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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04<sup>th</sup> September 2024



**CHURCH ROAD, WADDINGHAM, GAINSBOROUGH, DN21**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

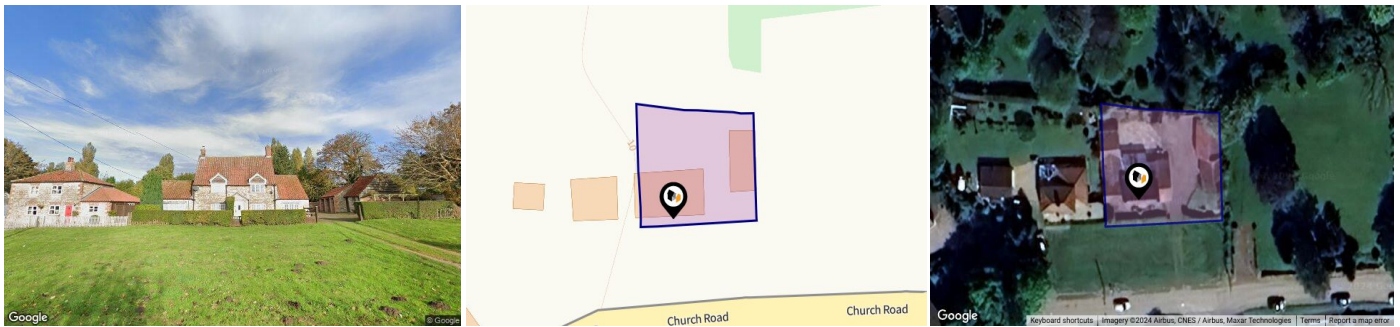
tom.bell@mundys.net

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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,915 ft <sup>2</sup> / 178 m <sup>2</sup>		
<b>Plot Area:</b>	0.19 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,963		
<b>Title Number:</b>	LL160840		

## Local Area

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

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

<b>3</b> mb/s	<b>38</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Church Road, Waddingham, DN21

Energy rating

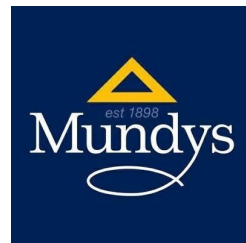
# D

Valid until 14.09.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



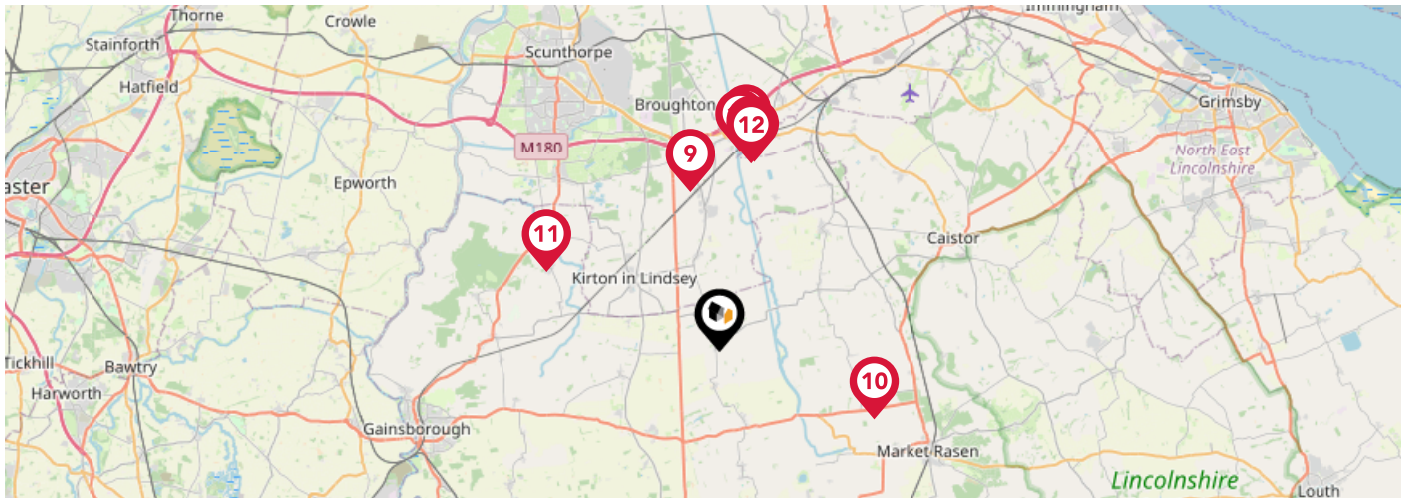
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<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>	4
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 300+ mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	178 m <sup>2</sup>



