

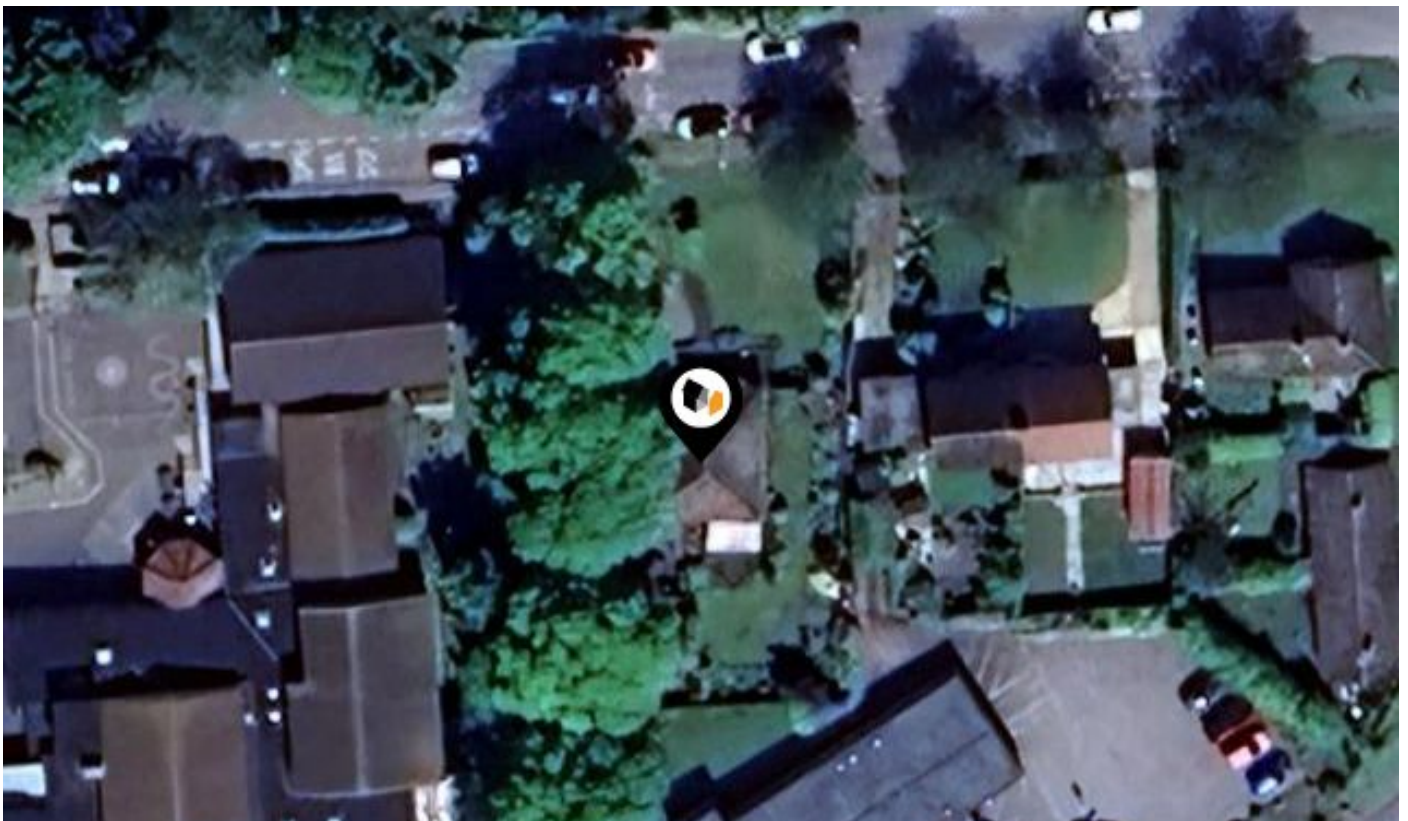


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th September 2024



SOUTH DALE, CAISTOR, MARKET RASEN, LN7

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

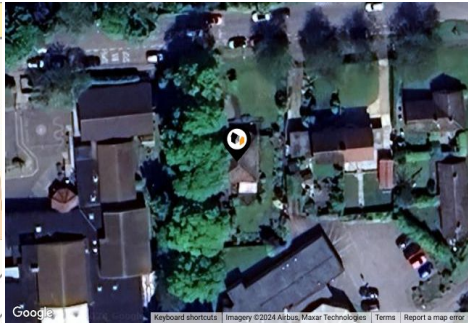
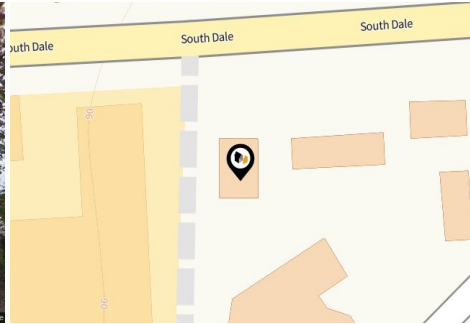
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Property Overview



Property

Type:	Detached
Bedrooms:	3
Council Tax :	Band C
Annual Estimate:	£1,963

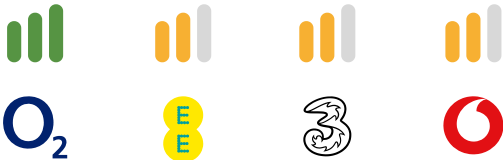
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	78 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

