

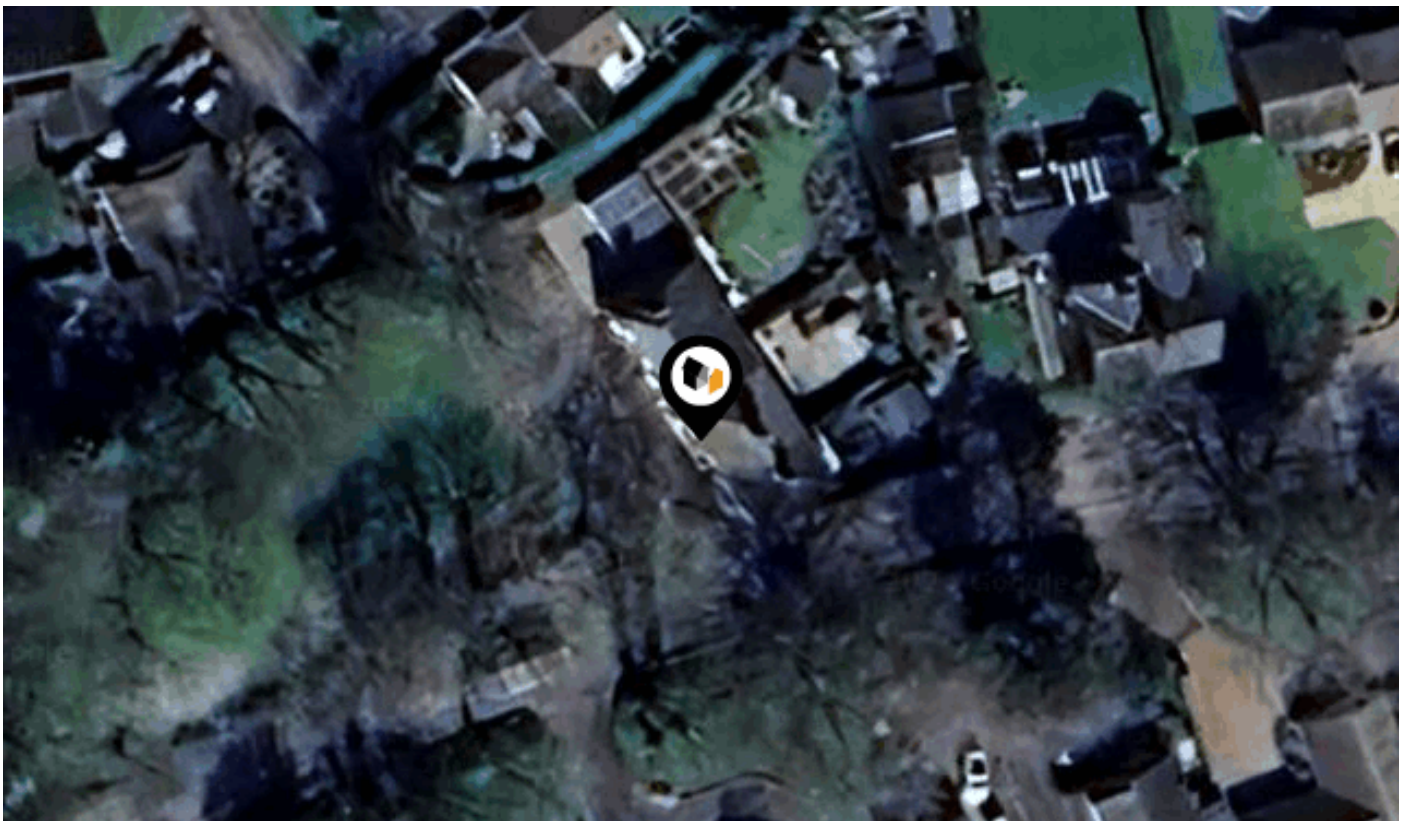


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18<sup>th</sup> September 2024



