

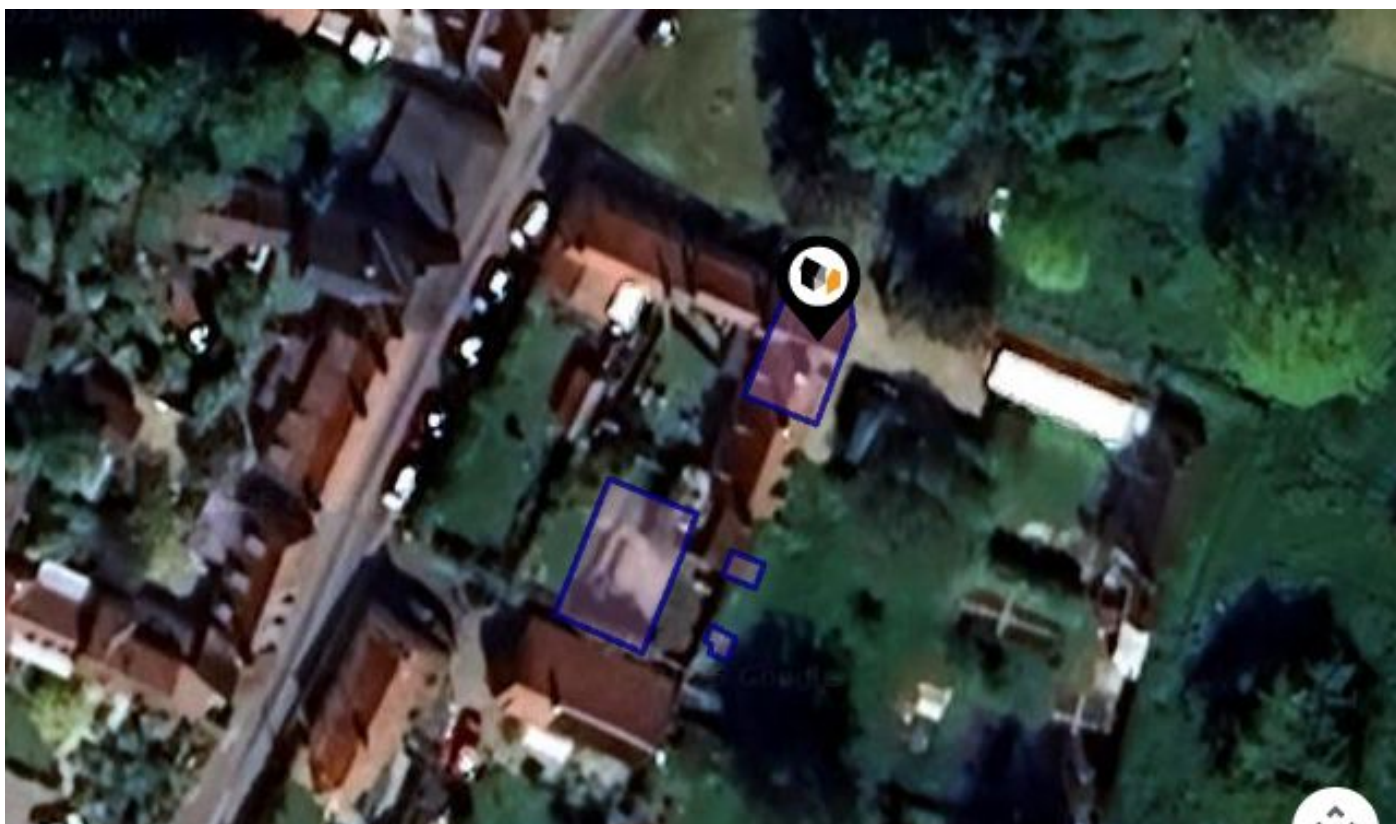


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 24<sup>th</sup> November 2025**



**GLENHOLME, HIGH STREET, FULBECK, GRANTHAM, NG32 3JT**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

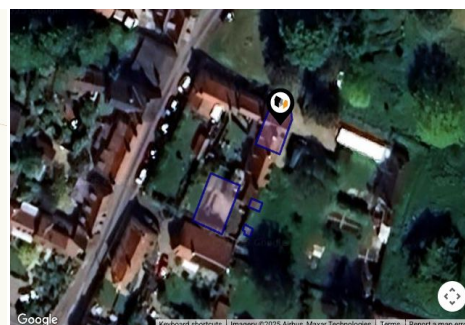
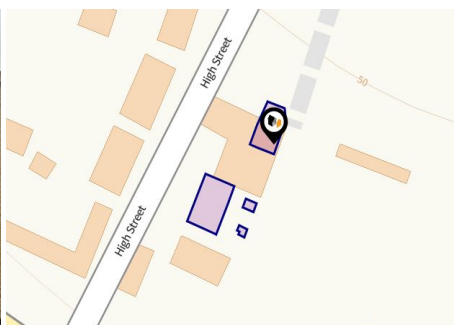
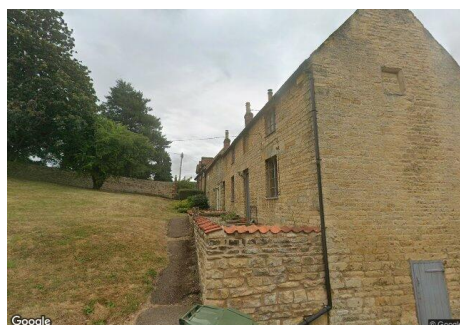
01522 510 044

Alex.Porter@mundys.net

www.mundys.net



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## Property

Type:	Terraced
Bedrooms:	2
Floor Area:	904 ft <sup>2</sup> / 84 m <sup>2</sup>
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,458
Title Number:	LL328747
UPRN:	100030917116

Last Sold Date:	26/08/2022
Last Sold Price:	£287,000
Last Sold £/ft <sup>2</sup> :	£317
Tenure:	Freehold

## Local Area

Local Authority:	Lincolnshire
Conservation Area:	Fulbeck
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

29  
mb/s



1000  
mb/s



### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Glenholme, High Street, Fulbeck, Grantham, NG32 3JT*

Reference - SouthKesteven/S12/2451
<b>Decision:</b> Decided
<b>Date:</b> 27th September 2012
<b>Description:</b> Replace existing conservatory with sunroom extension

Reference - SouthKesteven/S14/2976
<b>Decision:</b> Decided
<b>Date:</b> 22nd October 2014
<b>Description:</b> Approval of details of Condition 3 (roof tile) of p/p S12/2451

Reference - SouthKesteven/S13/3256
<b>Decision:</b> Decided
<b>Date:</b> 09th December 2013
<b>Description:</b> Approval of details reserved by Condition 2, 3 & 4 of S12/2387

Reference - SouthKesteven/S14/3025
<b>Decision:</b> Decided
<b>Date:</b> 20th October 2014
<b>Description:</b> Approval of details of Condition 3 (roof tile) of p/p S12/2387

# Planning History This Address



Planning records for: *Glenholme, High Street, Fulbeck, Grantham, NG32 3JT*

Reference - SouthKesteven/S13/3357	
Decision:	Decided
Date:	09th December 2013
Description:	Approval of details reserved by Condition 2, 3 & 4 of S12/2451

Reference - SouthKesteven/S12/2387	
Decision:	Decided
Date:	27th September 2012
Description:	Replace existing conservatory with sunroom extension



