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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd September 2024



THE QUARRIES, HOLBECK, HORNCastle, LN9 6PU

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

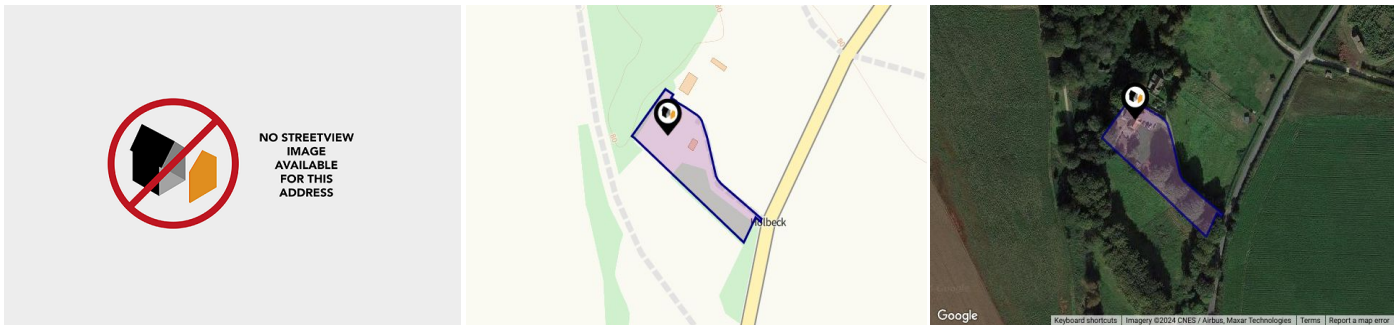
01522 510 044

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,185 ft ² / 203 m ²		
Plot Area:	1.26 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,602		
Title Number:	LL84401		
UPRN:	10008516714		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

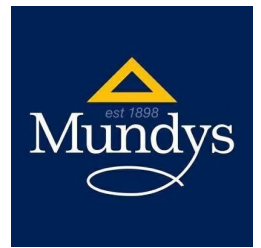


Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *The Quarries, Holbeck, Horncastle, LN9 6PU*

Reference - S/066/00520/12
Decision: Decided
Date: 22nd March 2012
Description: Planning Permission - Extension and alterations to existing bungalow to provide 2no. ground floor...
Reference - S/066/01060/98
Decision: Decided
Date: 22nd June 1998
Description: Planning Permission - Extension to existing dwelling to provide a conservatory in...
Reference - S/066/01466/03
Decision: Decided
Date: 01st September 2003
Description: Planning Permission - Extension to existing dwelling to provide a study.

