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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th September 2024



NETTLETON, MARKET RASEN, LN7

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

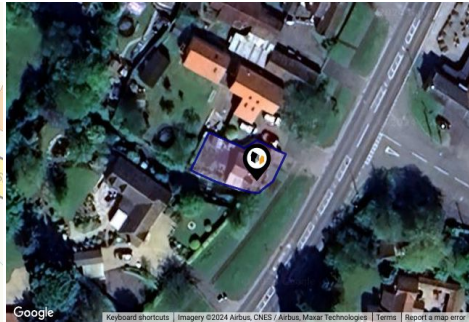
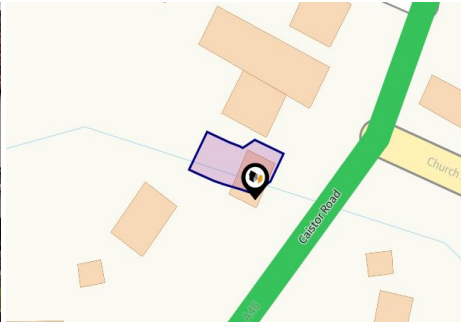
01522 510 044

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www.mundys.net



Property Overview



Property

Type:	Detached
Bedrooms:	2
Floor Area:	635 ft ² / 59 m ²
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,472
Title Number:	LL348890

Tenure: Freehold

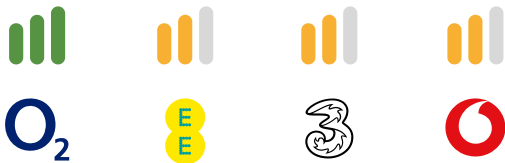
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	75 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Nettleton, LN7