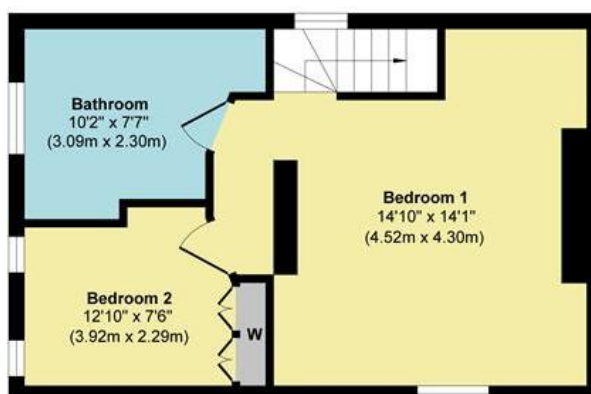




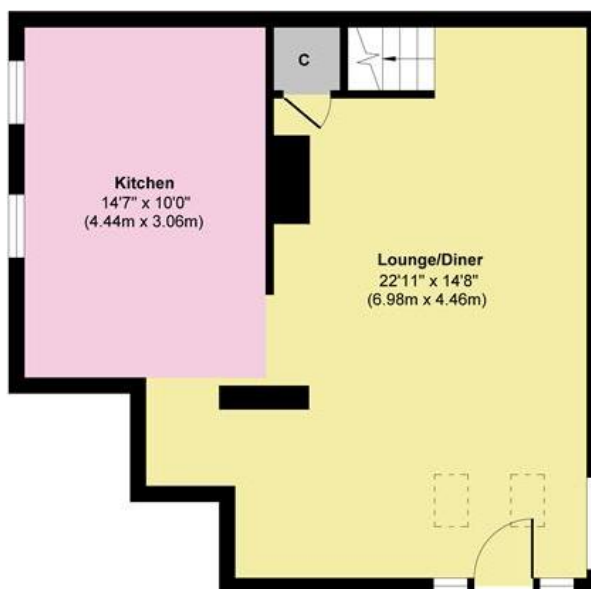


# GLENHOLME, HIGH STREET, FULBECK, GRANTHAM, NG32 3JT

High Street, Fulbeck



**First Floor**  
Approximate Floor Area  
347 sq. ft  
(32.22 sq. m)

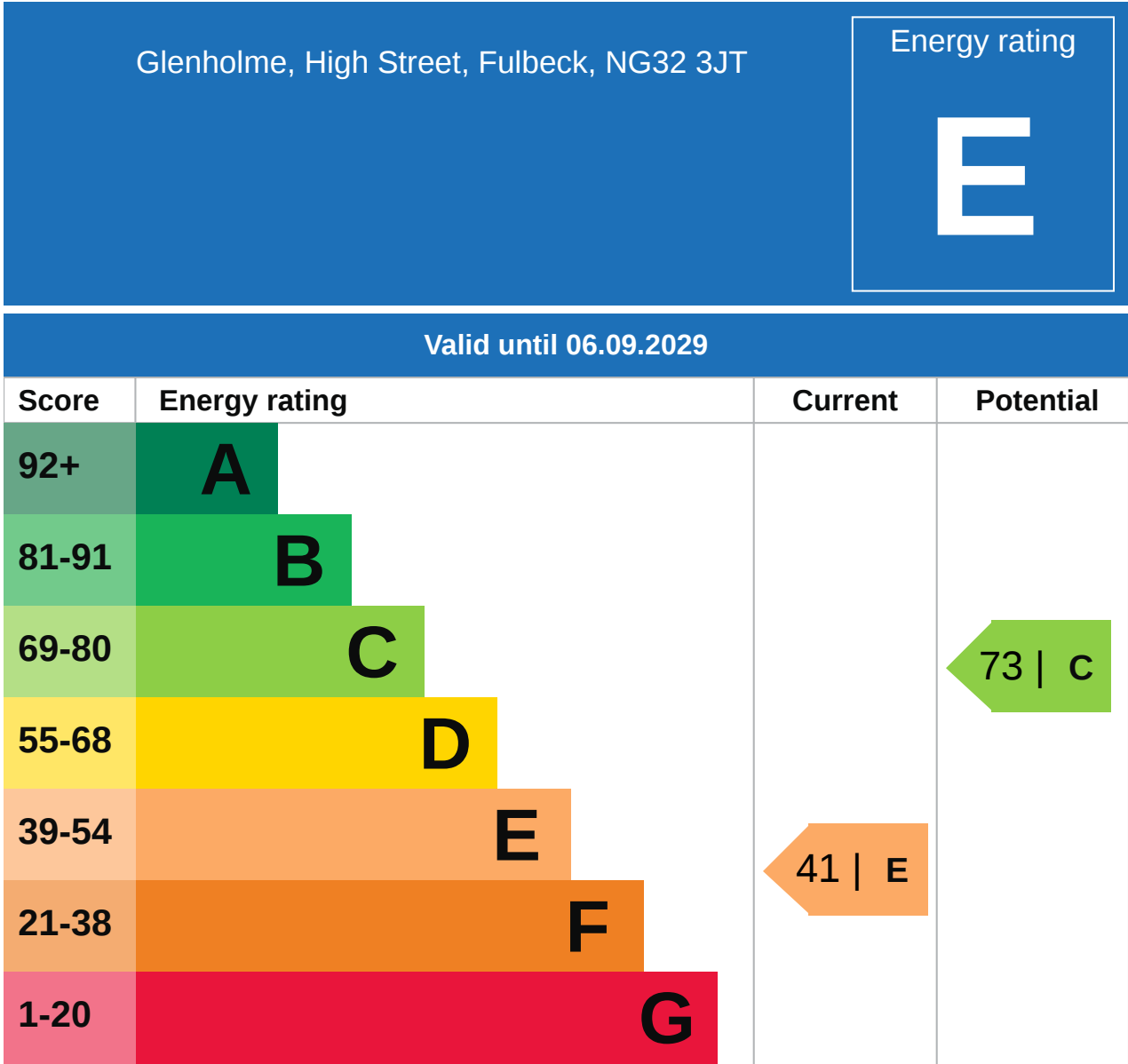


**Ground Floor**  
Approximate Floor Area  
479 sq. ft  
(44.53 sq. m)

**Approx. Gross Internal Floor Area 826 sq. ft / 76.75 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

# Property EPC - Certificate





### Additional EPC Data

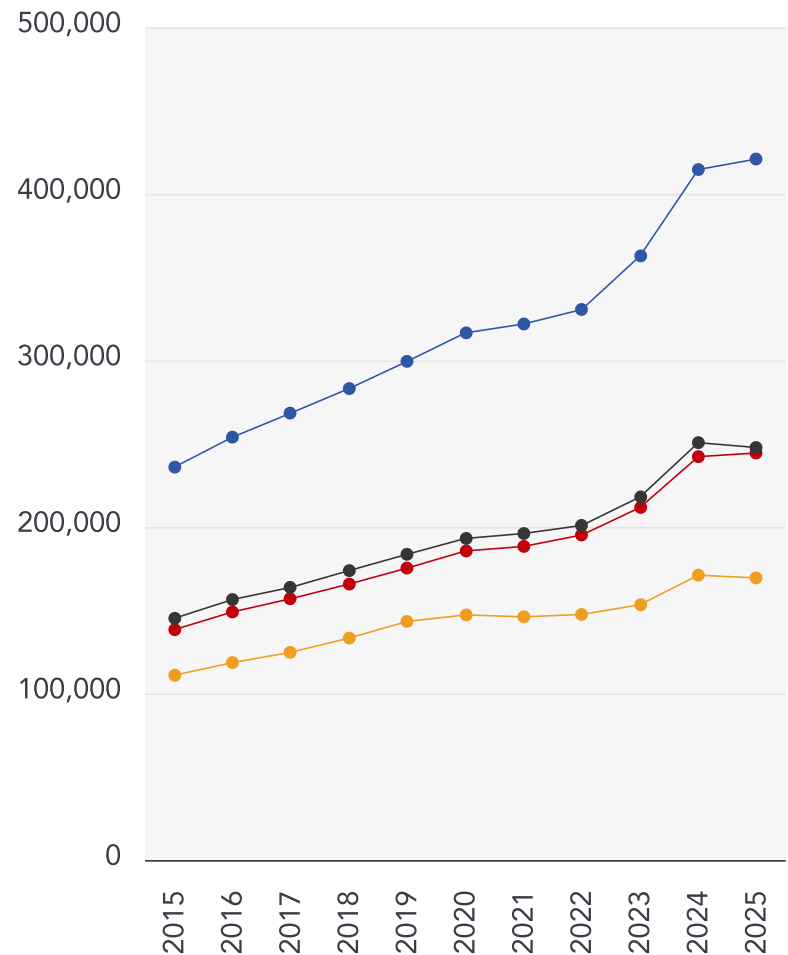
<b>Property Type:</b>	House
<b>Build Form:</b>	Enclosed End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, electric
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	84 m <sup>2</sup>