**NORTH HALLS, BINBROOK, MARKET RASEN, LN8**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

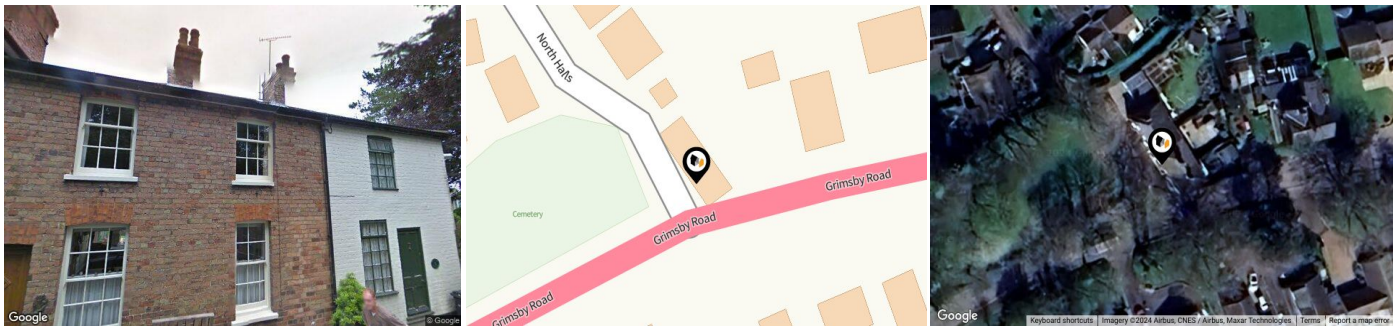
tom.bell@mundys.net

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# Property Overview



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,419

## Local Area

<b>Local Authority:</b>	East lindsey
<b>Conservation Area:</b>	Binbrook
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Medium

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

<b>20</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

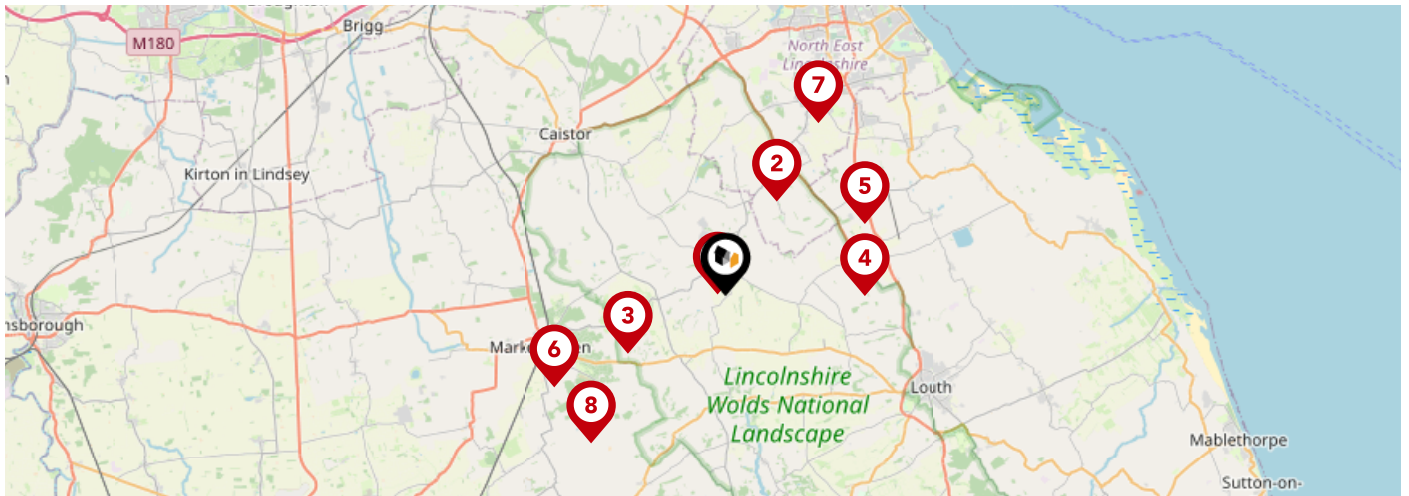
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