Energy rating

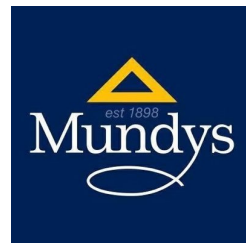
E

Valid until 23.11.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Property

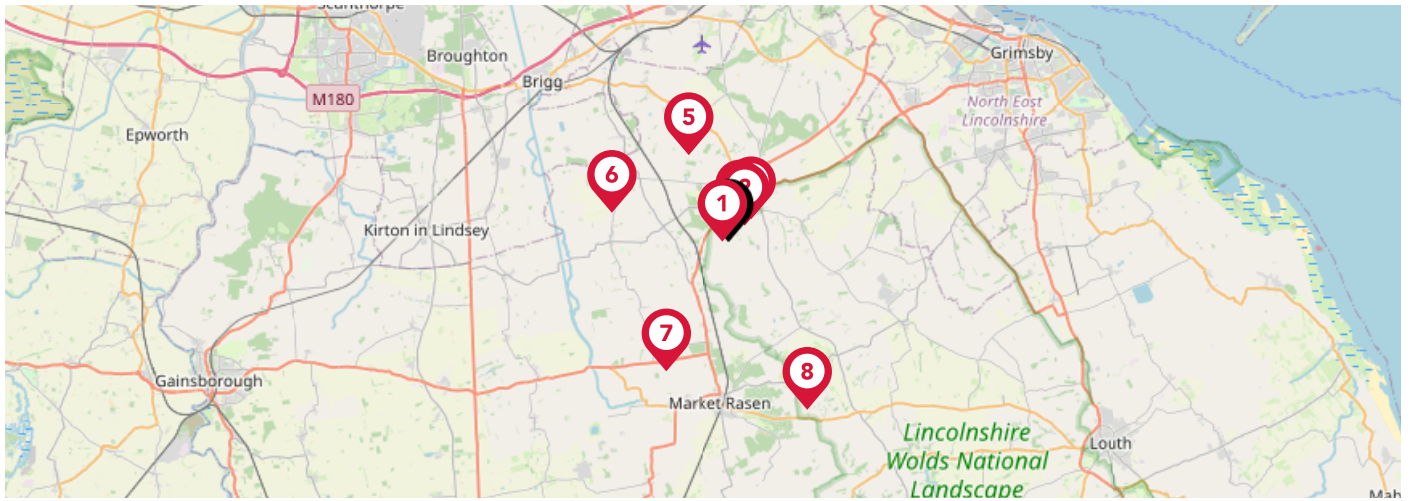
EPC - Additional Data



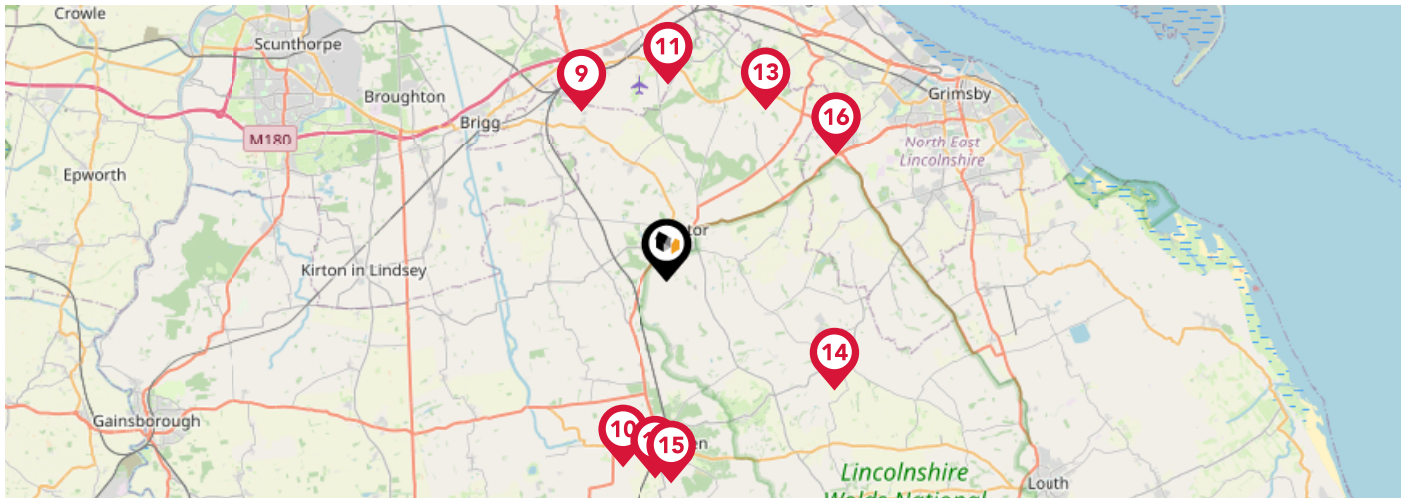
Additional EPC Data









Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with internal insulation
Walls Energy:	Very Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	59 m ²

Area Schools

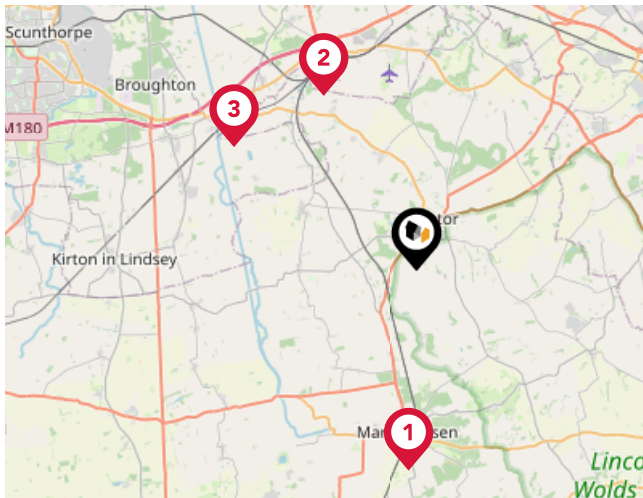


	Nursery	Primary	Secondary	College	Private
1 Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Grasby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Kelsey Primary School Ofsted Rating: Good Pupils: 101 Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:5.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Tealby School Ofsted Rating: Good Pupils: 84 Distance:6.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



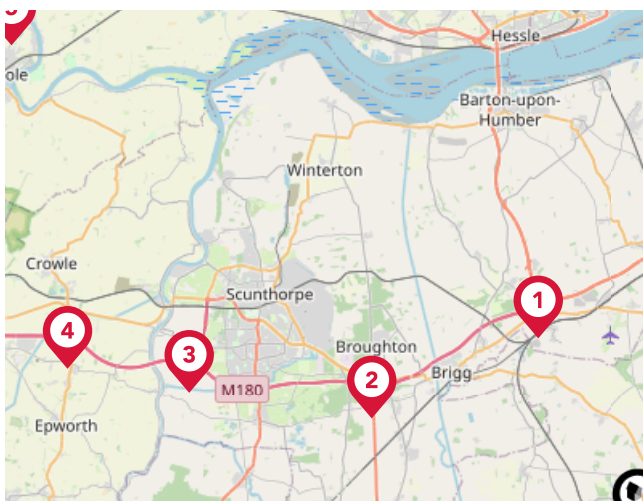
		Nursery	Primary	Secondary	College	Private
	St Barnabas CofE Primary School, Barnetby Ofsted Rating: Requires improvement Pupils: 155 Distance:6.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:6.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirmington CofE Primary School Ofsted Rating: Good Pupils: 62 Distance:6.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:6.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Keelby Primary Academy Ofsted Rating: Good Pupils: 181 Distance:6.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Binbrook CofE Primary School Ofsted Rating: Good Pupils: 86 Distance:7.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:7.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Best Futures Ofsted Rating: Requires improvement Pupils: 10 Distance:7.5	<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	7.08 miles
2	Barnetby Rail Station	6.96 miles
3	Brigg Rail Station	7.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	7.67 miles
2	M180 J4	10.18 miles
3	M180 J3	16.56 miles
4	M180 J2	20.89 miles
5	M62 J37	27.89 miles

