

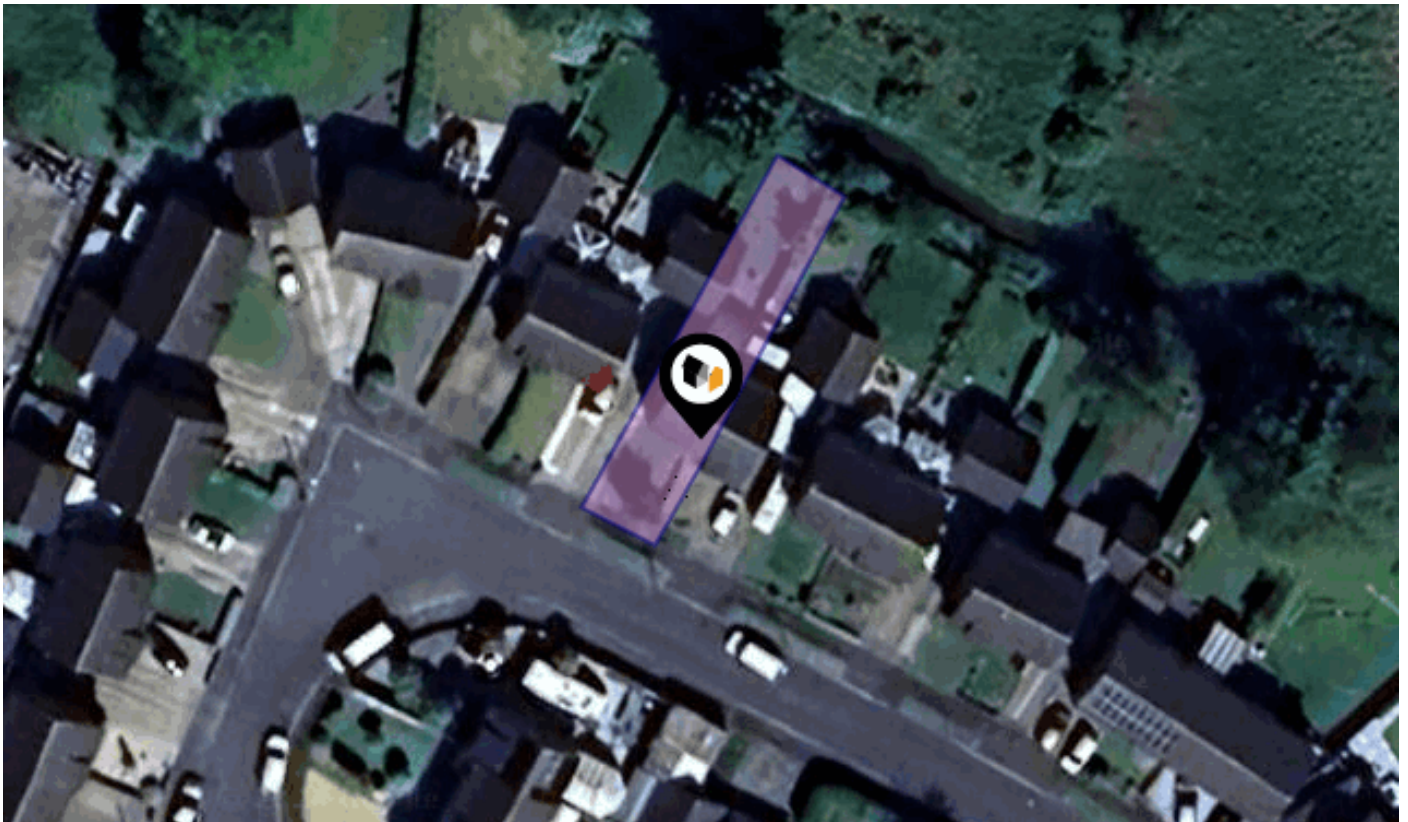


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th August 2024



ANGLIAN WAY, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

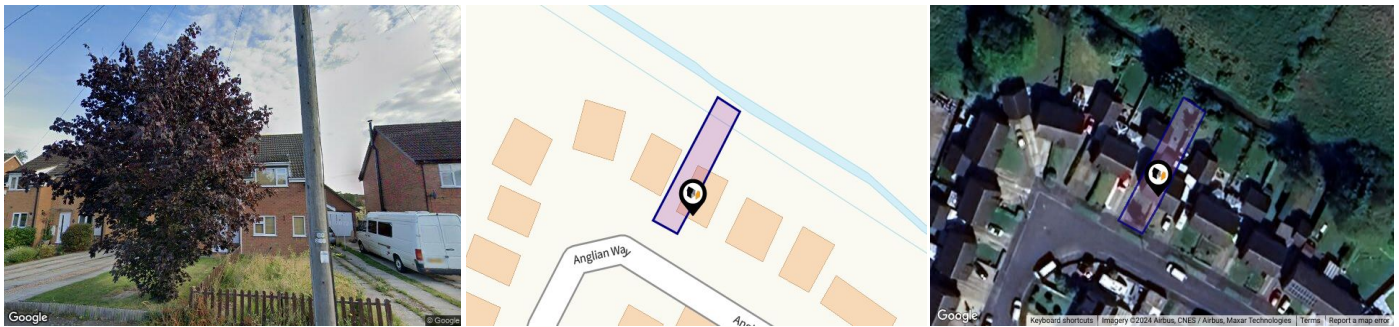
01522 510 044

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www.mundys.net



Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	613 ft ² / 57 m ²		
Plot Area:	0.05 acres		
Year Built :	1991-1995		
Council Tax :	Band A		
Annual Estimate:	£1,472		
Title Number:	LL49926		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	65 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Anglian Way, LN8