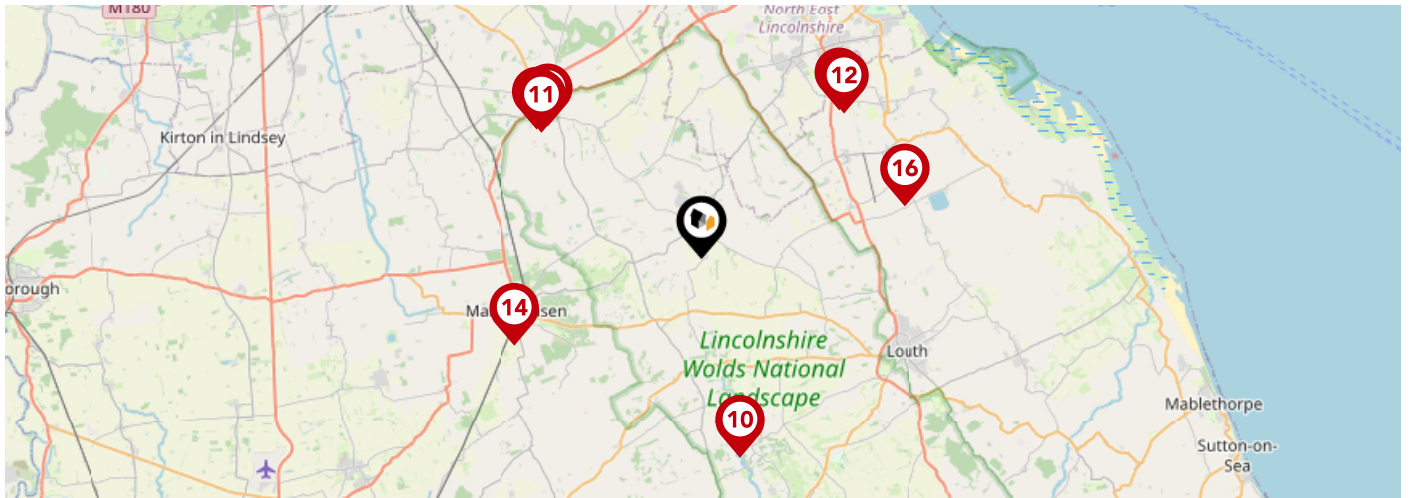


# Area Schools



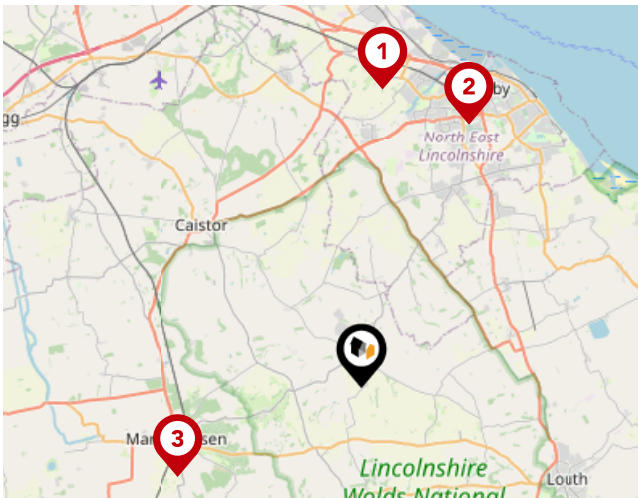
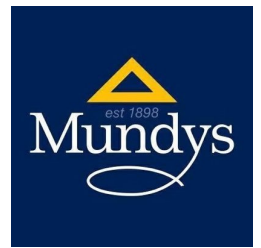
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Binbrook CofE Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>East Ravendale CofE Primary School Academy</b> Ofsted Rating: Good   Pupils: 98   Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Tealby School</b> Ofsted Rating: Good   Pupils: 84   Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Utterby Primary Academy</b> Ofsted Rating: Good   Pupils: 69   Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>North Thoresby Primary Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:5.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>De Aston School</b> Ofsted Rating: Good   Pupils: 1040   Distance:6.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Waltham Leas Primary Academy</b> Ofsted Rating: Good   Pupils: 423   Distance:6.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Legsby Primary School</b> Ofsted Rating: Good   Pupils: 37   Distance:7.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



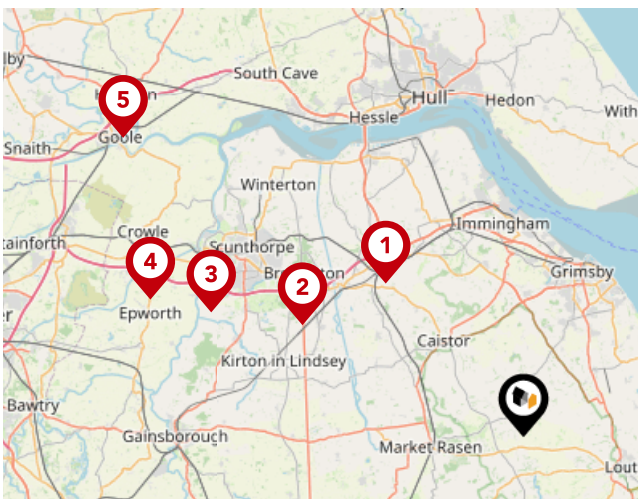
		Nursery	Primary	Secondary	College	Private
	<b>Caistor Yarborough Academy</b> Ofsted Rating: Good   Pupils: 536   Distance:7.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Donington-on-Bain School</b> Ofsted Rating: Good   Pupils: 94   Distance:7.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caistor CofE and Methodist Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:7.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holton-le-Clay Junior School</b> Ofsted Rating: Good   Pupils: 114   Distance:7.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holton Le Clay Infant School</b> Ofsted Rating: Good   Pupils: 87   Distance:7.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Market Rasen Church of England Primary School</b> Ofsted Rating: Good   Pupils: 308   Distance:7.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caistor Grammar School</b> Ofsted Rating: Good   Pupils: 683   Distance:7.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fulstow Church of England Primary School</b> Ofsted Rating: Not Rated   Pupils: 30   Distance:7.44	<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	Healing Railway Station	10.53 miles
2	Grimsby Town Rail Station	9.99 miles
3	Market Rasen Rail Station	7.23 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	14.47 miles
2	M180 J4	17.47 miles
3	M180 J3	23.73 miles
4	M180 J2	28.02 miles
5	M62 J37	35.2 miles

