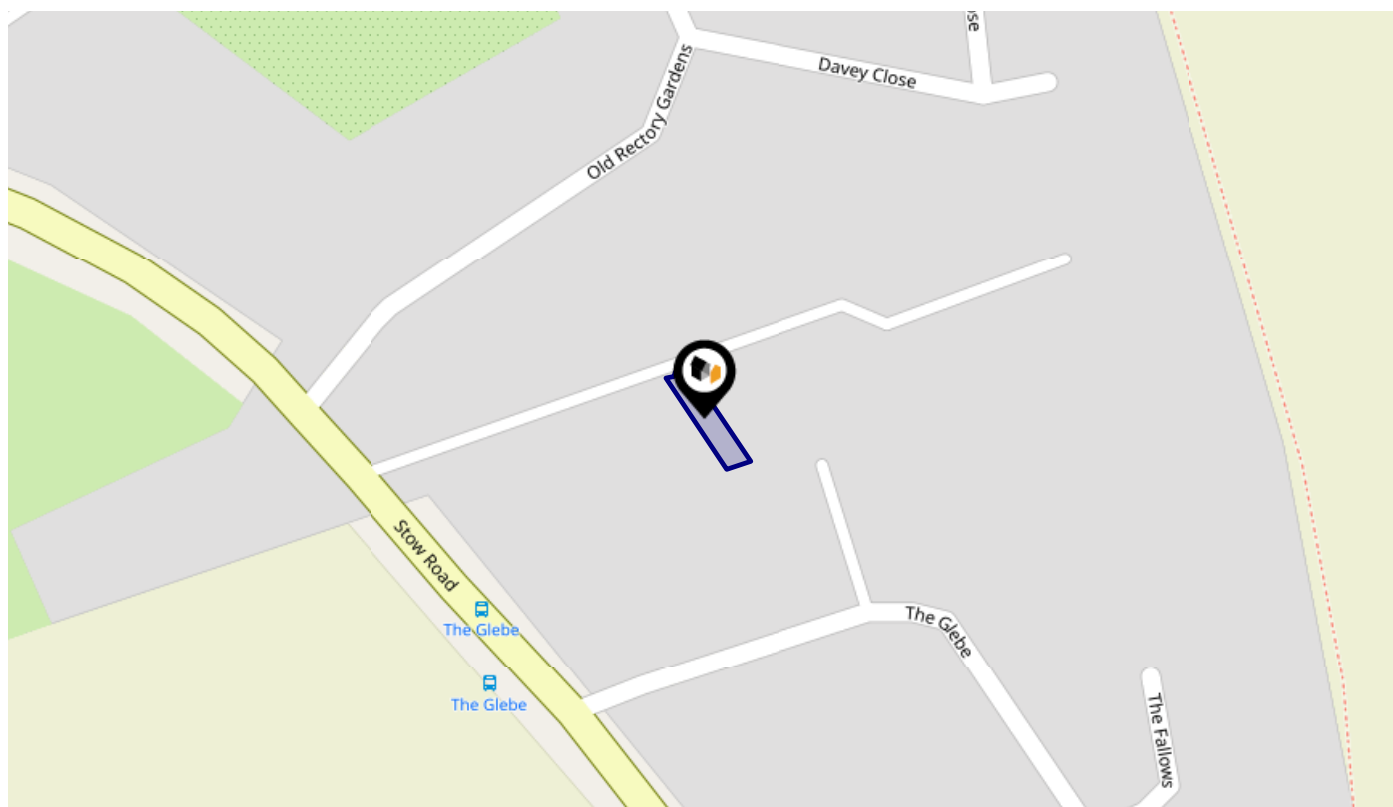
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|----------------------------|
| 1 | Stow Ward |
| 2 | Scampton Ward |
| 3 | Torksey Ward |
| 4 | Saxilby Ward |
| 5 | Lea Ward |
| 6 | Sturton Ward |
| 7 | Rampton Ward |
| 8 | Nettleham Ward |
| 9 | Tuxford and Trent Ward |
| 10 | Waddingham and Spital 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:

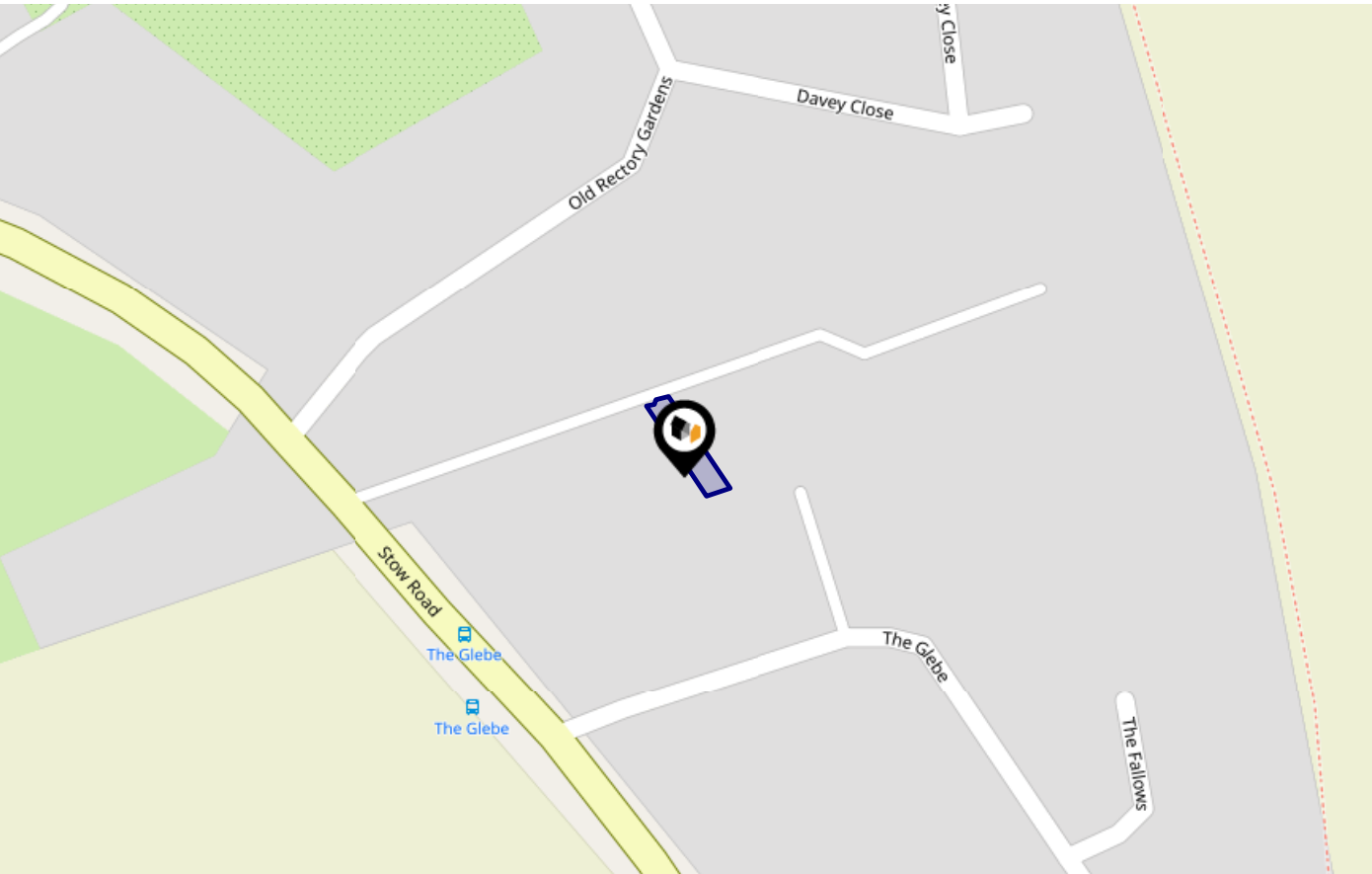
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