# Market

## House Price Statistics



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



Detached

**+78.41%**

Terraced

**+70.66%**

Semi-Detached

**+76.69%**

Flat

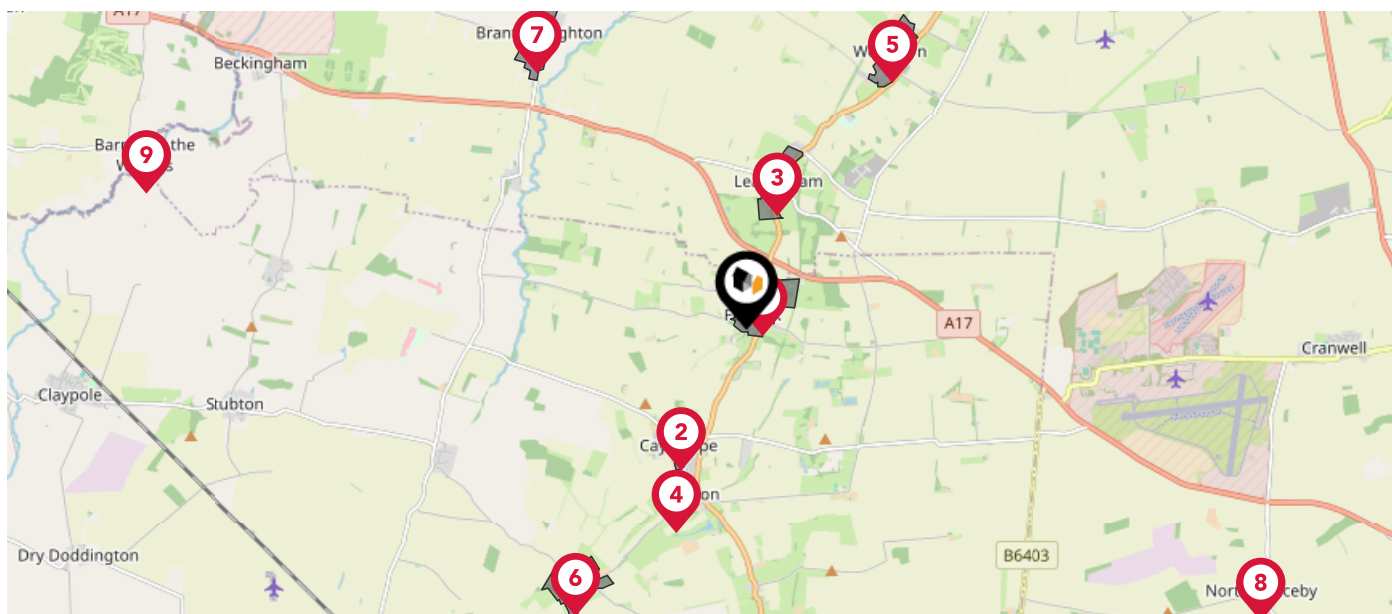
**+52.67%**

# 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



Fulbeck



Caythorpe



Leadenham



Frieston Green



Welbourn



Hough-on-The-Hill



Brant Broughton



North Rauceby



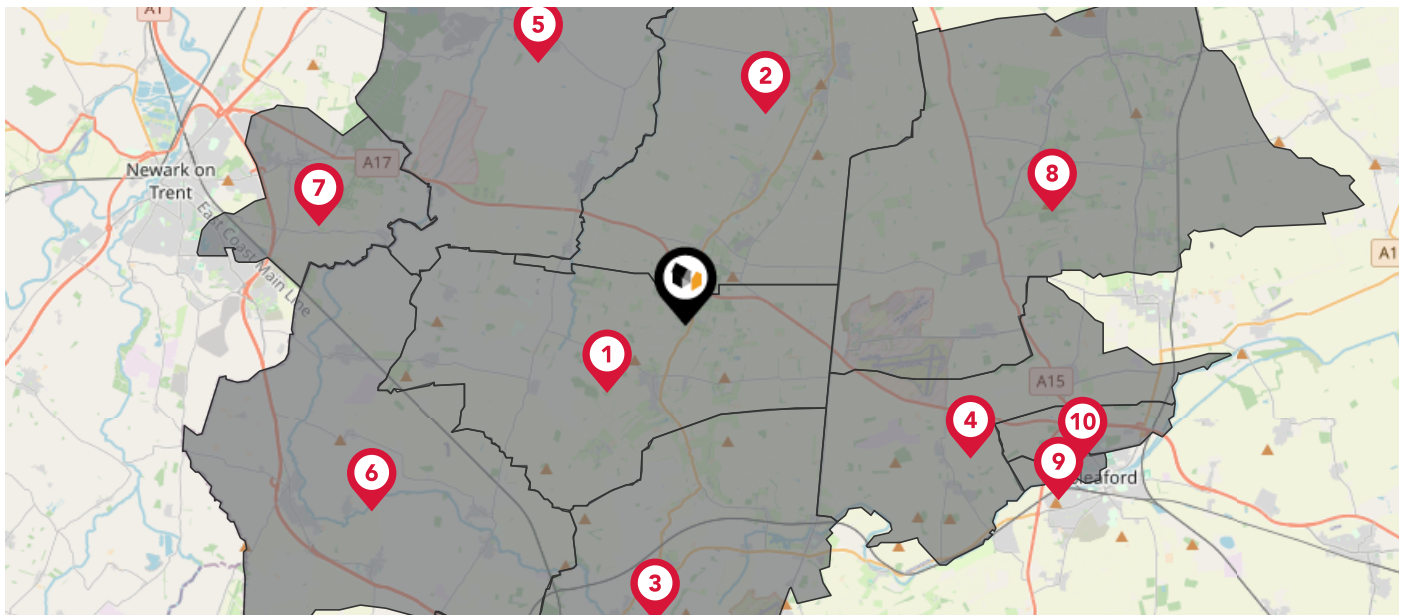
Barnby in the Willows