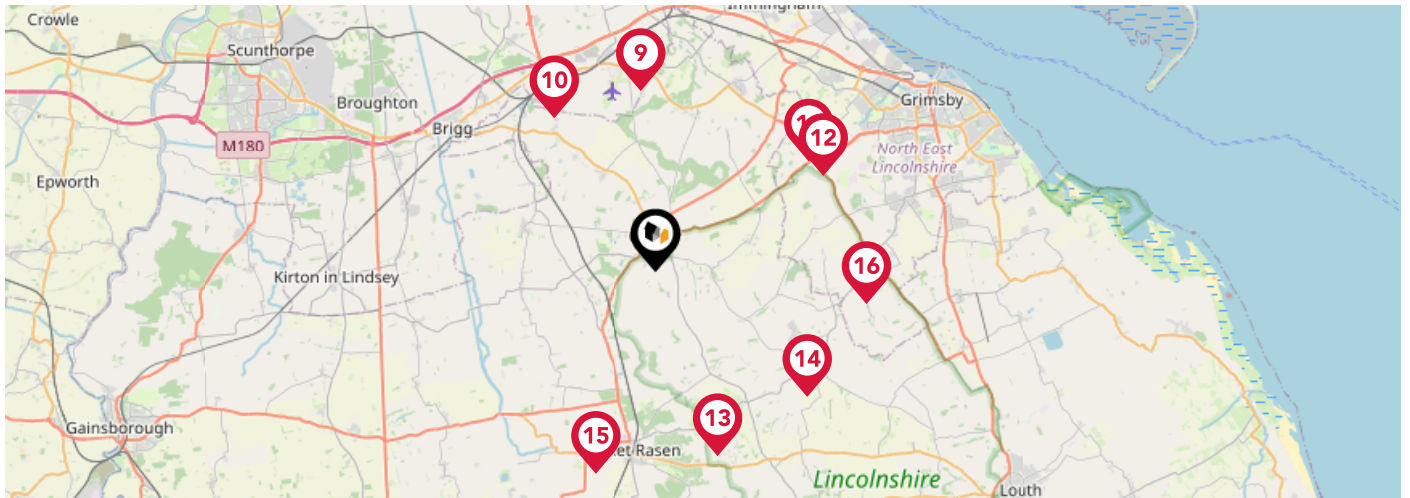


Area Schools



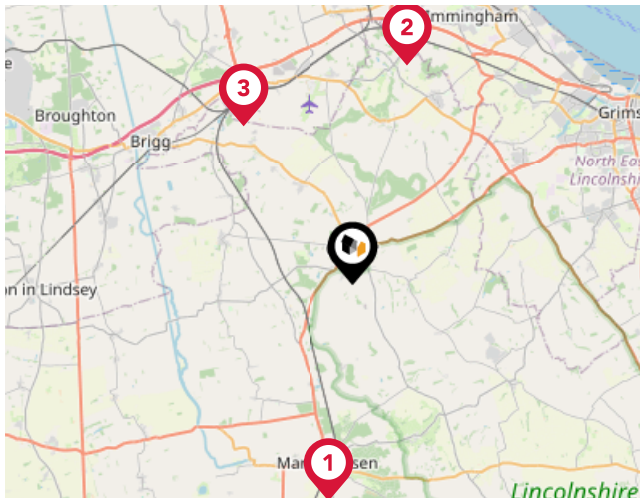
		Nursery	Primary	Secondary	College	Private
1	Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Grasby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:3.16	<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:4.71	<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:5.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Keelby Primary Academy Ofsted Rating: Good Pupils: 181 Distance:6.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



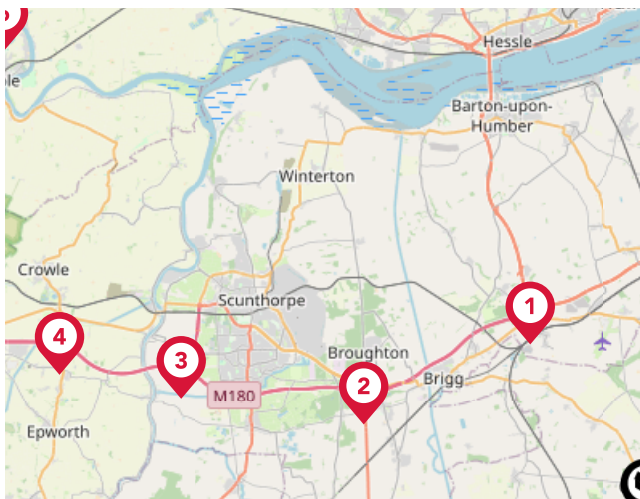
		Nursery	Primary	Secondary	College	Private
	Kirmington CofE Primary School Ofsted Rating: Good Pupils: 62 Distance:6.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Barnabas CofE Primary School, Barnetby Ofsted Rating: Requires improvement Pupils: 155 Distance:6.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Best Futures Ofsted Rating: Requires improvement Pupils: 10 Distance:6.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanford Junior and Infant School Ofsted Rating: Good Pupils: 225 Distance:6.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tealby School Ofsted Rating: Good Pupils: 84 Distance:6.86	<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:6.92	<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:7.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Ravendale CofE Primary School Academy Ofsted Rating: Good Pupils: 98 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	7.68 miles
2	Habrough Rail Station	7.95 miles
3	Barnetby Rail Station	6.81 miles