Energy rating

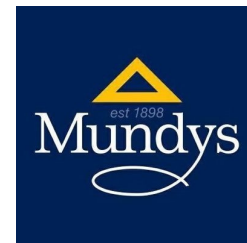
C

Valid until 08.02.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

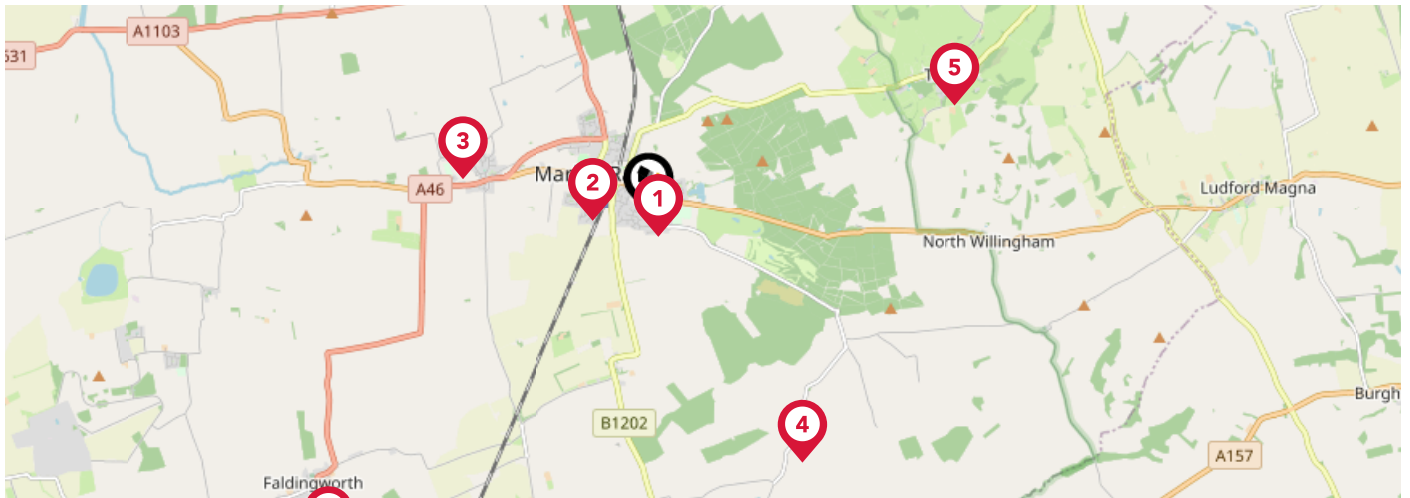
Property

EPC - Additional Data

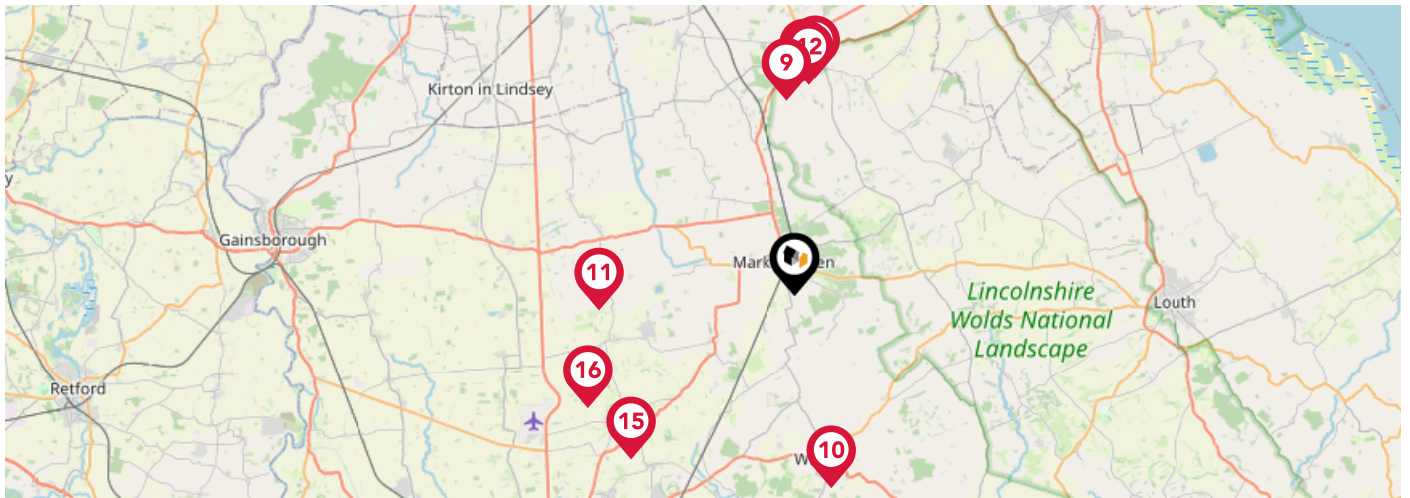










Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
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 83% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	57 m ²

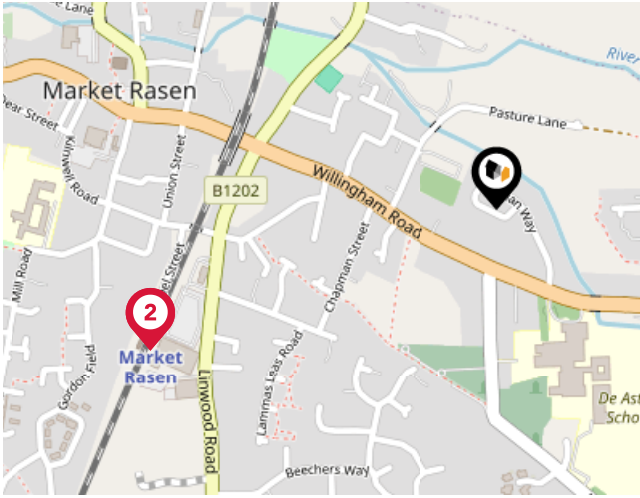


		Nursery	Primary	Secondary	College	Private
1	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Legsby Primary School Ofsted Rating: Good Pupils: 37 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tealby School Ofsted Rating: Good Pupils: 84 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Binbrook CofE Primary School Ofsted Rating: Good Pupils: 86 Distance:6.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



