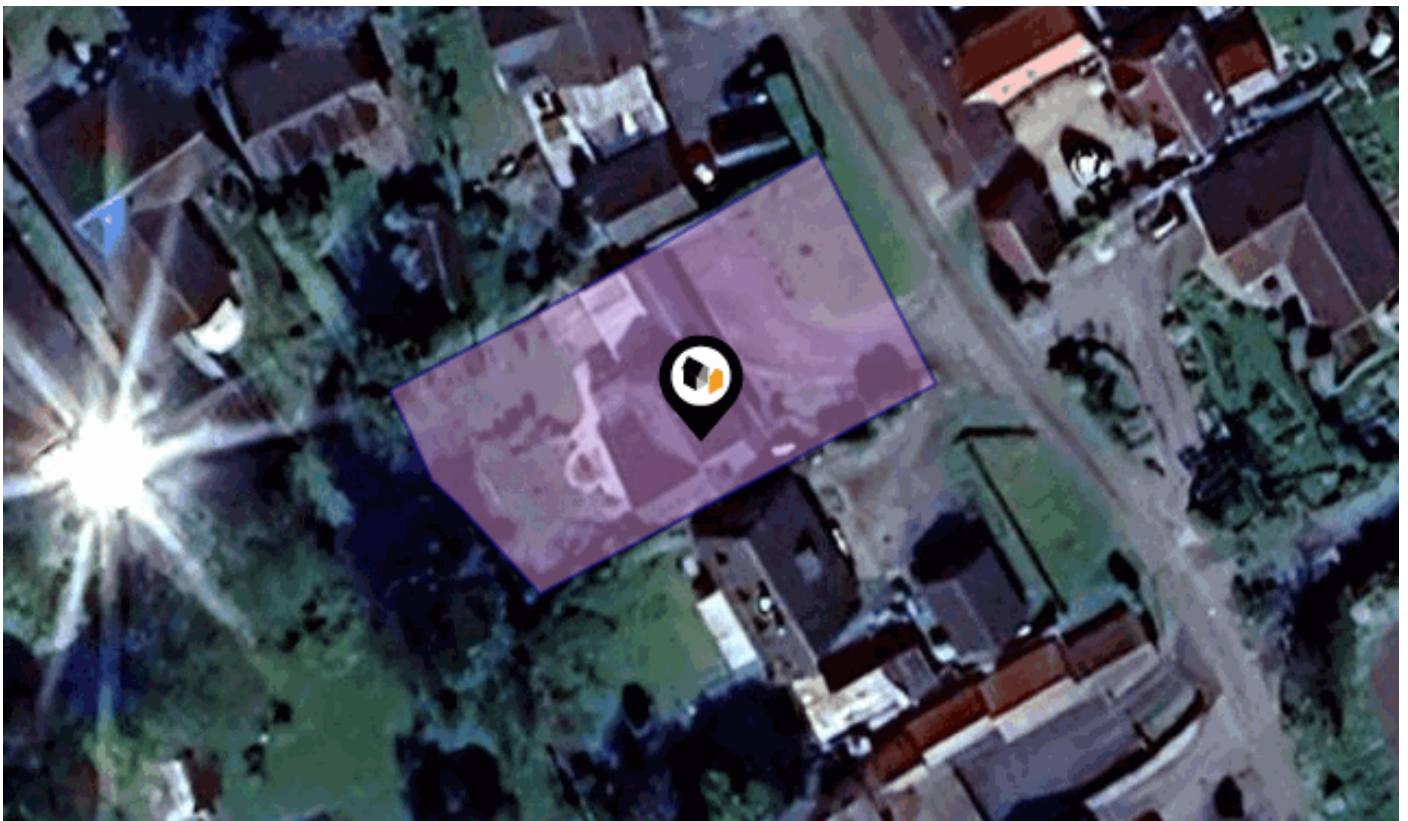


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09th August 2024



WASHDYKE LANE, GLENTHAM, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

tom.bell@mundys.net

www.mundys.net







Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,786 ft ² / 166 m ²		
Plot Area:	0.2 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,699		
Title Number:	LL416764		

Local Area

Local Authority:	West lindsey
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

30 mb/s	- mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Washdyke Lane, Glentham, LN8