# 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

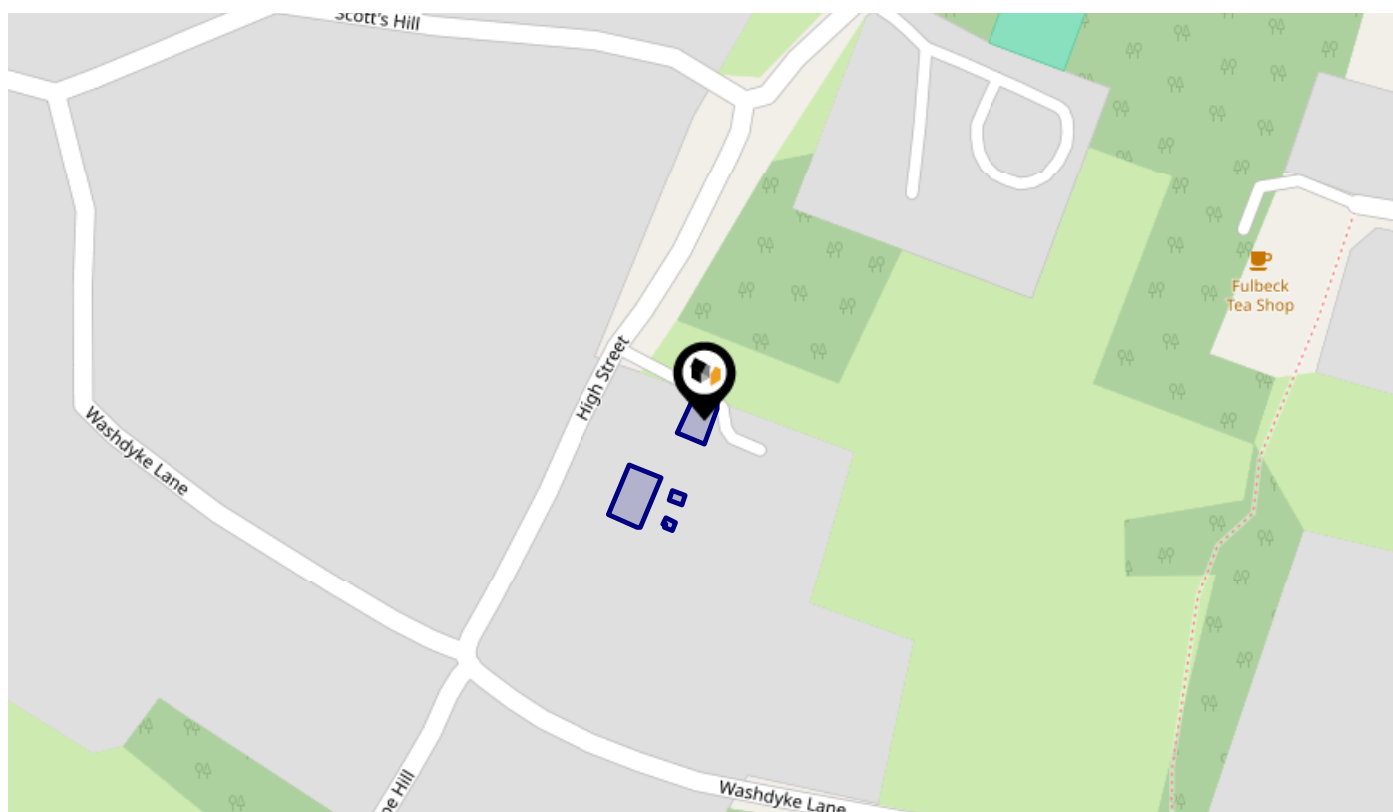


### Nearby Council Wards

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

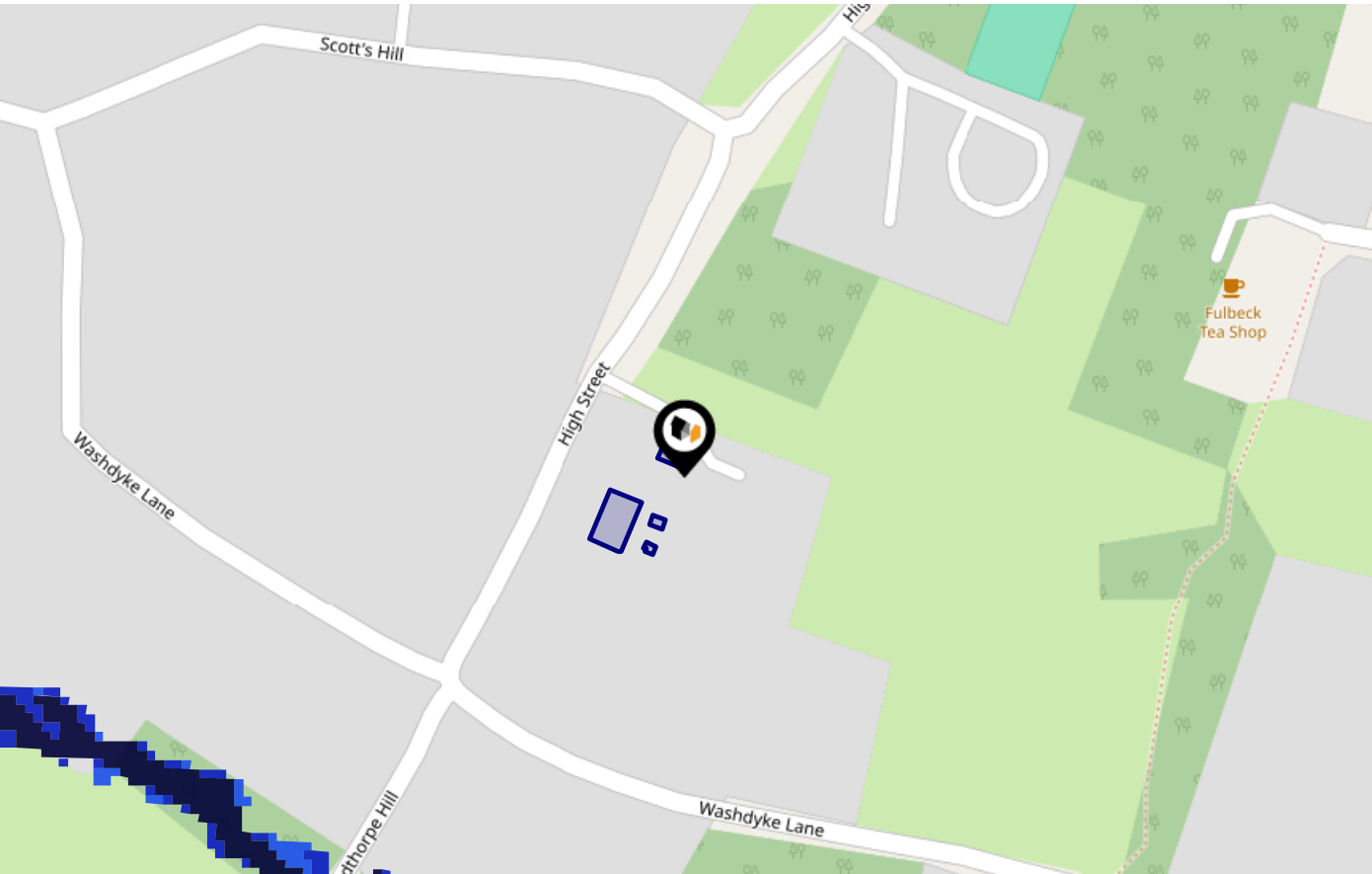
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

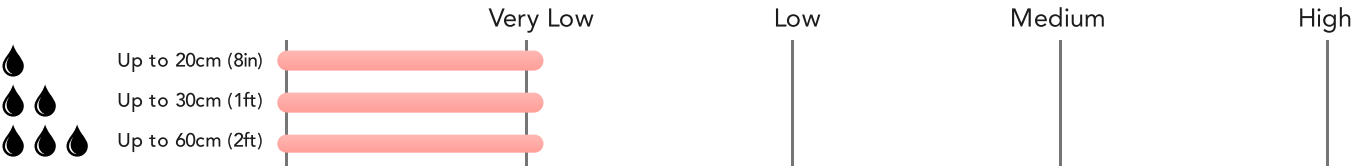


**Risk Rating: Very low**

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.

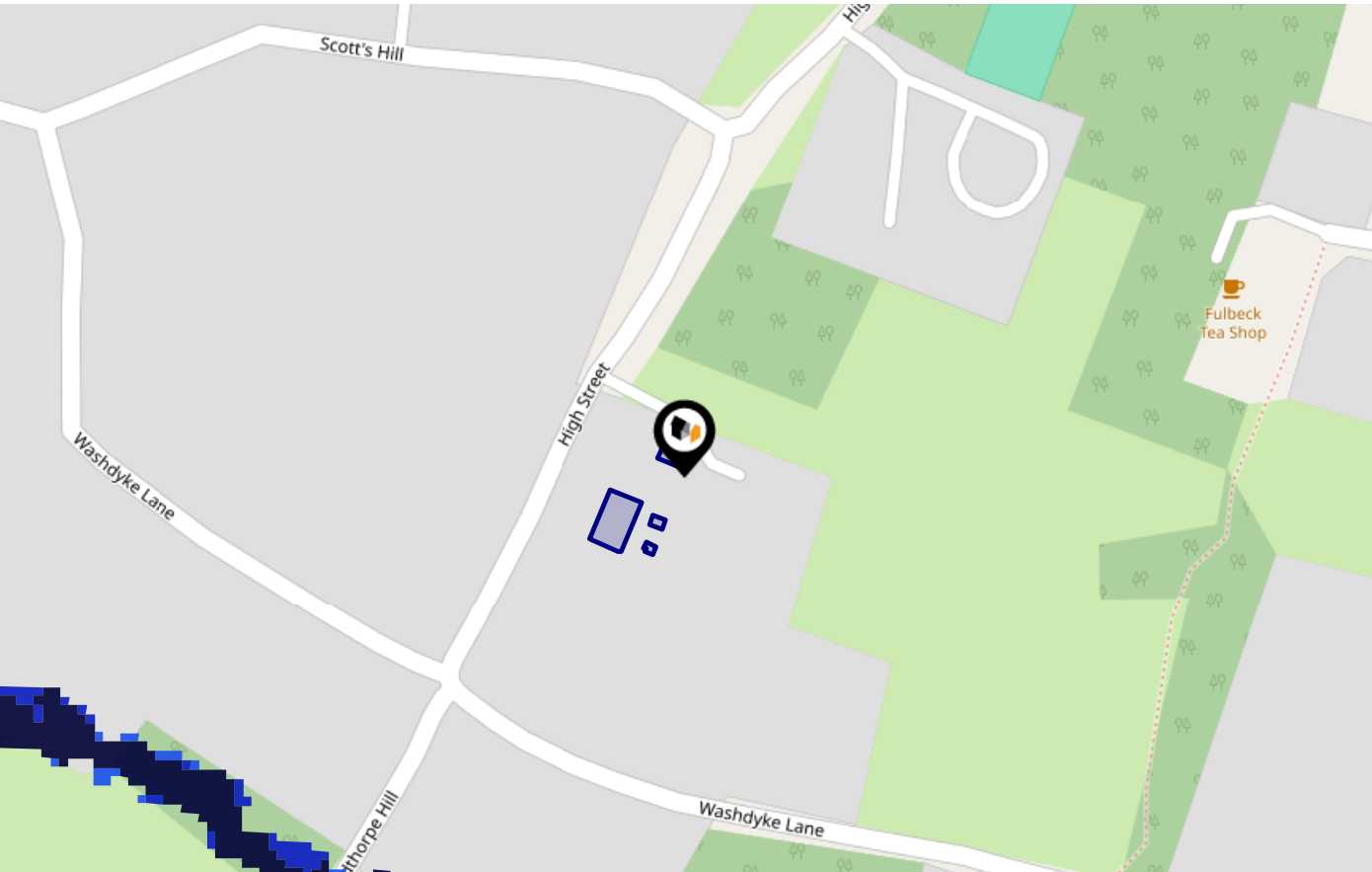
Chance of flooding to the following depths at this property:



# 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.

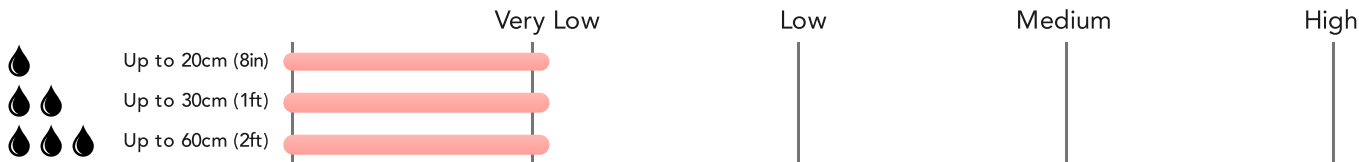


Risk Rating: Very low

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

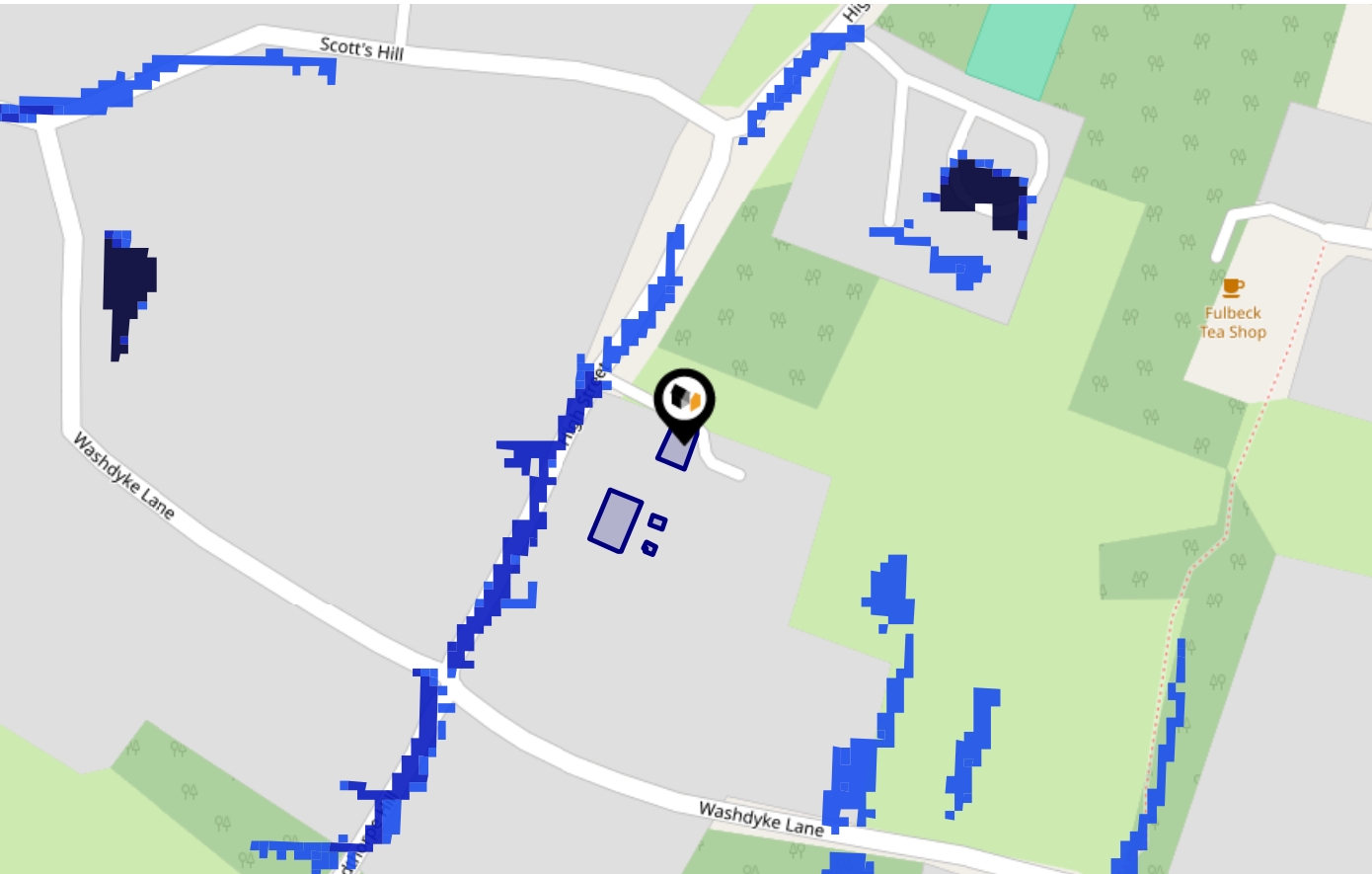
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

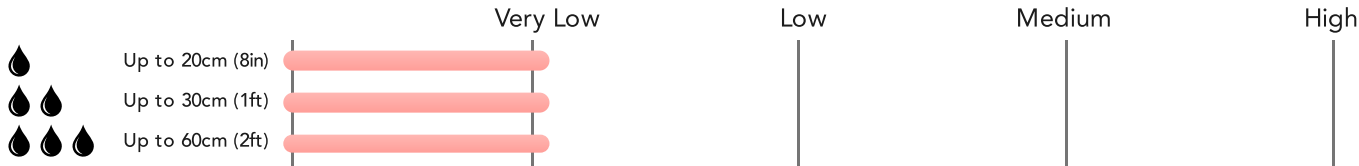


Risk Rating: Very low

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:

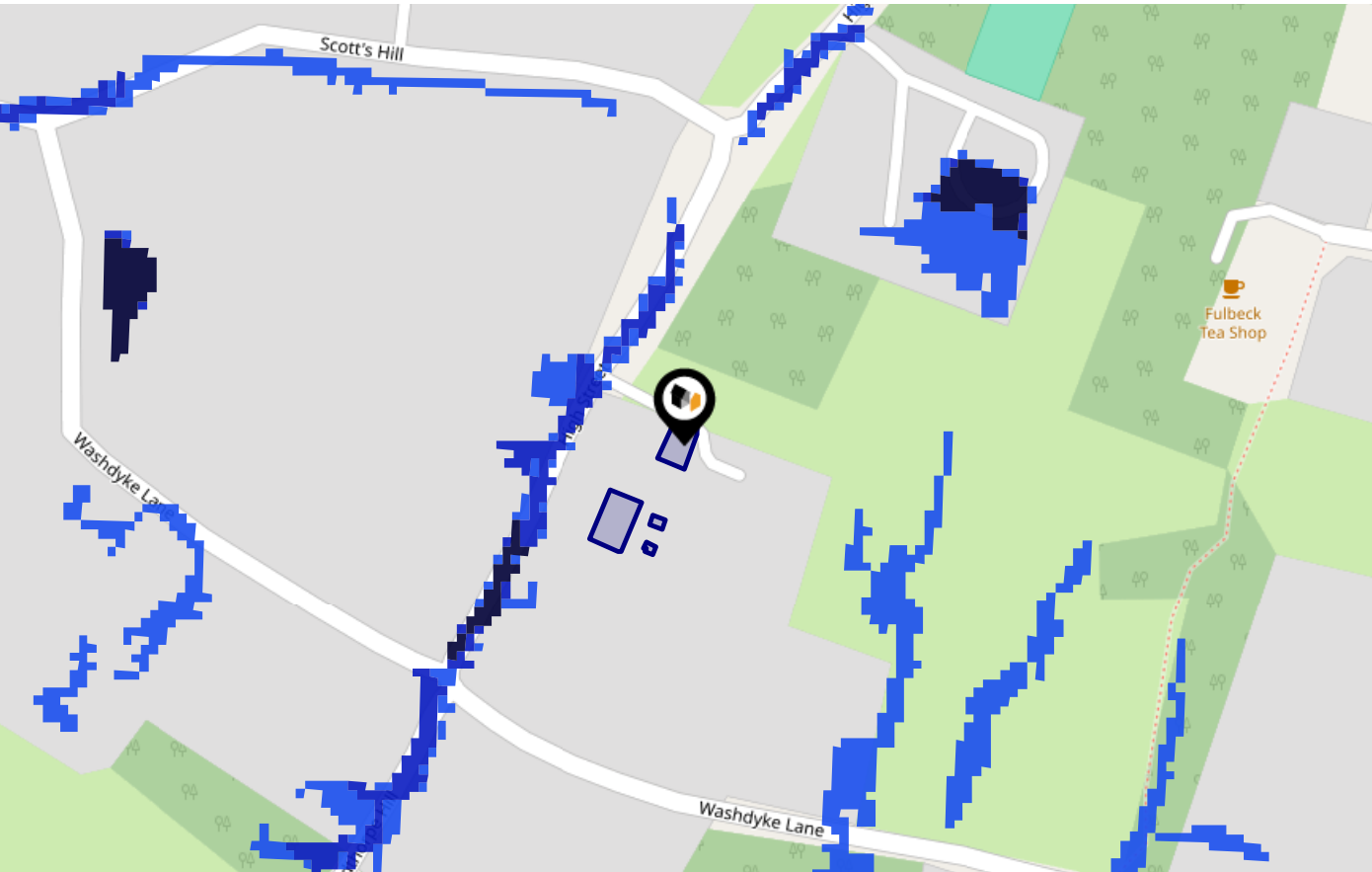




# Flood Risk

## 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.

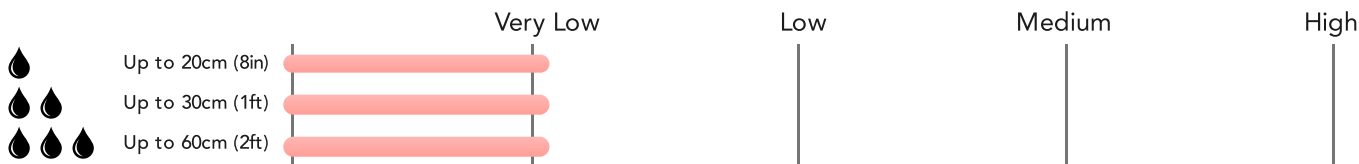


Risk Rating: Very low

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.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- 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:

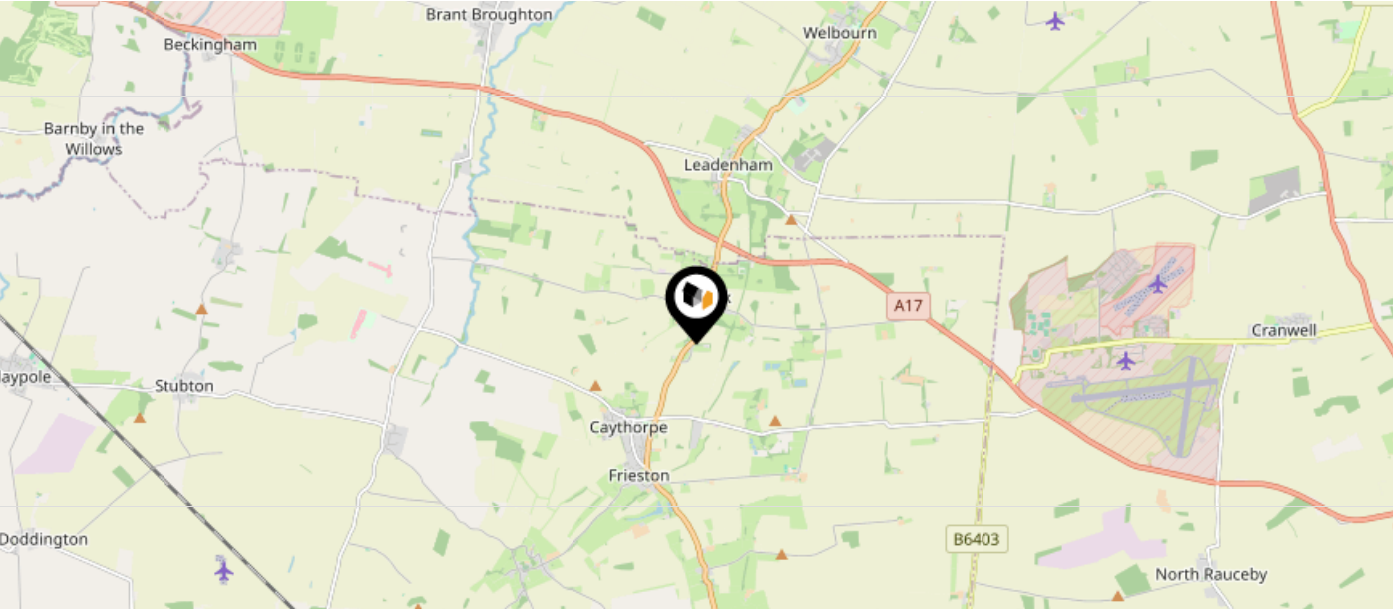


# Maps

## Green Belt



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



### Nearby Green Belt Land

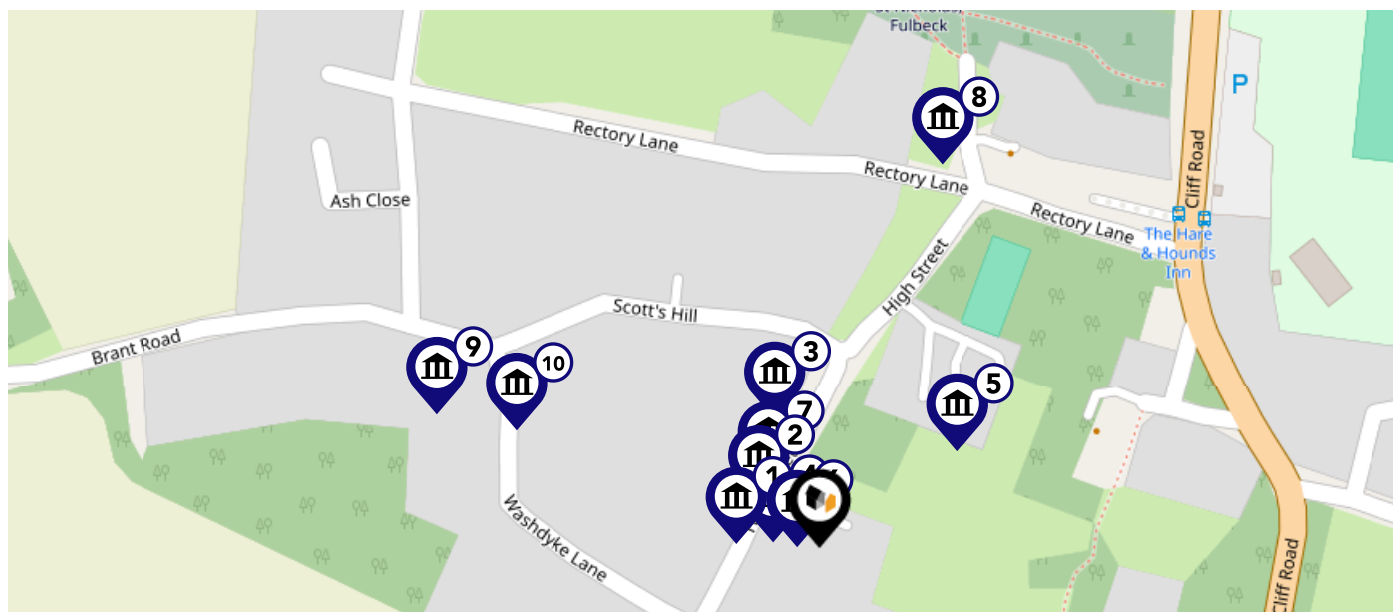
No data available.