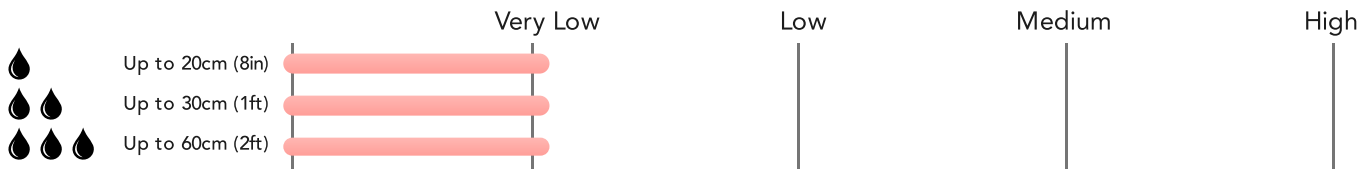


Risk Rating: Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

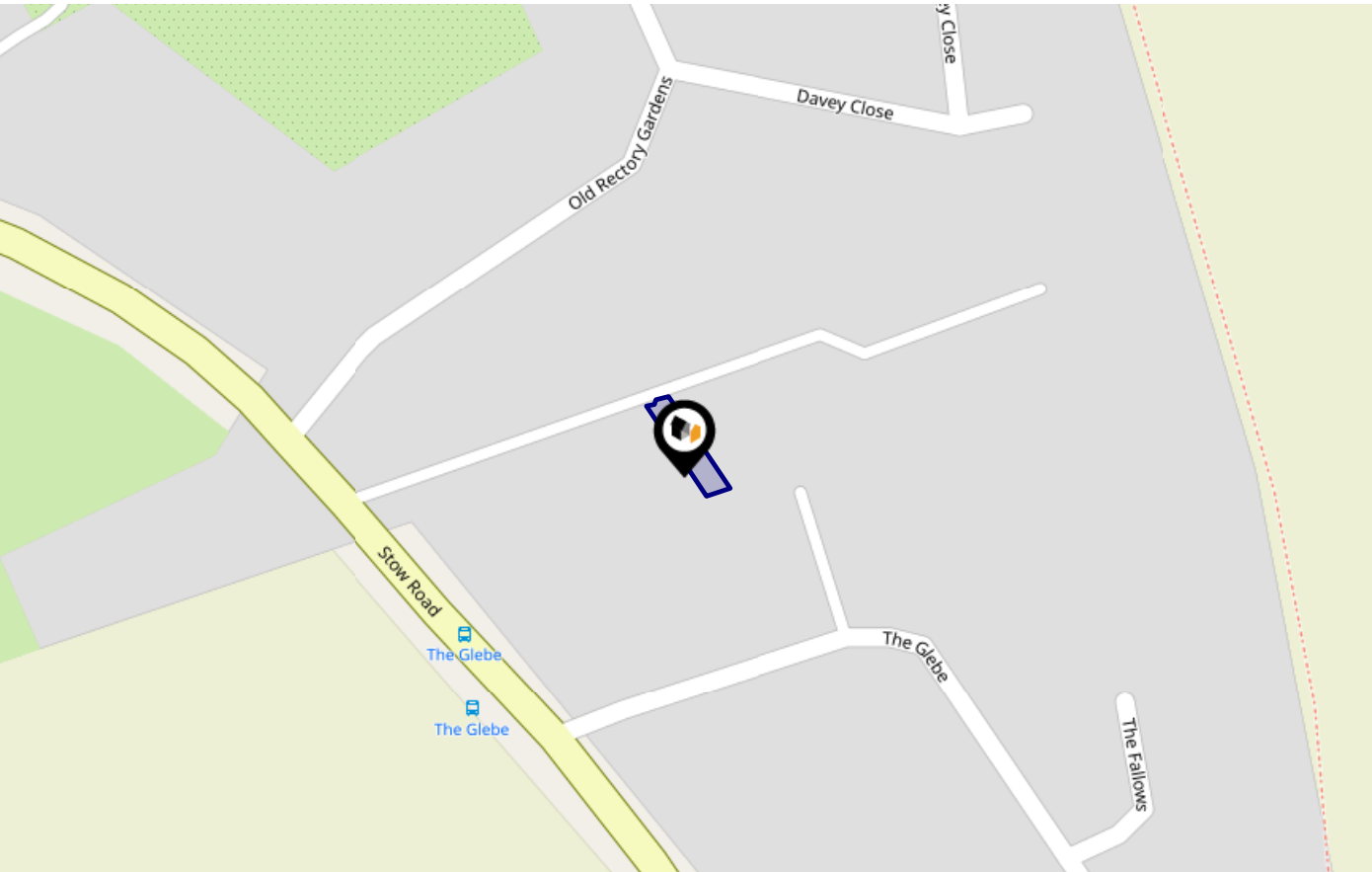


Flood Risk

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.