Energy rating

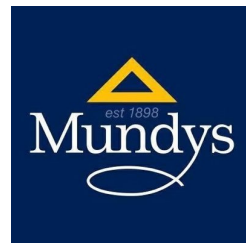
E

Valid until 30.06.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

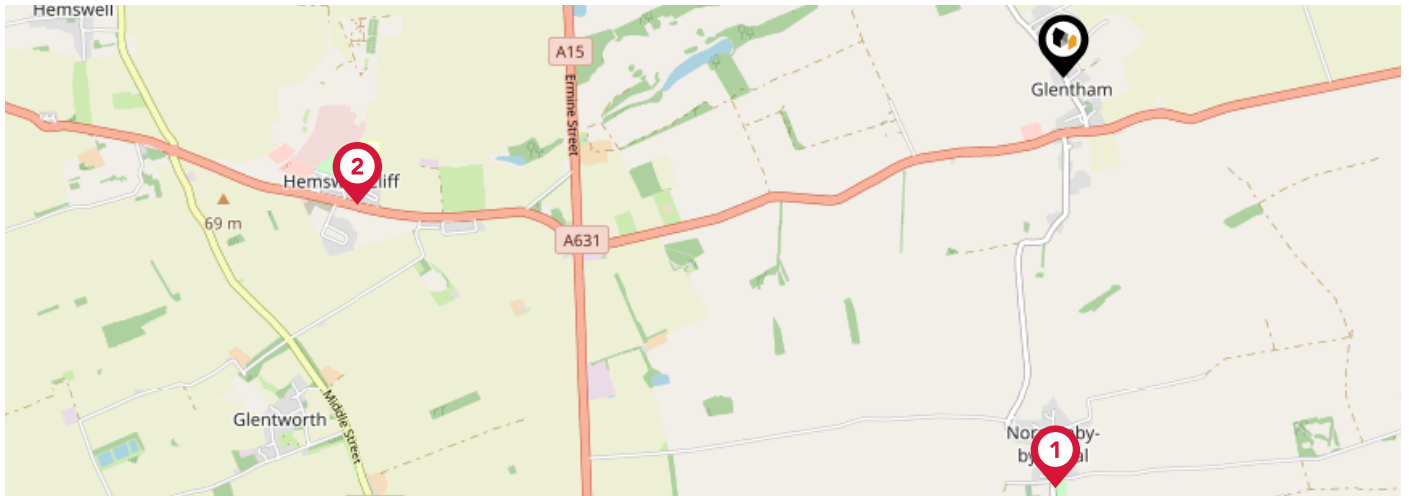
Property

EPC - Additional Data



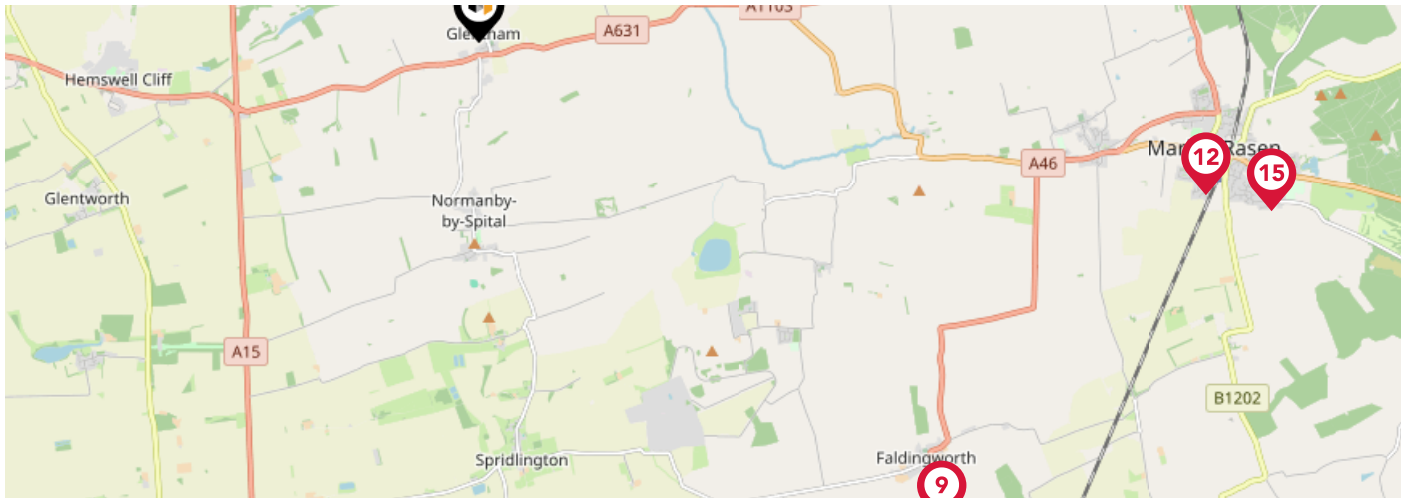
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 27% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	166 m ²