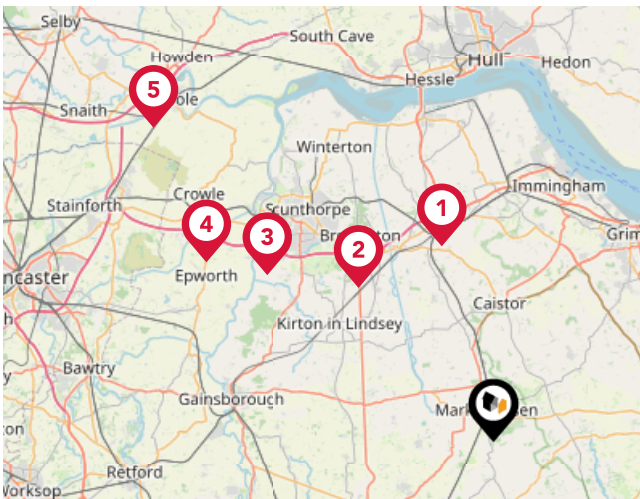
		Nursery	Primary	Secondary	College	Private
	Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:6.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wragby Primary School Ofsted Rating: Good Pupils: 175 Distance:6.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:6.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:7.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:7.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:7.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:8.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:8.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



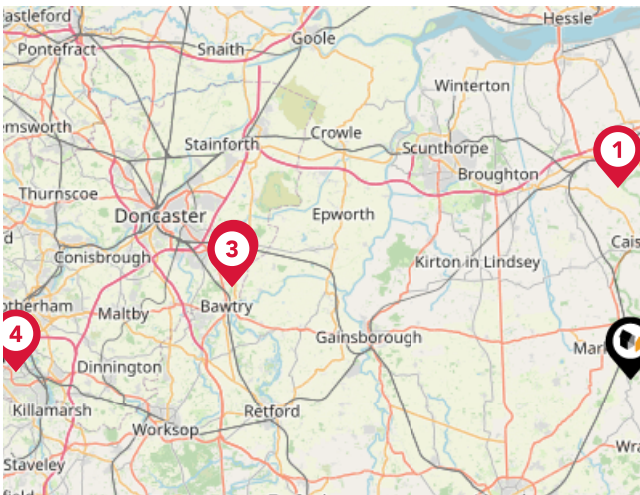
National Rail Stations

Pin	Name	Distance
1	Market Rasen Rail Station	0.41 miles
2	Rail Station	0.41 miles
3	Brigg Rail Station	13.03 miles



Trunk Roads/Motorways

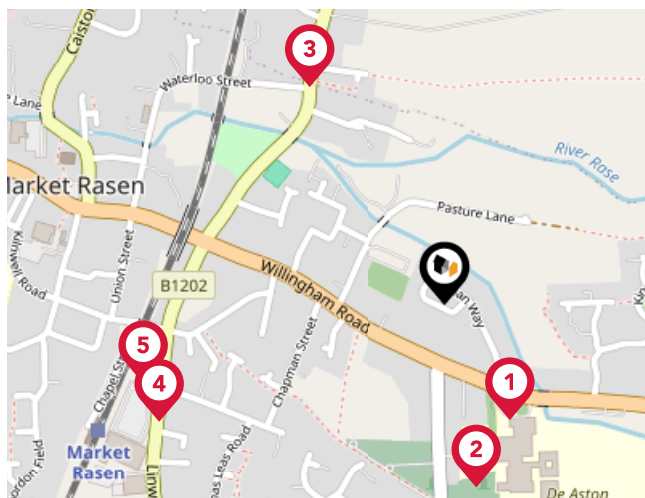
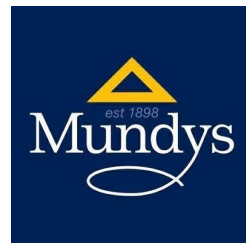
Pin	Name	Distance
1	M180 J5	14.22 miles
2	M180 J4	14.45 miles
3	M180 J3	19.84 miles
4	M180 J2	23.85 miles
5	M62 J36	32.57 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	13.64 miles
2	Robin Hood Doncaster Sheffield Airport	28.91 miles
3	Robin Hood Doncaster Sheffield Airport	28.9 miles
4	Sheffield City Airport	43.53 miles