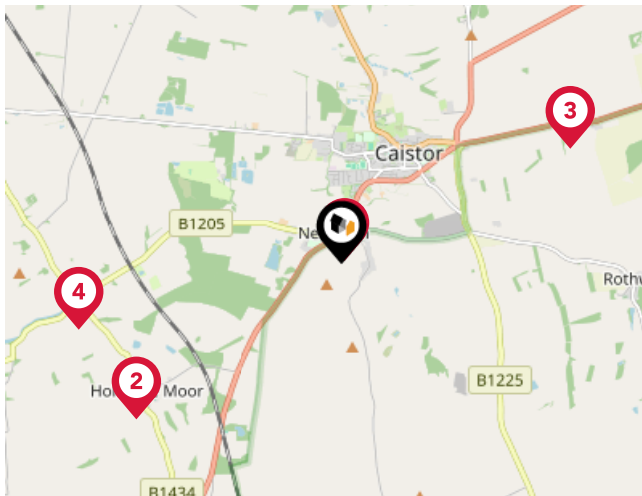
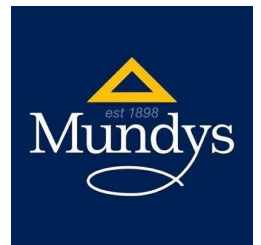


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	6.74 miles
2	Finningley	28.03 miles
3	East Mids Airport	61.67 miles
4	Leeds Bradford Airport	60.57 miles

Area

Transport (Local)



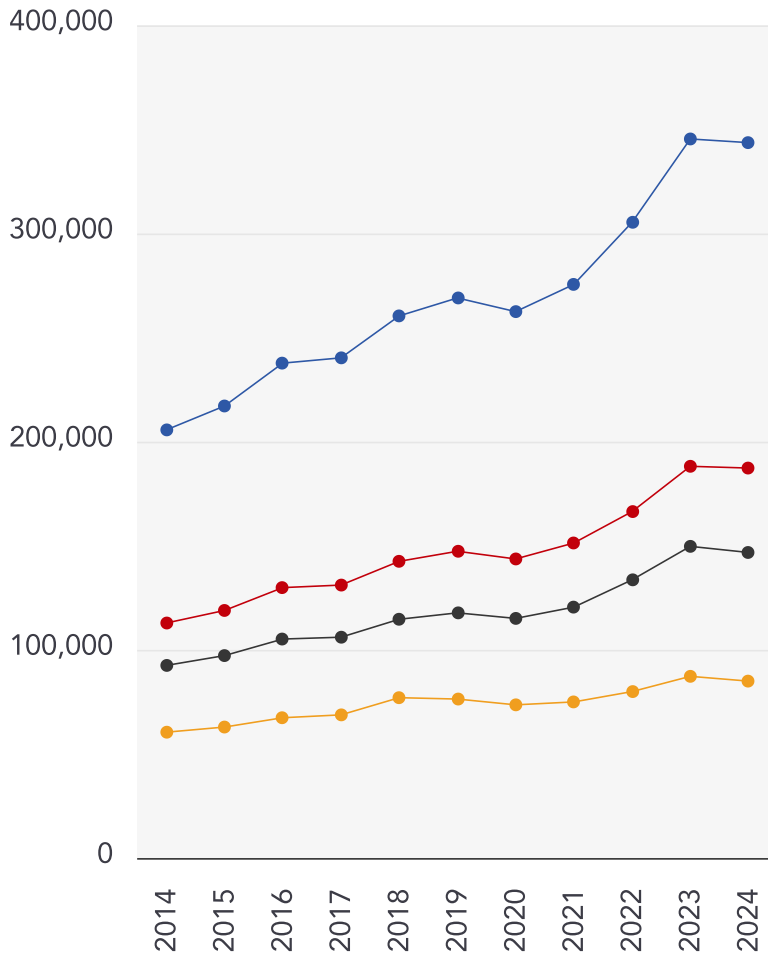
Bus Stops/Stations

Pin	Name	Distance
1	Salutation Inn	0.04 miles
2	Telephone Box	2.27 miles
3	Letter Box	2.26 miles
4	Brigg Road	2.38 miles
5	Thornton Road	4.69 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN7



Detached

+67.09%

Semi-Detached

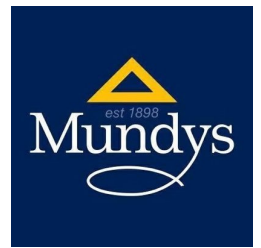
+65.93%

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.

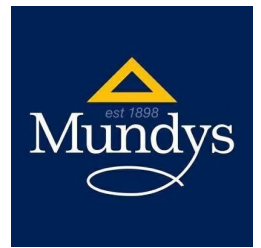
We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

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

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.

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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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