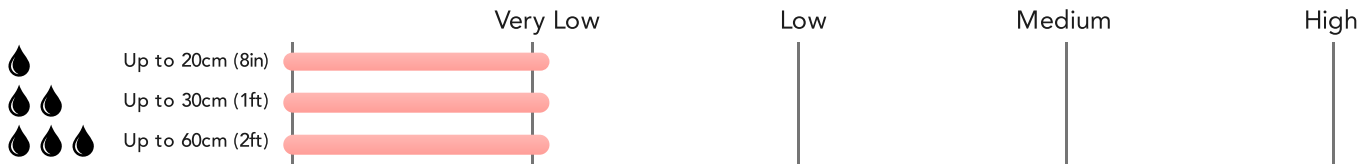


Risk Rating: Very low

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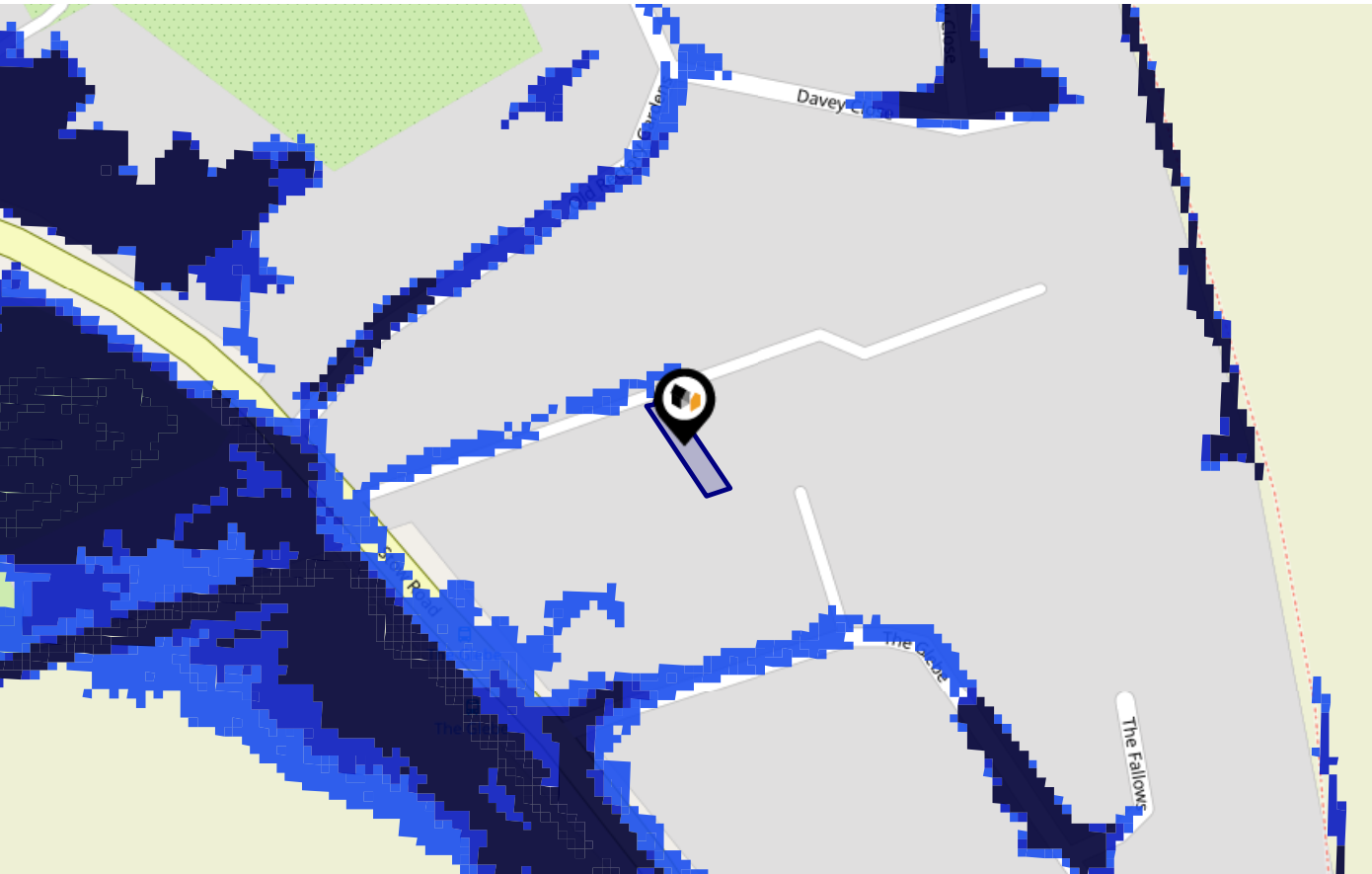
Chance of flooding to the following depths at this property:



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.