# Maps

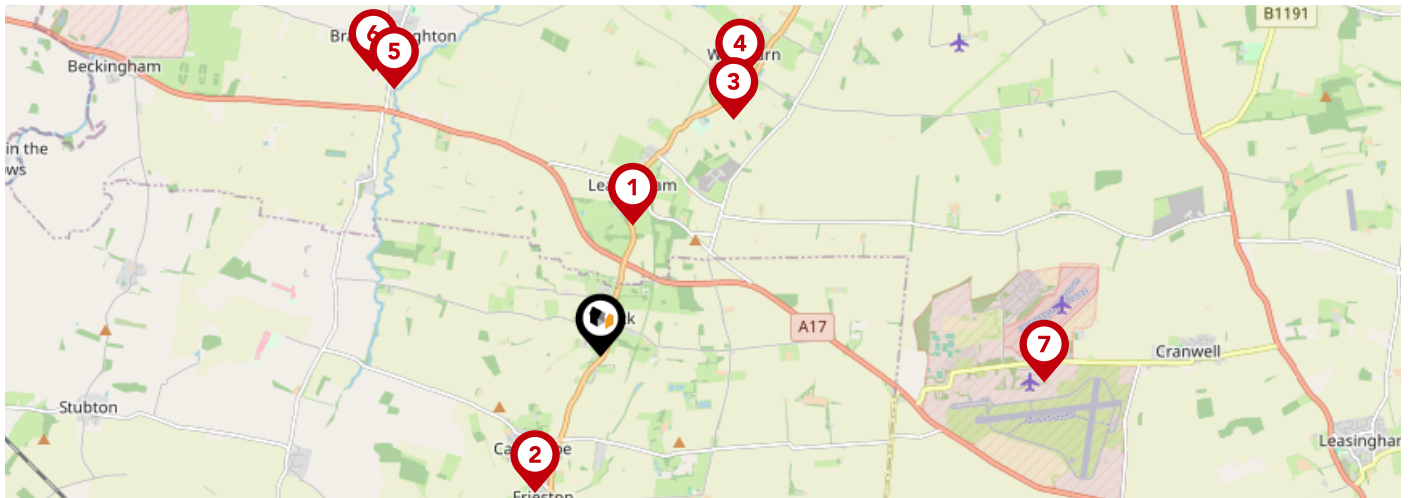
## Listed Buildings



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

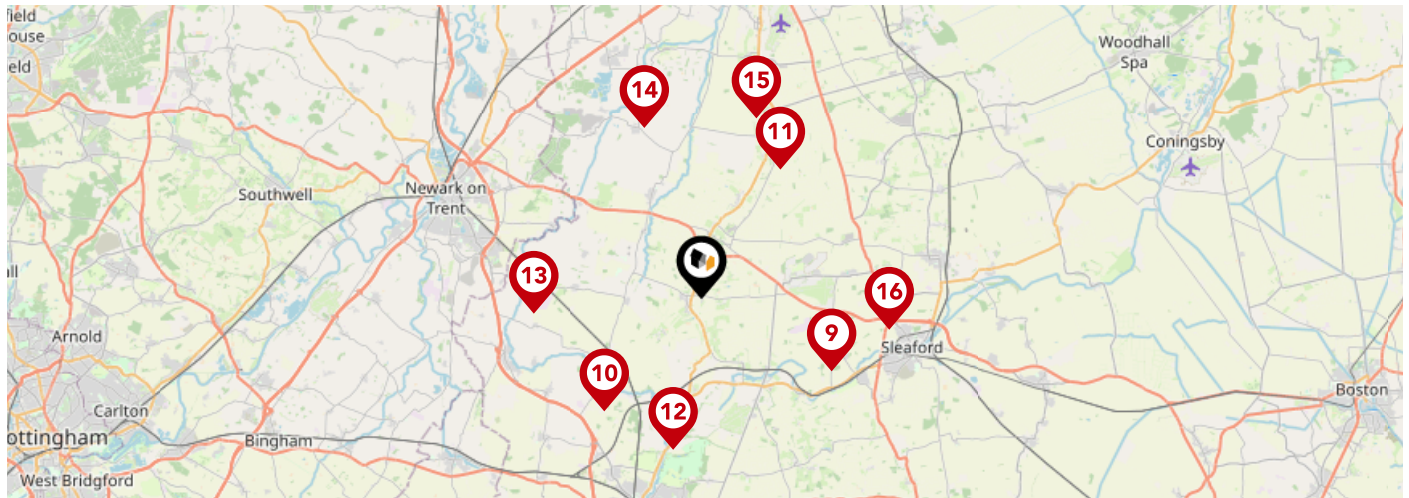










Listed Buildings in the local district		Grade	Distance
	1062409 - Apple Cross House	Grade II	0.0 miles
	1360294 - The Old Reading Room	Grade II	0.0 miles
	1309010 - Holly Cottage	Grade II	0.0 miles
	1166245 - North View	Grade II	0.0 miles
	1166259 - Fulbeck Manor	Grade II	0.0 miles
	1360295 - Toad Hall	Grade II	0.0 miles
	1309011 - The Reading Room Cottage	Grade II	0.0 miles
	1360293 - Cross Base And Shaft	Grade II	0.1 miles
	1166284 - Ermine Cottage	Grade II	0.1 miles
	1309000 - Barn At The Old Farm House	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Leadenham Church of England Academy</b> Ofsted Rating: Good   Pupils: 57   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Caythorpe Primary School</b> Ofsted Rating: Requires improvement   Pupils: 88   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sir William Robertson Academy, Welbourn</b> Ofsted Rating: Good   Pupils: 1028   Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Welbourn Church of England Primary School</b> Ofsted Rating: Good   Pupils: 64   Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Broughton House College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Brant Broughton Church of England and Methodist Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cranwell Primary School (Foundation)</b> Ofsted Rating: Good   Pupils: 303   Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ancaster CofE Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

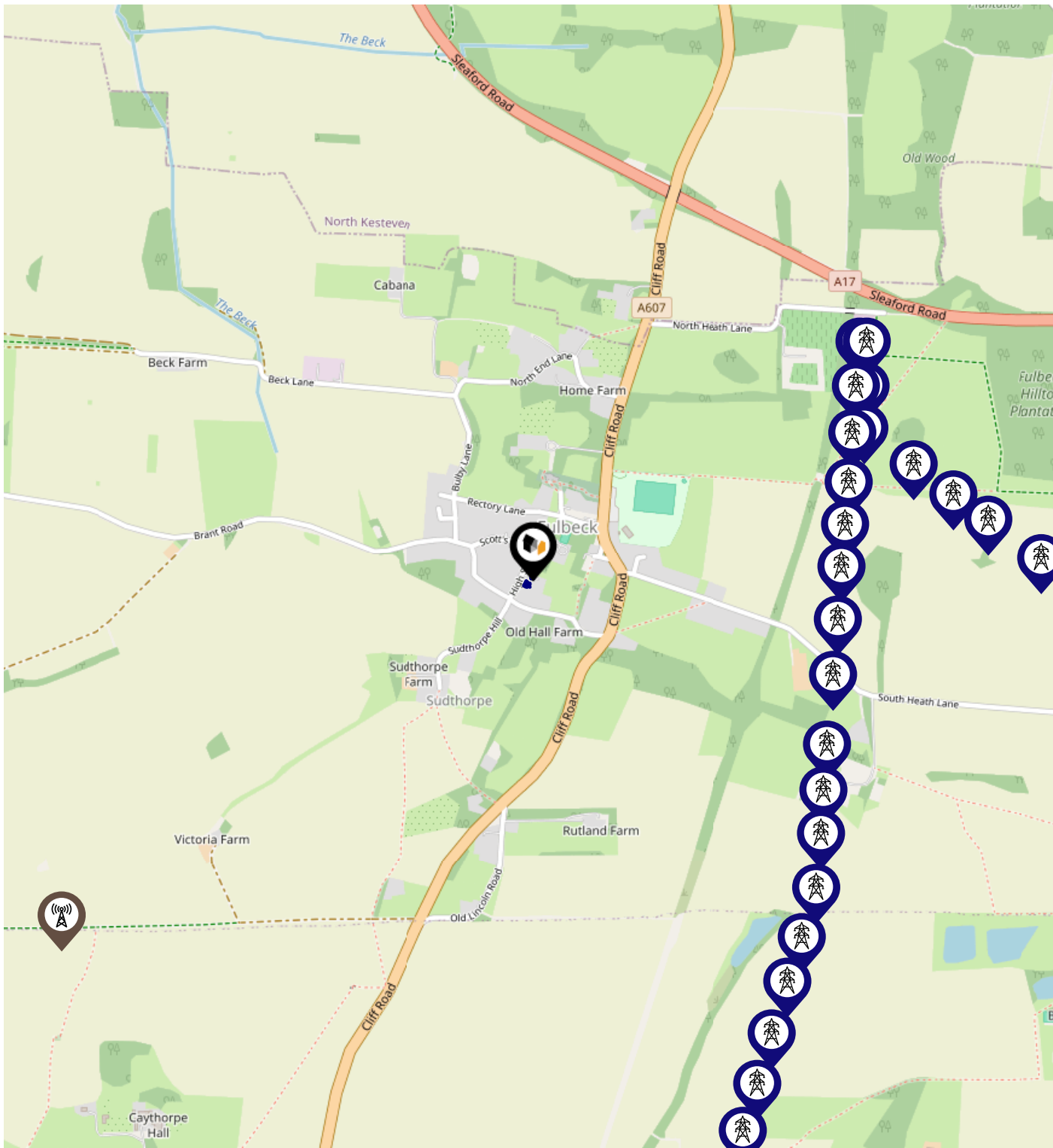






		Nursery	Primary	Secondary	College	Private
	<b>Rauceby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 174   Distance:5.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Marston Thorold's Charity Church of England School</b> Ofsted Rating: Good   Pupils: 70   Distance:5.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Navenby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:5.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barkston and Syston CofE Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:5.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Claypole Church of England Primary School</b> Ofsted Rating: Good   Pupils: 145   Distance:6.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bassingham Primary School</b> Ofsted Rating: Good   Pupils: 173   Distance:6.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coleby Church of England (Controlled) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 49   Distance:6.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Leasingham St Andrew's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:6.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