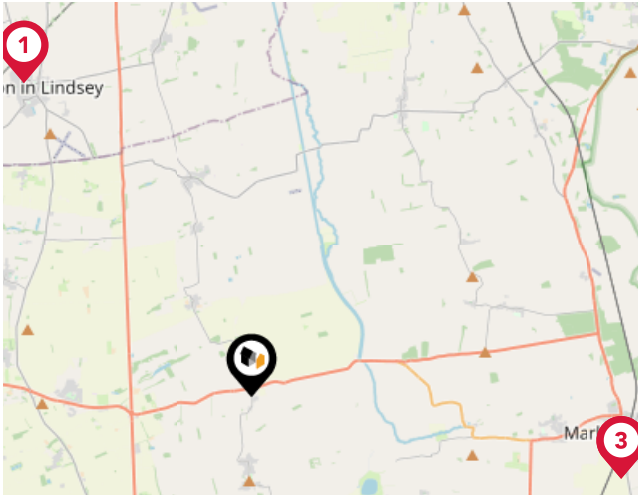
		Nursery	Primary	Secondary	College	Private
1	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hemswell Cliff Primary School Ofsted Rating: Good Pupils: 39 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Waddingham Primary School Ofsted Rating: Good Pupils: 86 Distance:3.46	<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:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:4.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:5.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:5.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ingham Primary School Ofsted Rating: Good Pupils: 81 Distance:5.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



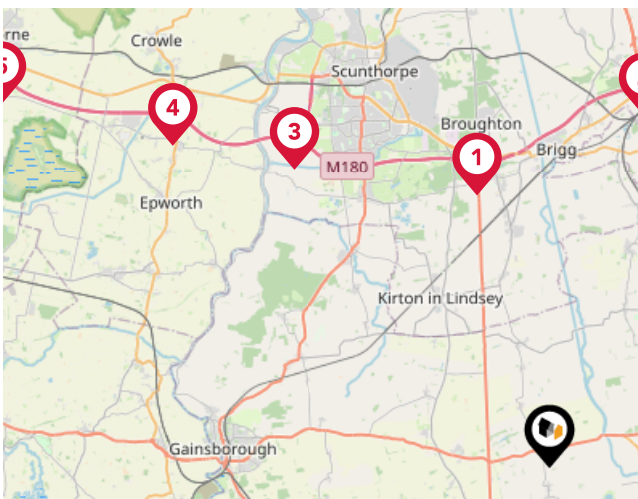
		Nursery	Primary	Secondary	College	Private
9	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:5.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Kirton Lindsey Primary School Ofsted Rating: Requires improvement Pupils: 209 Distance:6.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Kirton Academy Ofsted Rating: Not Rated Pupils:0 Distance:6.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:6.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 381 Distance:6.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:7.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:7.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Kelsey Primary School Ofsted Rating: Good Pupils: 101 Distance:7.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



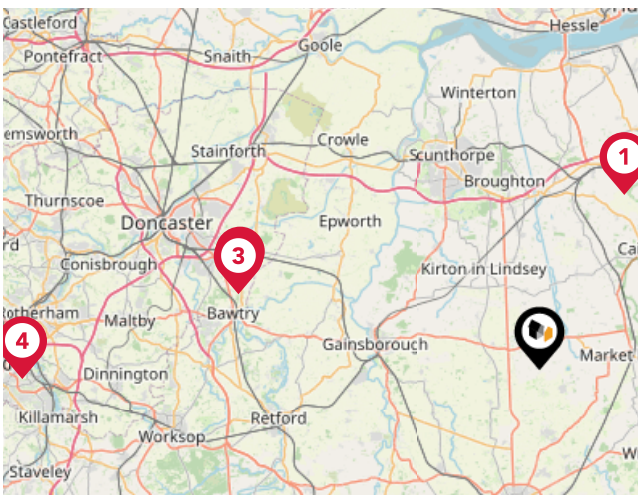
National Rail Stations

Pin	Name	Distance
1	Kirton Lindsey Rail Station	6.85 miles
2	Rail Station	6.7 miles
3	Market Rasen Rail Station	6.7 miles



Trunk Roads/Motorways

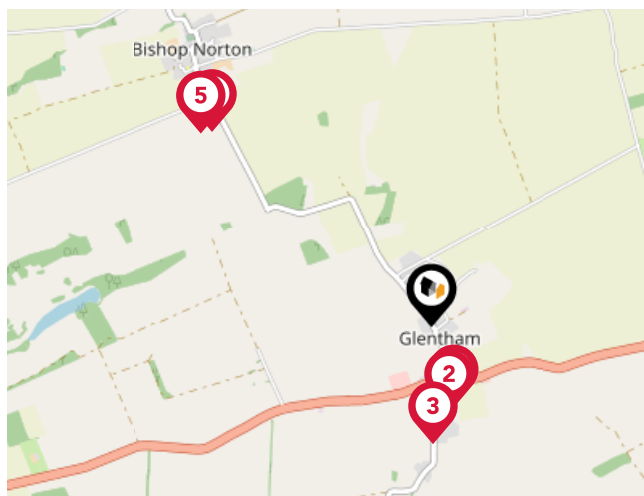
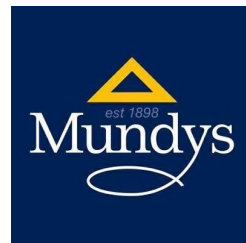
Pin	Name	Distance
1	M180 J4	9.96 miles
2	M180 J5	12.9 miles
3	M180 J3	13.86 miles
4	M180 J2	17.49 miles
5	M180 J1	23.22 miles