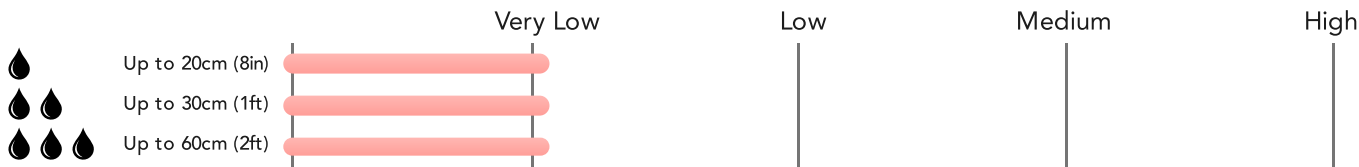


Risk Rating: Very low

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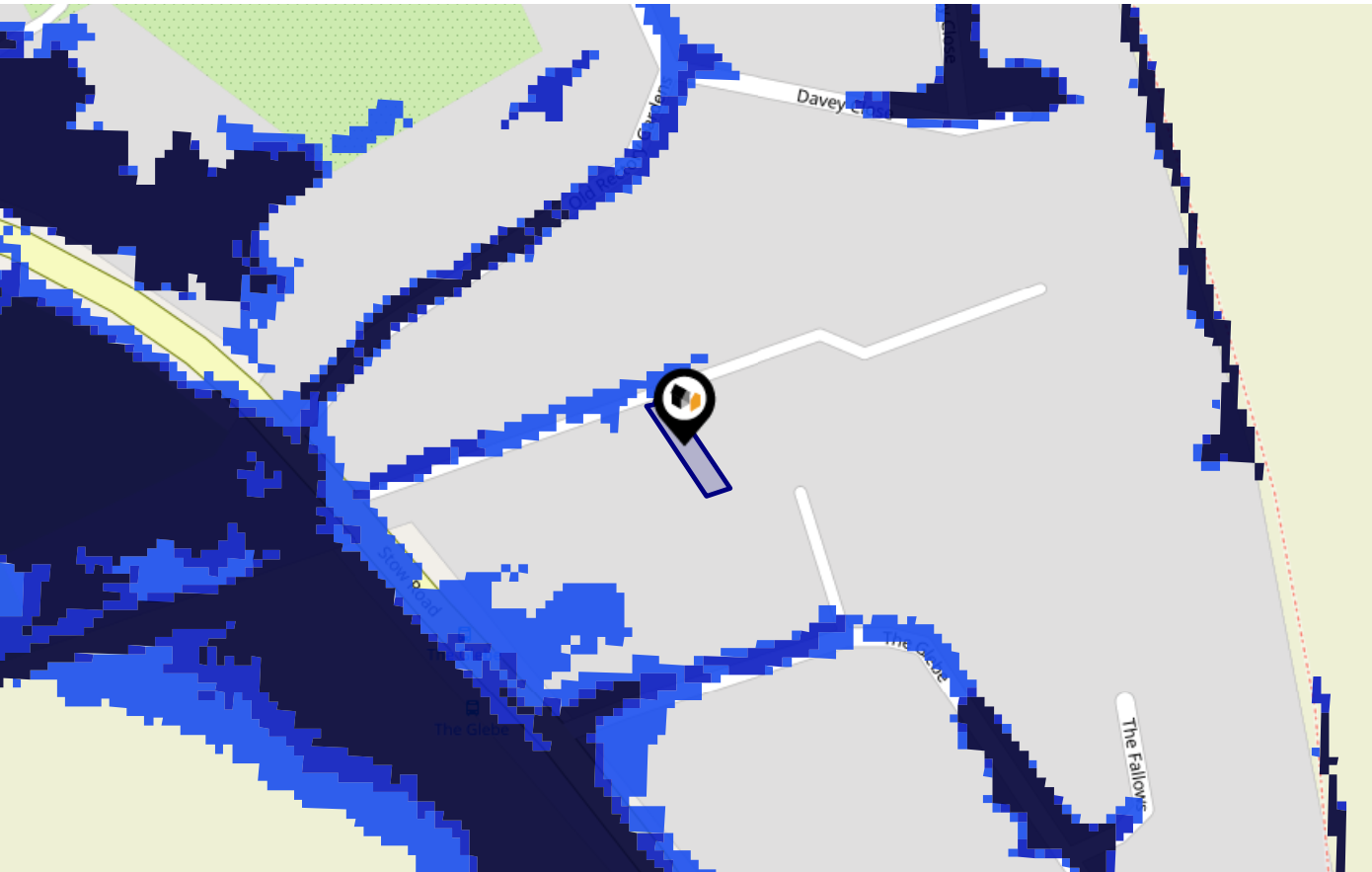
Chance of flooding to the following depths at this property:



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

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:

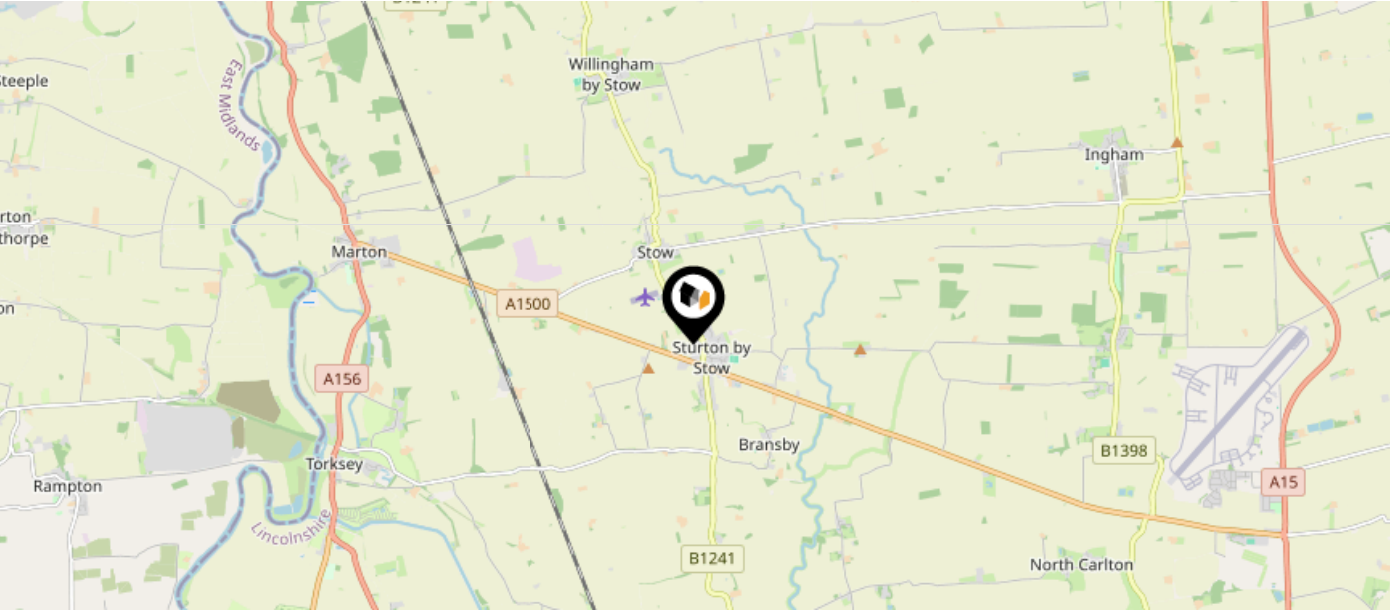


Maps

Green Belt



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



Nearby Green Belt Land

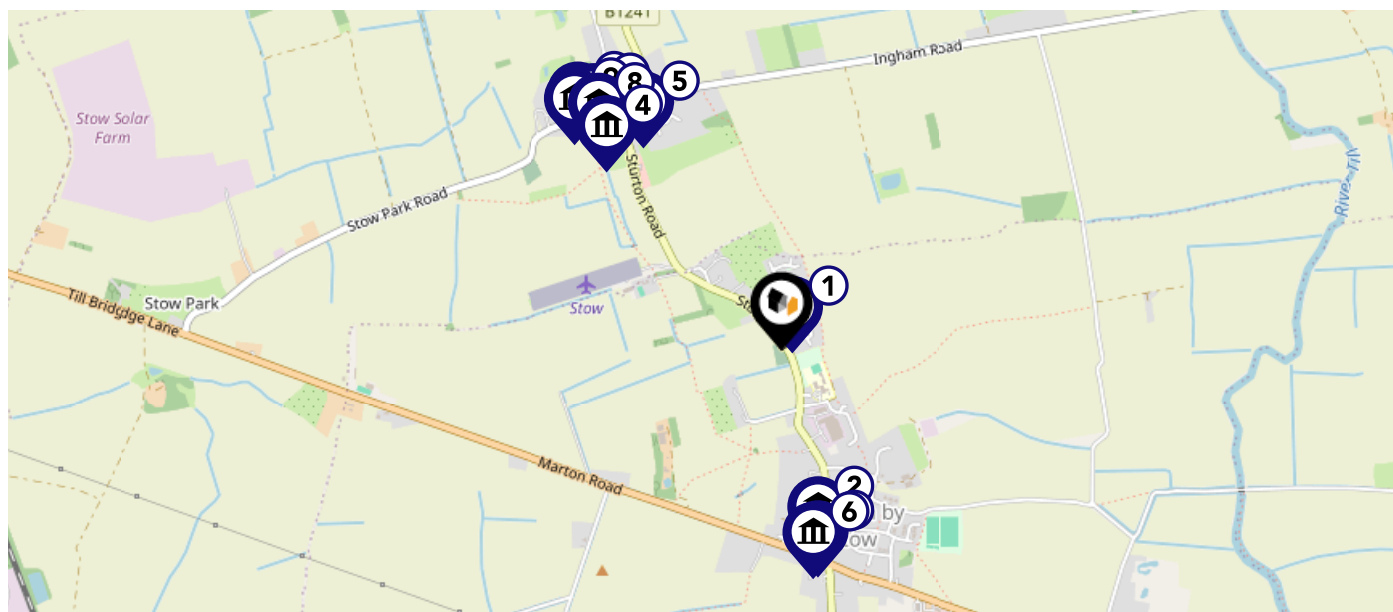
No data available.