Area Transport (Local)



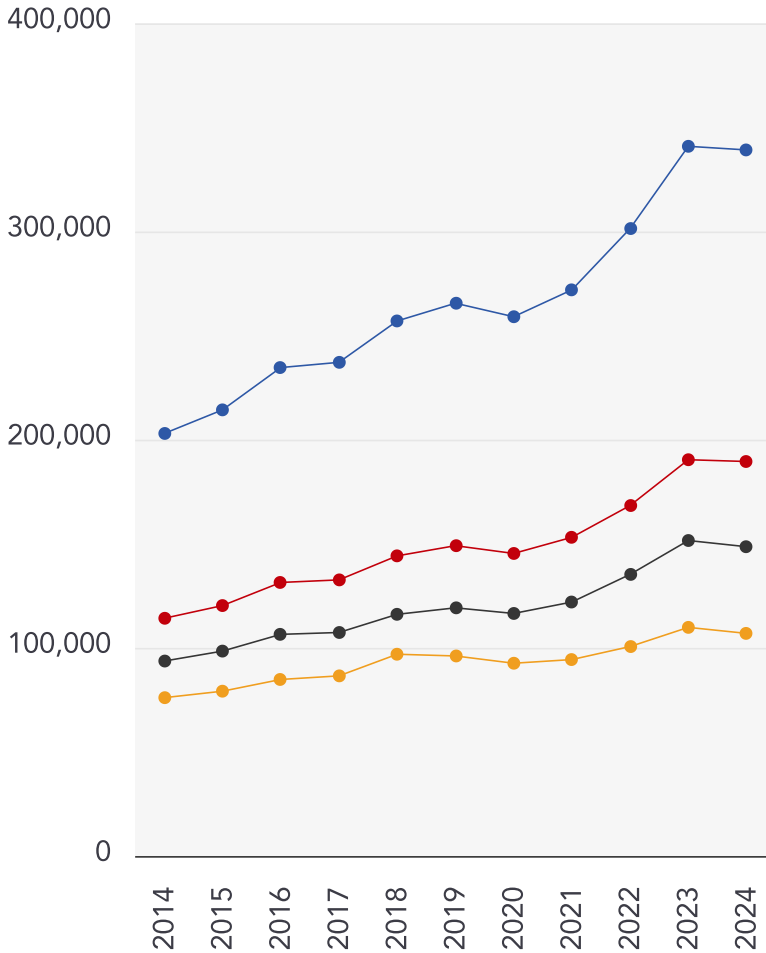
Bus Stops/Stations

Pin	Name	Distance
1	De Aston School	0.15 miles
2	De Aston School Bus Park	0.2 miles
3	Waterloo Street	0.28 miles
4	Fire & Ambulance Station	0.34 miles
5	Tesco	0.34 miles

Market House Price Statistics



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



Detached

+67.09%

Semi-Detached

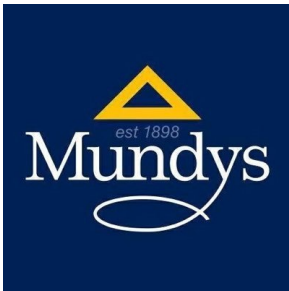
+65.93%

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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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.

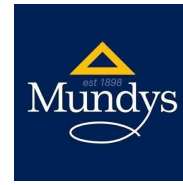


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