Airports/HELIPADS

Pin	Name	Distance
1	Humberside Airport	13.72 miles
2	Robin Hood Doncaster Sheffield Airport	21.88 miles
3	Robin Hood Doncaster Sheffield Airport	21.87 miles
4	Sheffield City Airport	36.6 miles

Area Transport (Local)



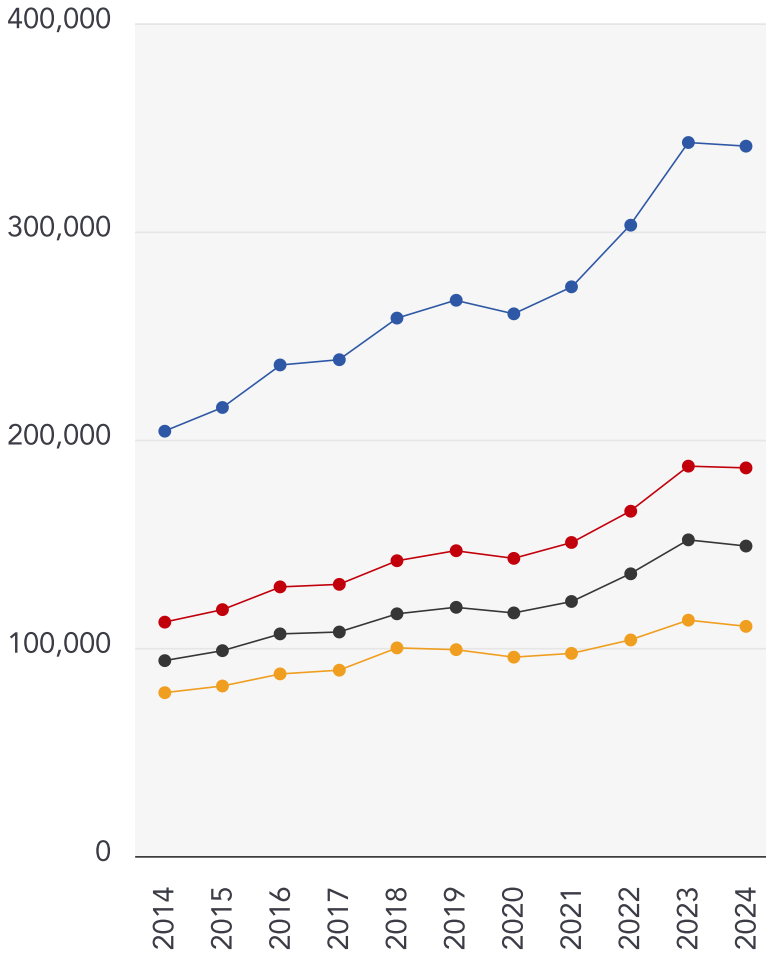
Bus Stops/Stations

Pin	Name	Distance
1	The Old Parsonage	0.36 miles
2	The Crown Inn	0.38 miles
3	Methodist Church	0.51 miles
4	Norton Lane	1.3 miles
5	Glenthams Road	1.33 miles

Market House Price Statistics



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



Detached

+67.09%

Semi-Detached

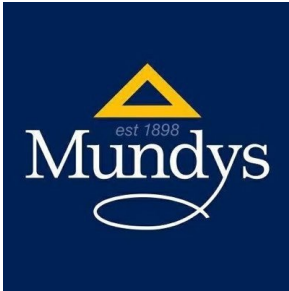
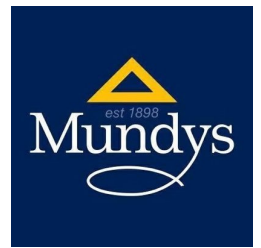
+65.93%

Terraced

+58.63%

Flat

+40.58%



Mundys

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

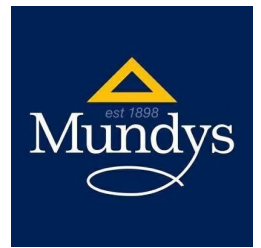
We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

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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Mundys

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