Maps

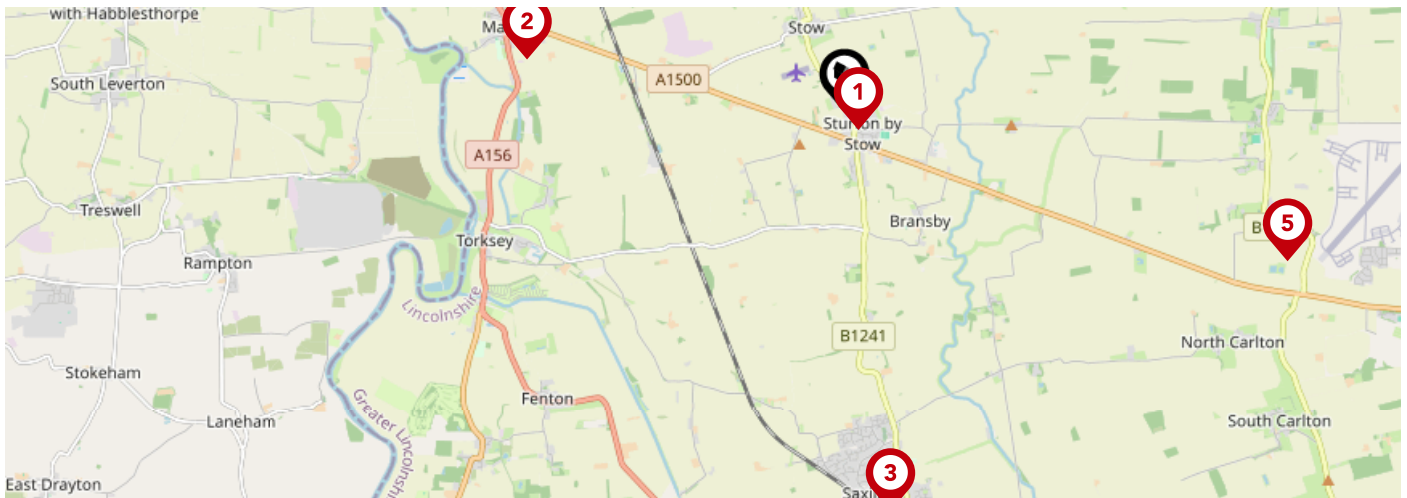
Listed Buildings



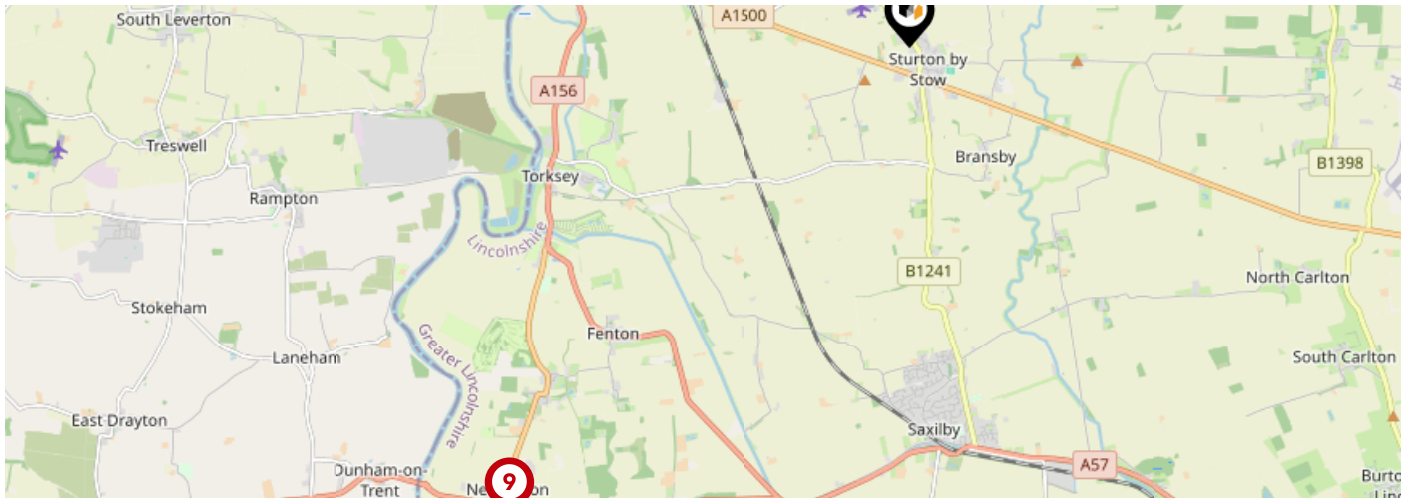
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1359488 - Old Rectory Home For The Elderly	Grade II	0.0 miles
 1146778 - Old Hall	Grade II	0.5 miles
 1146772 - Church Of St Hugh Of Avalon	Grade II	0.5 miles
 1146761 - Wesleyan Chapel	Grade II	0.5 miles
 1146755 - 9, Ingham Road	Grade II	0.5 miles
 1064068 - Lych Gate And Wall Of Church Of St Hugh Of Avalon	Grade II	0.5 miles
 1146735 - Stables And Pigeoncote At Church End Farm	Grade II	0.6 miles
 1064062 - Whipping Post	Grade II	0.6 miles
 1064063 - Threshing Barn At Church End Farm	Grade II	0.6 miles
 1146624 - Church Of St Mary	Grade I	0.6 miles



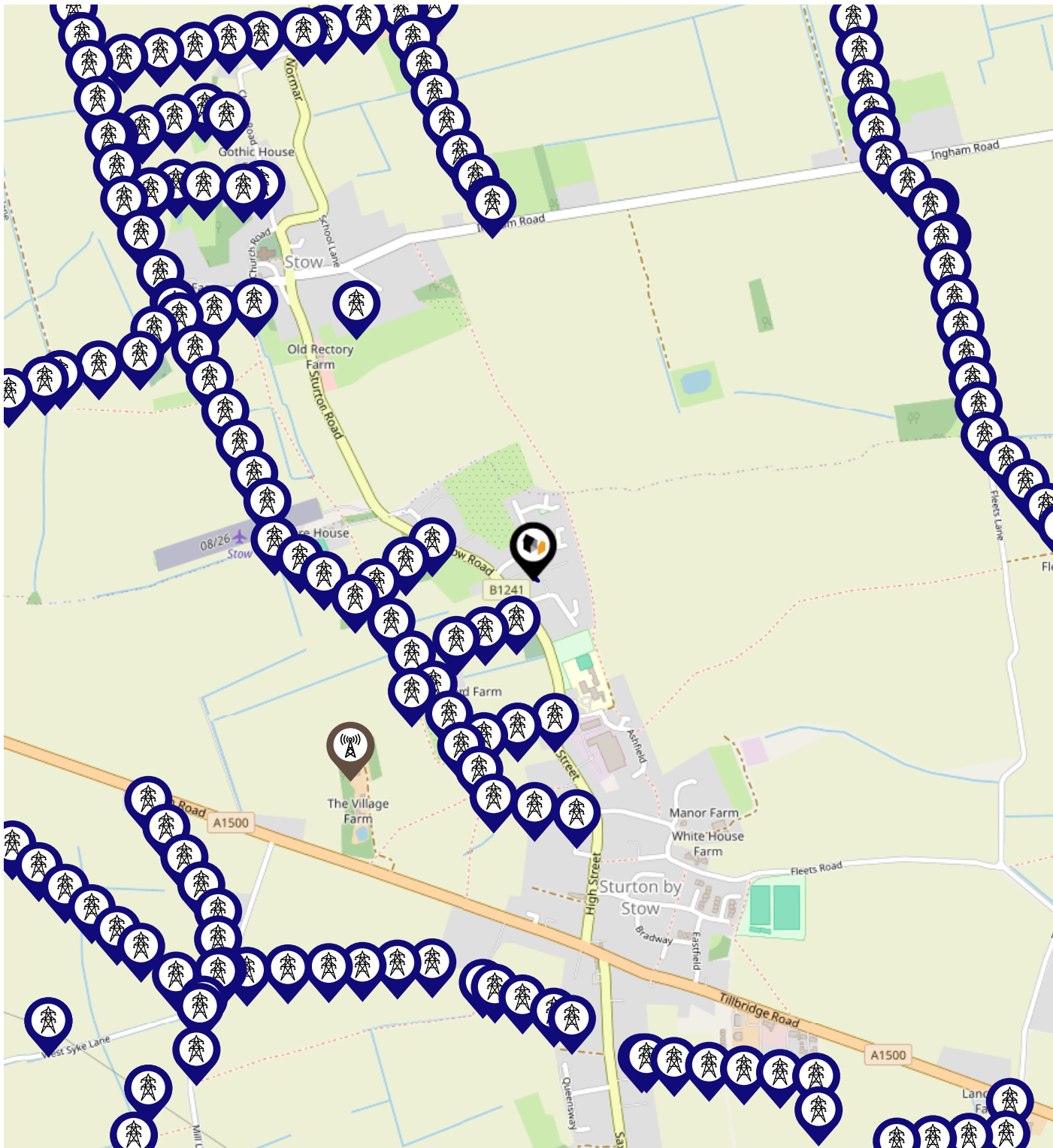
		Nursery	Primary	Secondary	College	Private
1	Sturton by Stow Primary School Ofsted Rating: Good Pupils: 171 Distance:0.2	☐	☒	☐	☐	☐
2	The Marton Academy Ofsted Rating: Good Pupils: 93 Distance:2.85	☐	☒	☐	☐	☐
3	Saxilby Church of England Primary School Ofsted Rating: Good Pupils: 378 Distance:3.57	☐	☒	☐	☐	☐
4	Ingham Primary School Ofsted Rating: Good Pupils: 81 Distance:3.84	☐	☒	☐	☐	☐
5	Scampton Church of England Primary School Ofsted Rating: Good Pupils: 57 Distance:4.15	☐	☒	☐	☐	☐
6	Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:4.61	☐	☒	☐	☐	☐
7	Frances Olive Anderson Church of England (Aided) Primary School Ofsted Rating: Good Pupils: 167 Distance:4.67	☐	☒	☐	☐	☐
8	Pollyplatt Primary School Ofsted Rating: Good Pupils: 81 Distance:5.41	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Newton-on-Trent CofE Primary School Ofsted Rating: Good Pupils: 56 Distance:5.49	☐	☒	☐	☐	☐
10	St George's Church of England Community Primary School, Gainsborough Ofsted Rating: Good Pupils: 185 Distance:6.02	☐	☒	☐	☐	☐
11	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:6.15	☐	☒	☐	☐	☐
12	Queen Eleanor Primary School Ofsted Rating: Good Pupils: 68 Distance:6.33	☐	☒	☐	☐	☐
13	Leverton Church of England Academy Ofsted Rating: Good Pupils: 89 Distance:6.35	☐	☒	☐	☐	☐
14	Benjamin Adlard Primary School Ofsted Rating: Good Pupils: 236 Distance:6.36	☐	☒	☐	☐	☐
15	Corringham CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:6.38	☐	☒	☐	☐	☐
16	Sturton CofE Primary School Ofsted Rating: Good Pupils: 92 Distance:6.44	☐	☒	☐	☐	☐