Property EPC - Certificate



Quarries, Holbeck, LN9 6PU

Energy rating

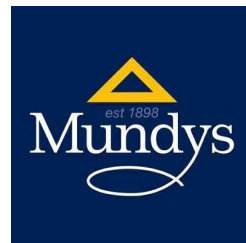
D

Valid until 27.08.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

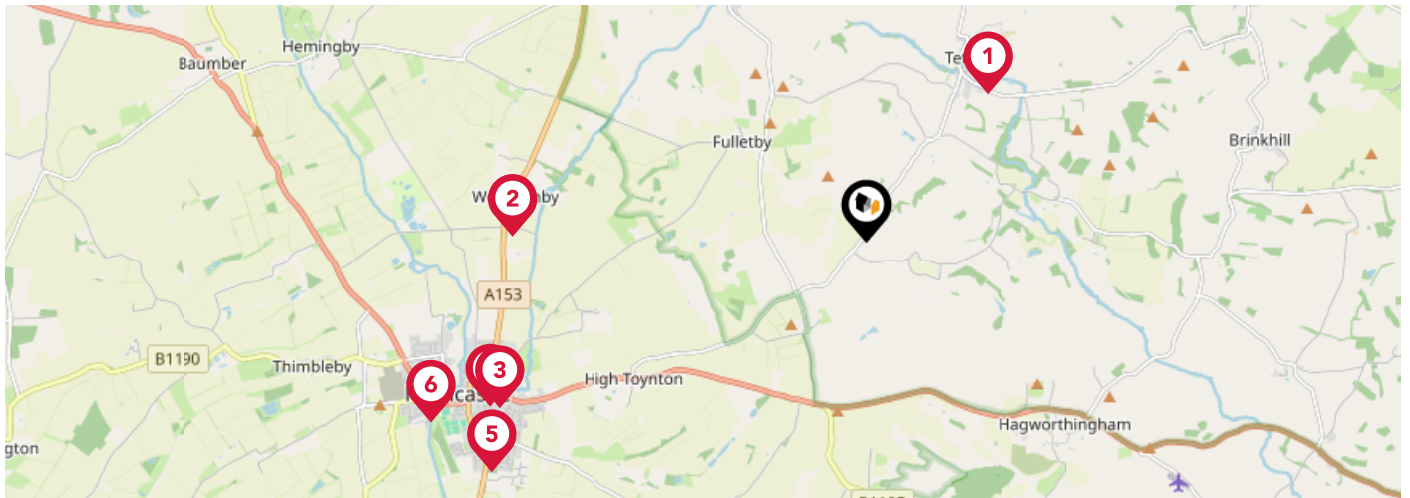
Property

EPC - Additional Data

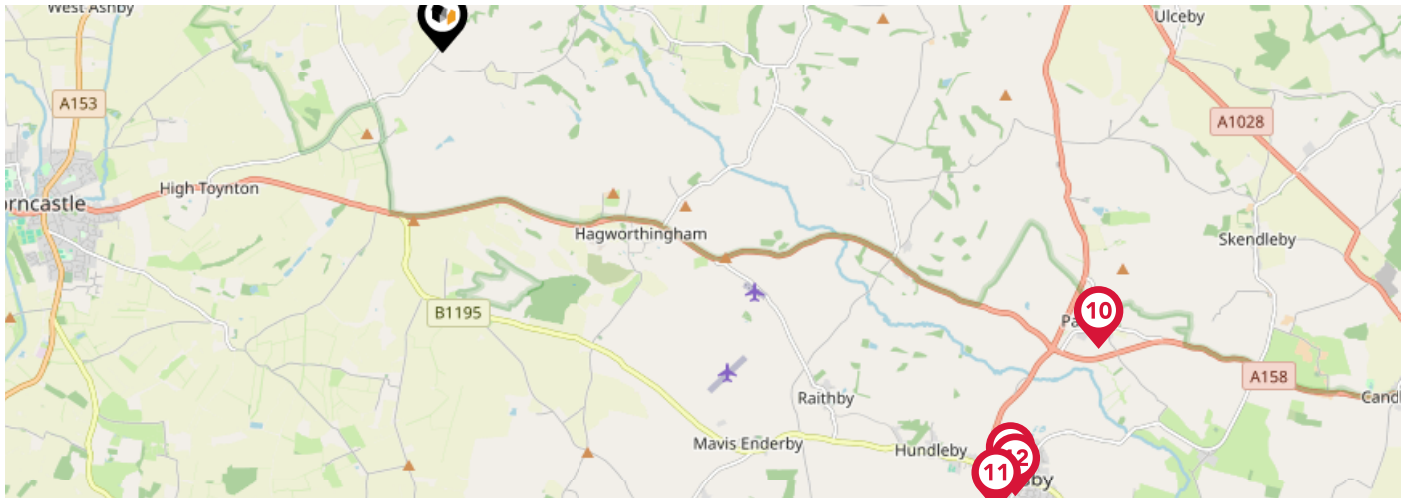










Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	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:	Average
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	203 m ²