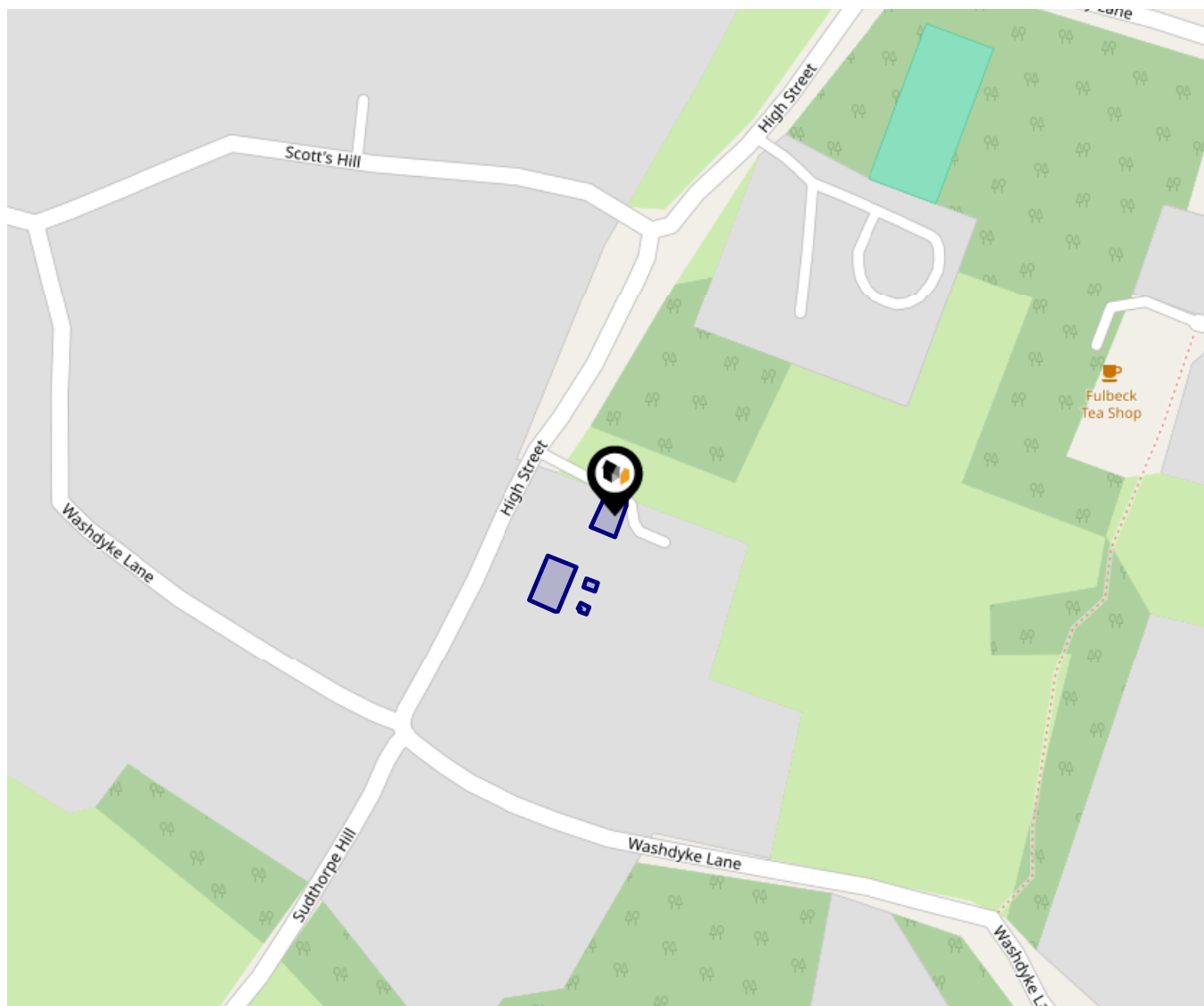
## Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

# Local Area Road Noise



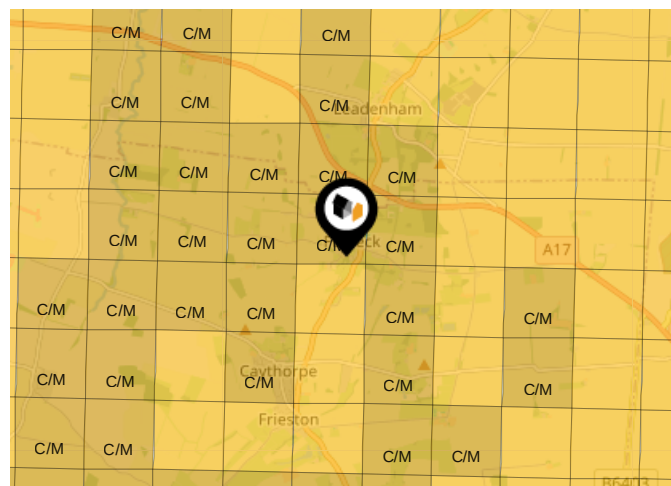
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAY TO LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY TO MEDIUM		

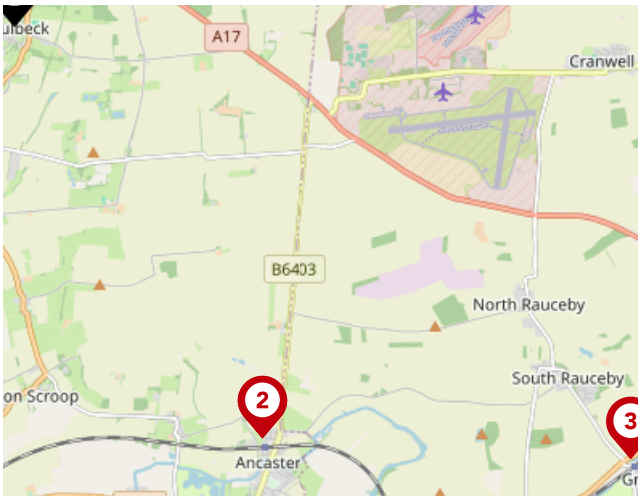


## Primary Classifications (Most Common Clay Types)




<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



# Area Transport (National)








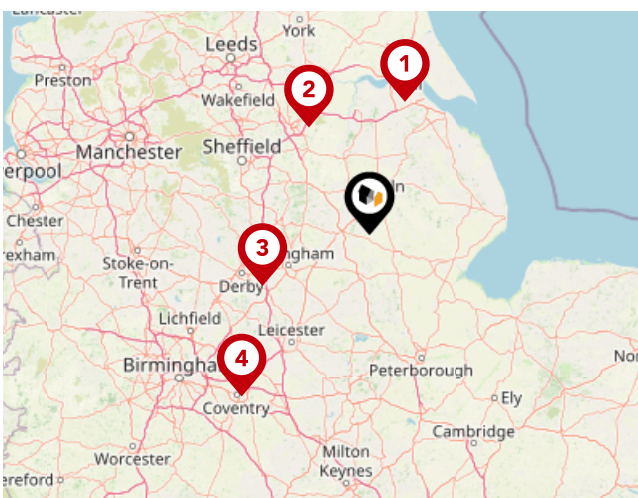
## National Rail Stations

Pin	Name	Distance
	Ancaster Rail Station	4.28 miles
	Ancaster Rail Station	4.28 miles
	Rauceby Rail Station	6.71 miles







## Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	34.86 miles
	M180 J3	36.11 miles
	M180 J2	37.79 miles
	A1(M) J17	37.04 miles
	A1(M) J34	31.29 miles

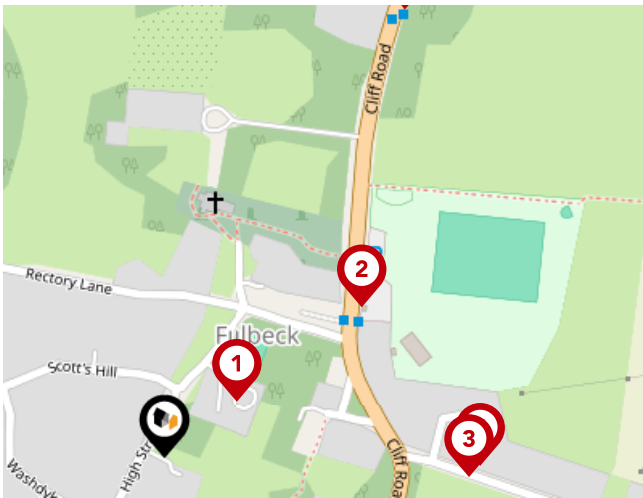


## Airports/Helipads

Pin	Name	Distance
	Humberside Airport	38.82 miles
	Finningley	35.09 miles
	East Mids Airport	34.25 miles
	Baginton	59.55 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Demand Responsive Area	0.05 miles
2	The Hare & Hounds Inn	0.14 miles
3	Lime Tree Close	0.17 miles
4	Lime Tree Close	0.18 miles
5	Fulbeck House	0.28 miles



## Mundys

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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

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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



## Important - Please Read

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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.

# Mundys

## 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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