Local Area

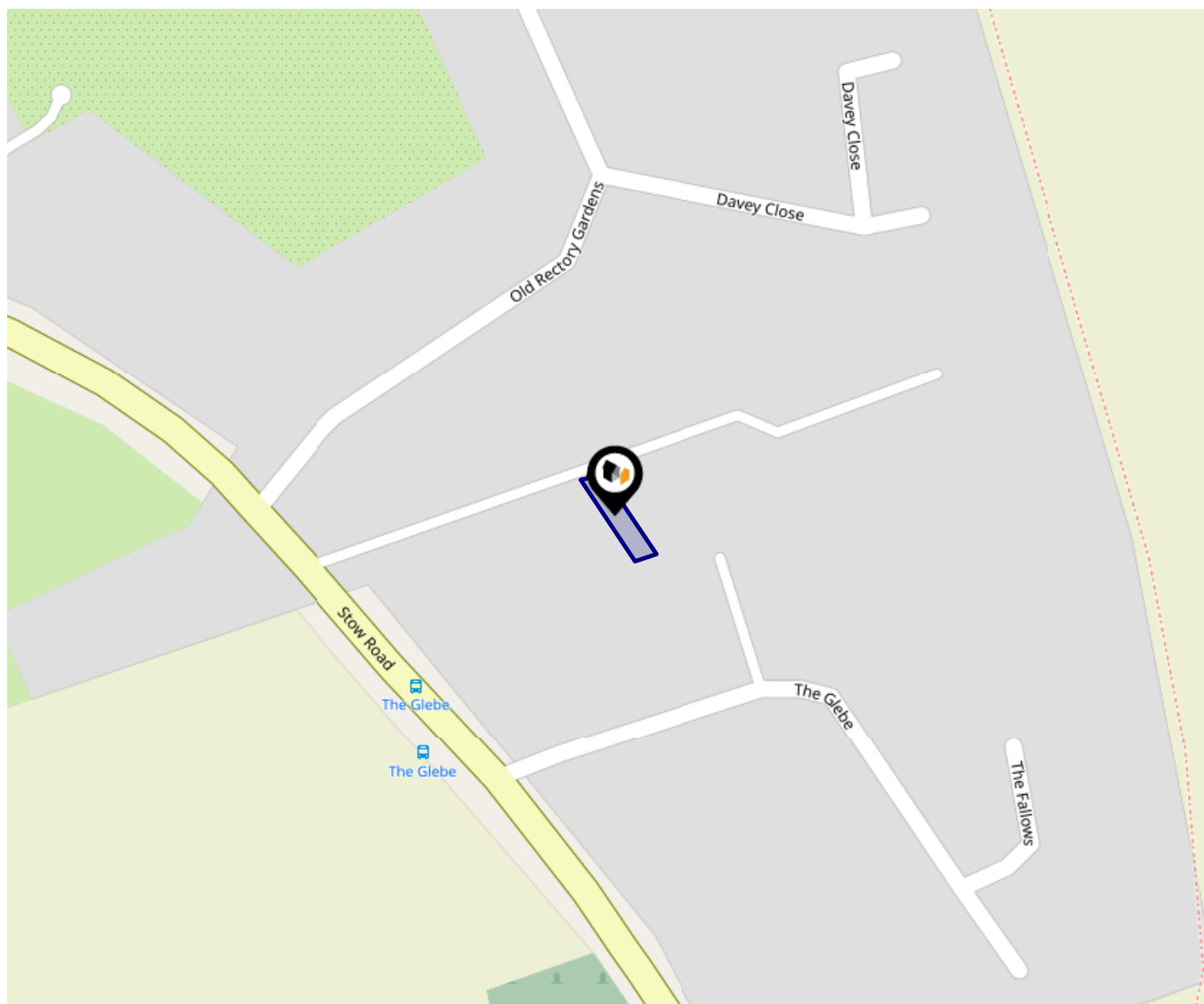
Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise



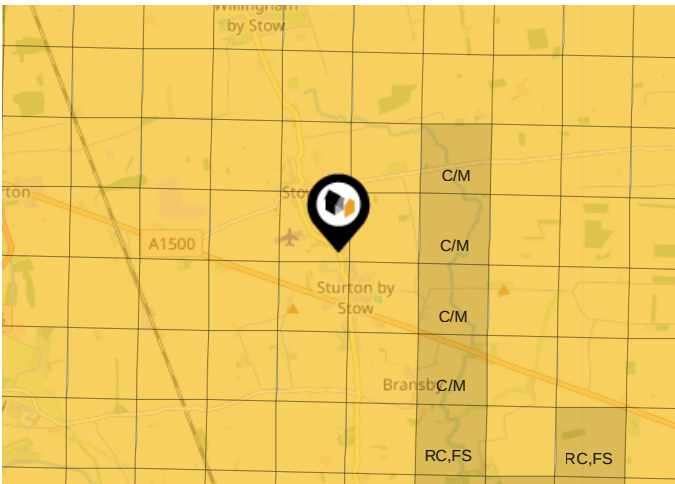
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

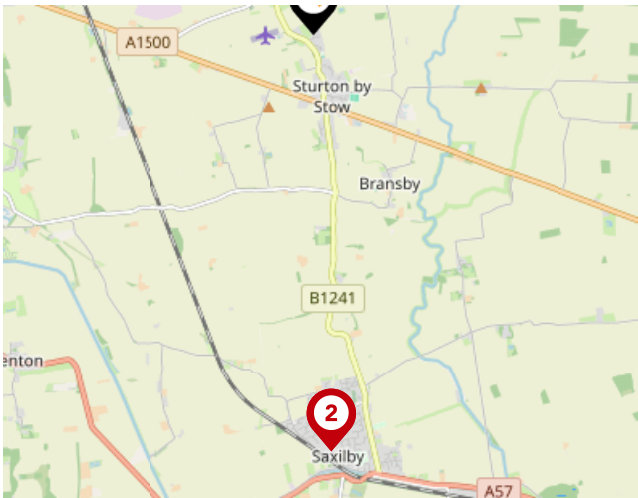
Carbon Content:	VARIABLE(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO HEAVY	Soil Depth:	DEEP



Primary Classifications (Most Common Clay Types)

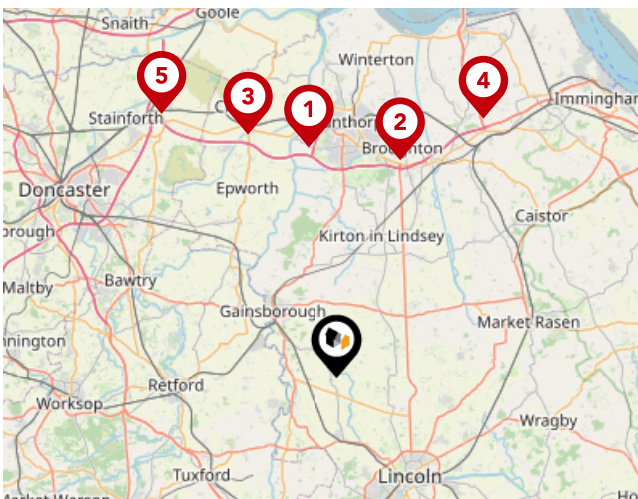
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Saxilby Rail Station	3.7 miles
2	Saxilby Rail Station	3.71 miles
3	Gainsborough Lea Road Rail Station	6.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J3	16.48 miles
2	M180 J4	16.12 miles
3	M180 J2	18.29 miles
4	M180 J5	21.07 miles
5	M180 J1	22.36 miles

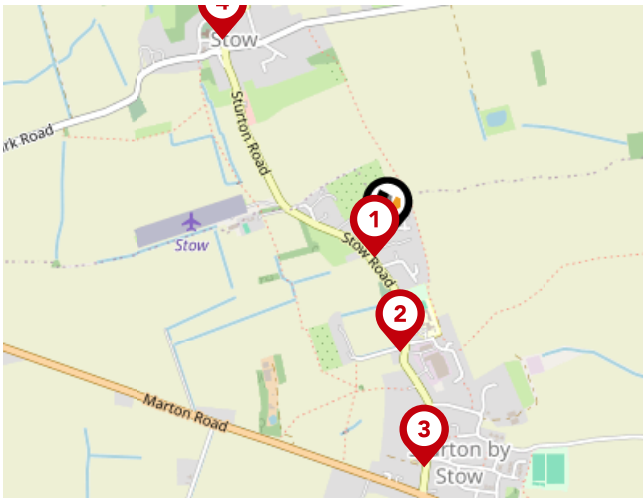


Airports/Helipads

Pin	Name	Distance
1	Finningley	17.97 miles
2	Humberside Airport	22.42 miles
3	East Mids Airport	43.88 miles
4	Leeds Bradford Airport	55.65 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Glebe	0.05 miles
2	School Lane	0.25 miles
3	Demand Responsive Area	0.51 miles
4	Ingham Road	0.57 miles
5	Demand Responsive Area	0.61 miles



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



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 Mundys 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 Mundys and therefore no warranties can be given as to their good working order.

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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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Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

www.mundys.net