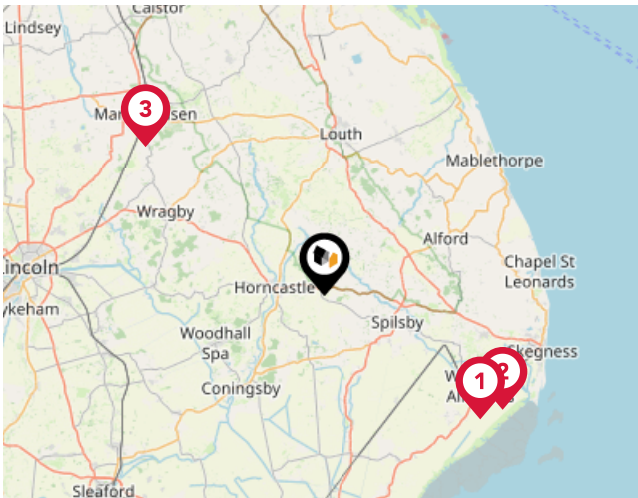


		Nursery	Primary	Secondary	College	Private
1	The Edward Richardson Primary School, Tetford Ofsted Rating: Good Pupils: 107 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Heckington House School Ofsted Rating: Requires improvement Pupils: 25 Distance:3.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Lawrence School Ofsted Rating: Good Pupils: 181 Distance:3.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Horncastle Primary School Ofsted Rating: Good Pupils: 434 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Banovallum School Ofsted Rating: Good Pupils: 616 Distance:3.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Queen Elizabeth's Grammar School, Horncastle Ofsted Rating: Outstanding Pupils: 817 Distance:4.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Scamblesby Church of England Primary School Ofsted Rating: Good Pupils: 61 Distance:4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Woodlands Academy Ofsted Rating: Good Pupils: 70 Distance:6.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



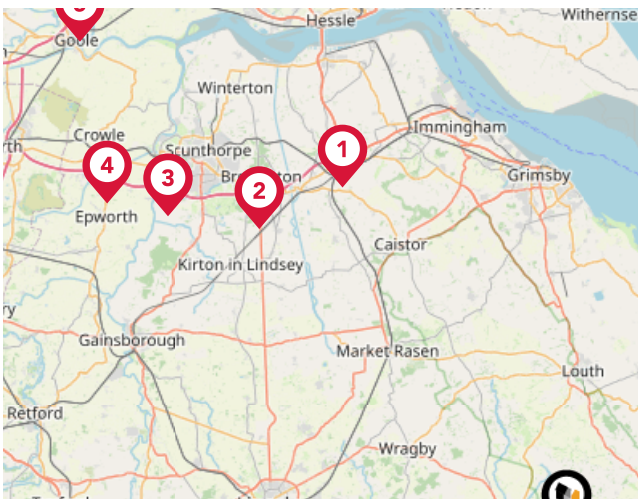
		Nursery	Primary	Secondary	College	Private
	King Edward VI Academy Ofsted Rating: Good Pupils: 395 Distance:6.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Partney Church of England Aided Primary School Ofsted Rating: Good Pupils: 66 Distance:6.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Eresby School, Spilsby Ofsted Rating: Outstanding Pupils: 96 Distance:6.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spilsby Primary School Ofsted Rating: Good Pupils: 199 Distance:6.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Mareham-le-Fen Church of England Primary School Ofsted Rating: Good Pupils: 93 Distance:7.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Toynton All Saints Primary School Ofsted Rating: Good Pupils: 138 Distance:7.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Kirkby-on-Bain Church of England Primary School Ofsted Rating: Good Pupils: 123 Distance:7.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Halton Holegate CofE Primary School Ofsted Rating: Good Pupils: 59 Distance:7.78	<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	Wainfleet Rail Station	14.04 miles
2	Havenhouse Rail Station	14.95 miles
3	Market Rasen Rail Station	16.51 miles



Trunk Roads/Motorways

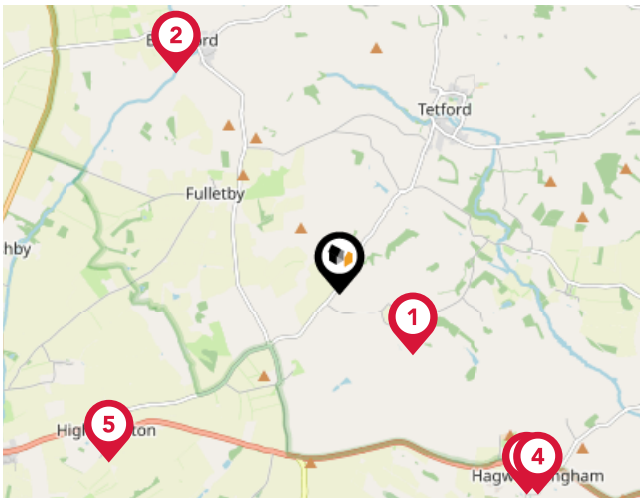
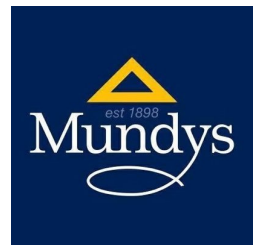
Pin	Name	Distance
1	M180 J5	29.15 miles
2	M180 J4	30.69 miles
3	M180 J3	36.13 miles
4	M180 J2	40.05 miles
5	M62 J37	48.92 miles