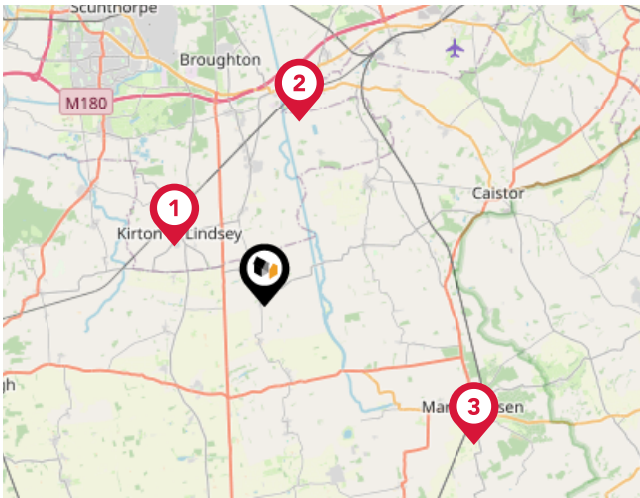
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Waddingham Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kirton Academy</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Kirton Lindsey Primary School</b> Ofsted Rating: Requires improvement   Pupils: 209   Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hibaldstow Academy</b> Ofsted Rating: Good   Pupils: 109   Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Willoughton Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hemswell Cliff Primary School</b> Ofsted Rating: Good   Pupils: 39   Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kelsey Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:4.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Normanby Primary School</b> Ofsted Rating: Good   Pupils: 51   Distance:5.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



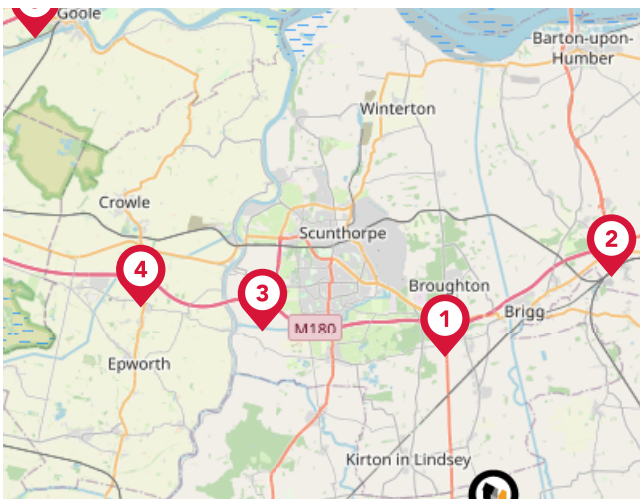
		Nursery	Primary	Secondary	College	Private
	<b>Scawby Academy</b> Ofsted Rating: Good   Pupils: 199   Distance:5.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Osgodby Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:6.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Scotter Primary School</b> Ofsted Rating: Requires improvement   Pupils: 264   Distance:6.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hestia School</b> Ofsted Rating: Requires improvement   Pupils: 73   Distance:6.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Robert Holme Academy</b> Ofsted Rating: Inadequate   Pupils: 9   Distance:6.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sir John Nelthorpe School</b> Ofsted Rating: Good   Pupils: 830   Distance:6.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brigg Primary School</b> Ofsted Rating: Good   Pupils: 334   Distance:7.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Vale Academy</b> Ofsted Rating: Good   Pupils: 742   Distance:7.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Kirton Lindsey Rail Station	3.8 miles
2	Brigg Rail Station	6.67 miles
3	Market Rasen Rail Station	8.87 miles