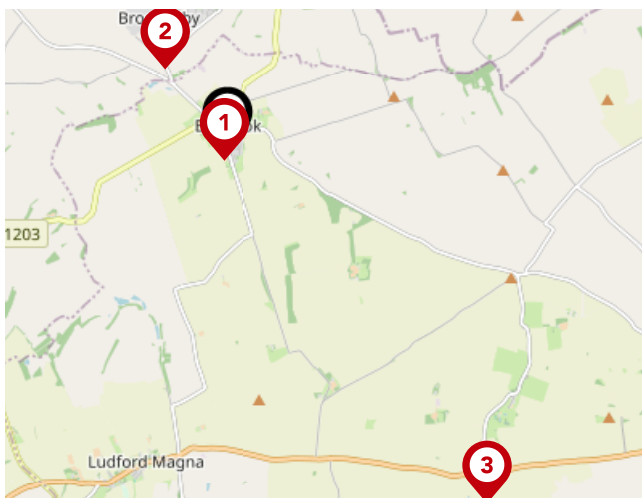
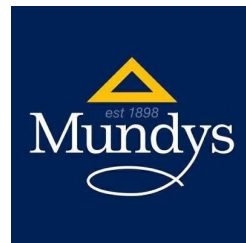


## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	12.69 miles
2	Finningley	34.43 miles
3	East Mids Airport	63.42 miles
4	Leeds Bradford Airport	67.88 miles

# Area

## Transport (Local)



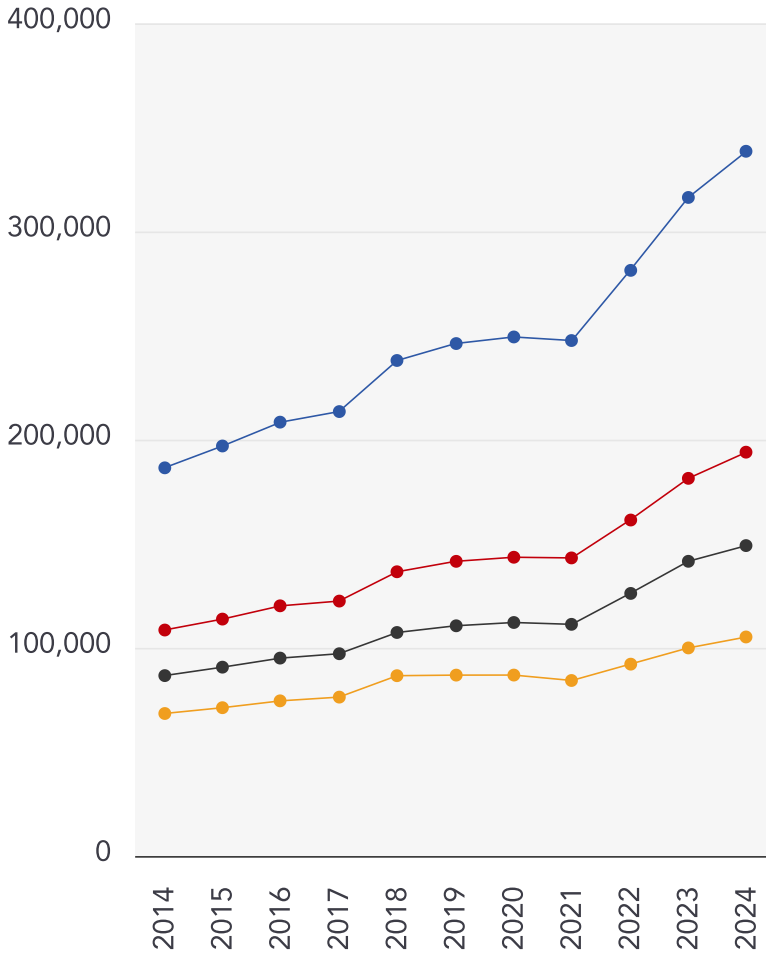
### Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.11 miles
2	Edinburgh Road	0.9 miles
3	Kelstern Crossroads	3.88 miles
4	All Saints Church	3.91 miles
5	Starks Lane	4.71 miles

# Market House Price Statistics



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



Detached

**+81.54%**

Semi-Detached

**+78.68%**

Terraced

**+72.05%**

Flat

**+53.69%**



## 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.

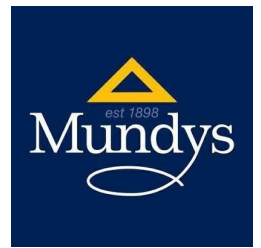
We have three offices within Lincolnshire, Lincoln City Centre on Silver Street and Museum Court, and on Queen Street, Market Rasen.

## 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



/Mundysuk



/mundysuk



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## Important - Please Read

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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.

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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