Airports/HELIPADS

Pin	Name	Distance
1	Humberside Airport	27.64 miles
2	Finningley	44.02 miles
3	East Mids Airport	60.93 miles
4	Leeds Bradford Airport	80.19 miles

Area Transport (Local)



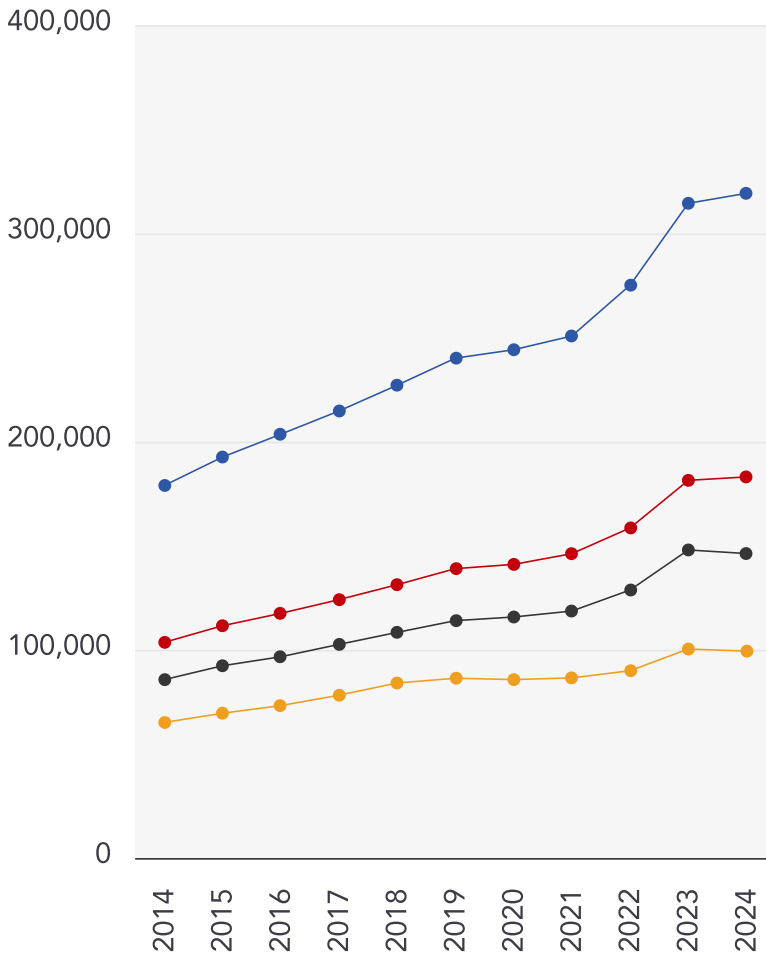
Bus Stops/Stations

Pin	Name	Distance
1	Demand Responsive Area	0.84 miles
2	Demand Responsive Area	2.44 miles
3	Church Lane	2.43 miles
4	George & Dragon PH	2.5 miles
5	Tetford Road	2.52 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN9



Detached

+78.41%

Semi-Detached

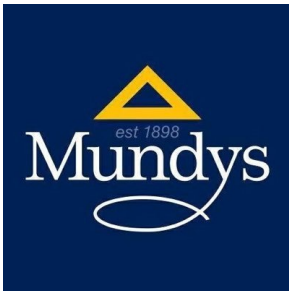
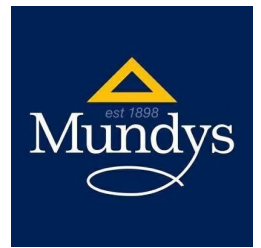
+76.69%

Terraced

+70.66%

Flat

+52.67%



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

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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