## Trunk Roads/Motorways

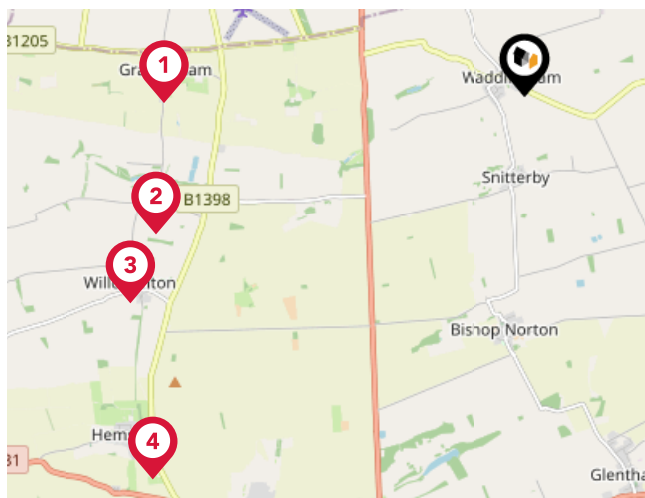
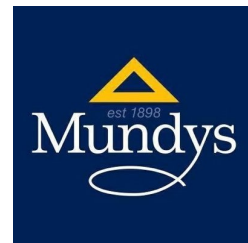
Pin	Name	Distance
1	M180 J4	6.42 miles
2	M180 J5	9.97 miles
3	M180 J3	10.8 miles
4	M180 J2	14.74 miles
5	M62 J36	23.72 miles



## Airports/HELIPADS

Pin	Name	Distance
1	Humberside Airport	11.27 miles
2	Finningley	20.42 miles
3	East Mids Airport	55.01 miles
4	Leeds Bradford Airport	54.92 miles

# Area Transport (Local)



## Bus Stops/Stations

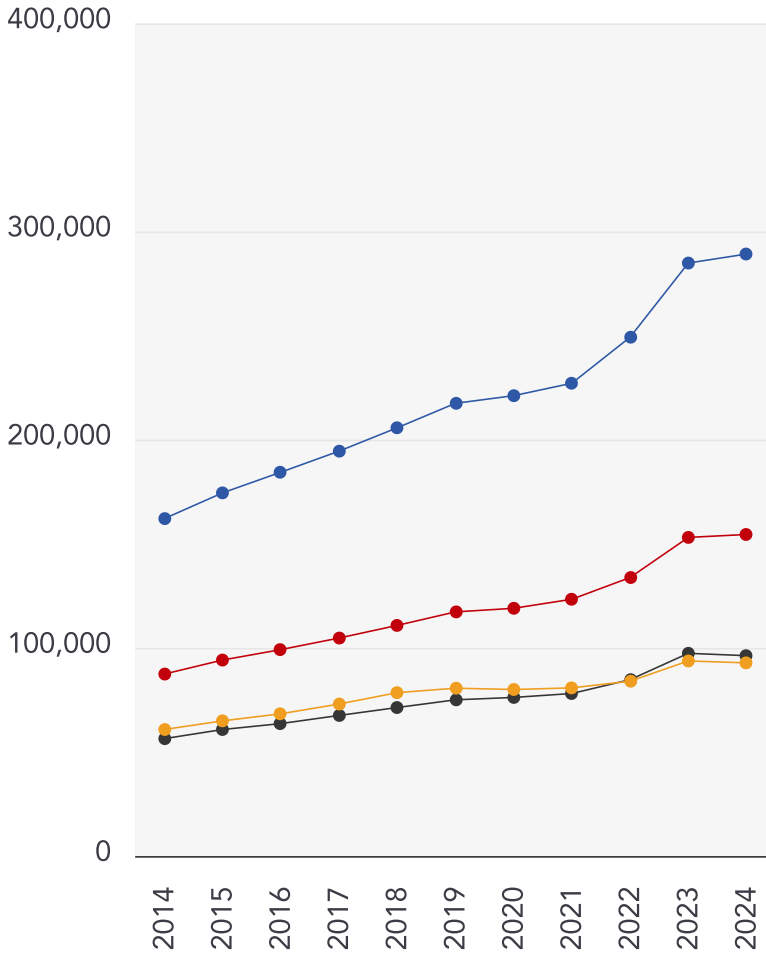
Pin	Name	Distance
1	School Lane	3.18 miles
2	Low Road	3.47 miles
3	War Memorial	3.93 miles
4	Bunkers Hill	4.71 miles
5	Thornton Road	4.72 miles



# Market House Price Statistics



10 Year History of Average House Prices by Property Type in DN21



Detached

**+78.41%**

Semi-Detached

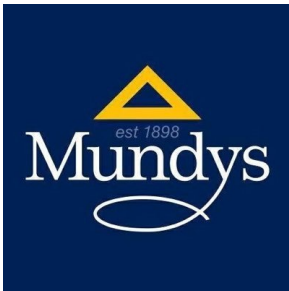
**+76.69%**

Flat

**+52.67%**

Terraced

**+70.66%**



## Mundys

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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

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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





## Important - Please Read

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# Mundys

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