Trunk Roads/Motorways

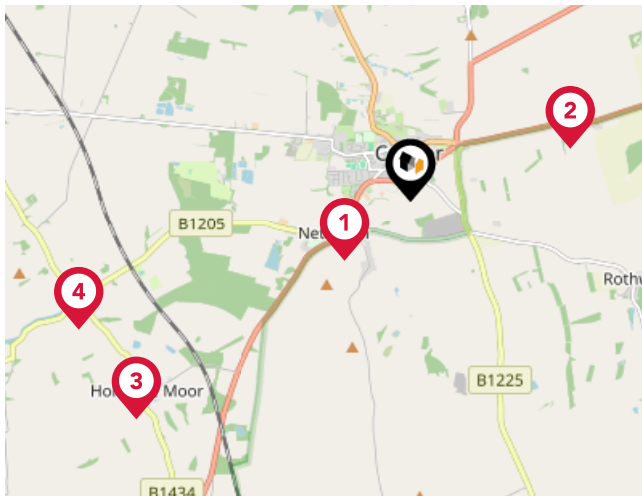
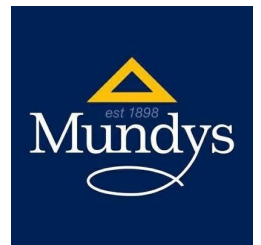
Pin	Name	Distance
1	M180 J5	7.5 miles
2	M180 J4	10.54 miles
3	M180 J3	16.99 miles
4	M180 J2	21.33 miles
5	M62 J37	28.03 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	6.29 miles
2	Finningley	28.64 miles
3	East Mids Airport	62.49 miles
4	Leeds Bradford Airport	60.87 miles

Area Transport (Local)



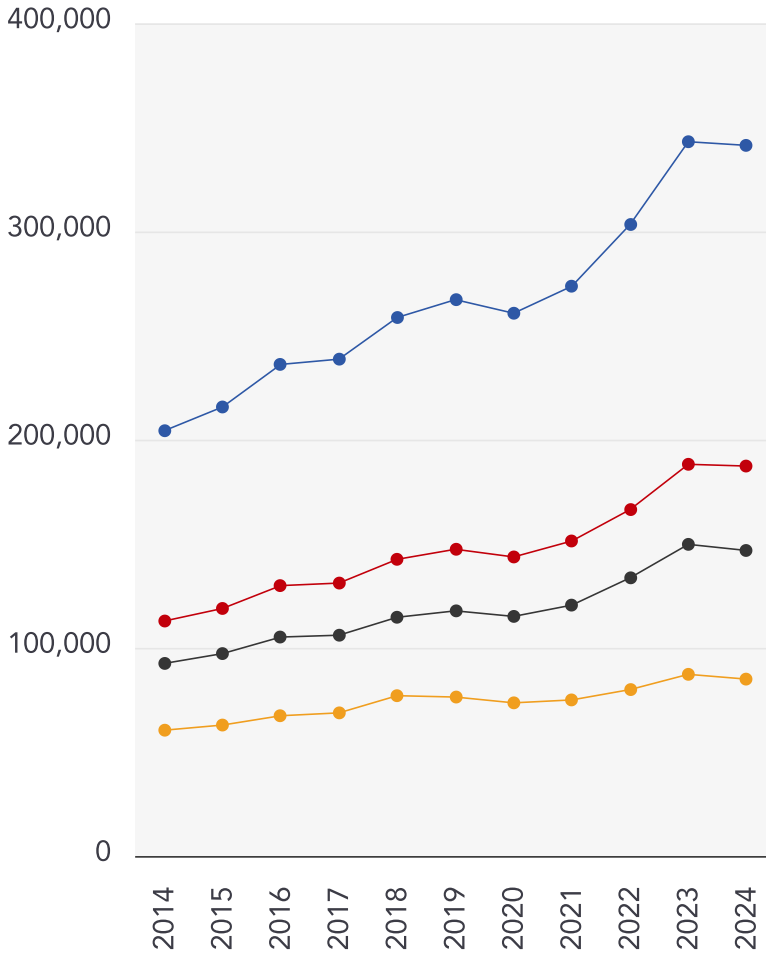
Bus Stops/Stations

Pin	Name	Distance
1	Salutation Inn	0.78 miles
2	Letter Box	1.49 miles
3	Telephone Box	3.08 miles
4	Brigg Road	3.13 miles
5	Thornton Road	5.5 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.

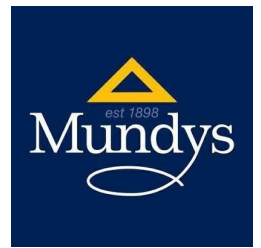
We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

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

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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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