

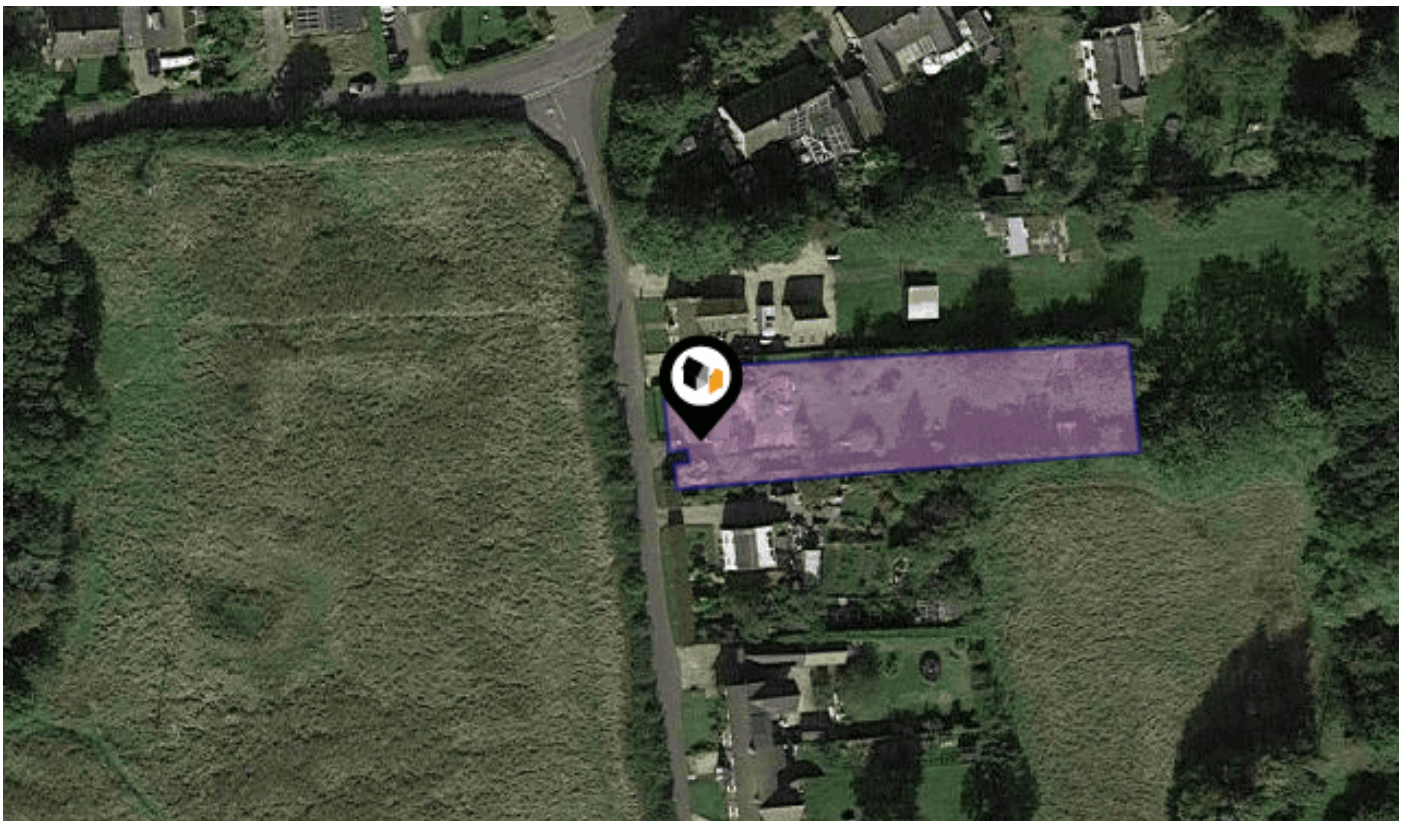


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19th September 2024



SILVER STREET, MINTING, HORNCastle, LN9

Mundys

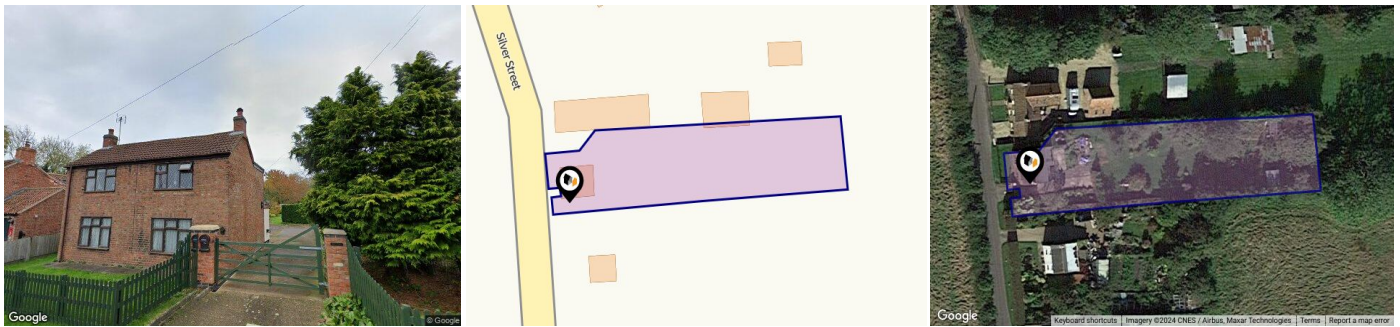
29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

tom.bell@mundys.net

www.mundys.net







Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,065 ft ² / 99 m ²		
Plot Area:	0.34 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,656		
Title Number:	LL370702		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	- mb/s
	

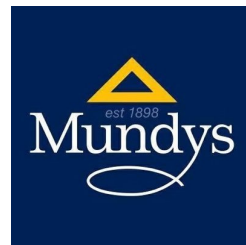
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Silver Street, Minting, Horncastle, LN9*

Reference - 122/01955/92/
Decision: Decided
Date: 12th November 1992
Description: Planning Permission - Erection of a bungalow and double garage.

Property EPC - Certificate



Silver Street, Minting, LN9

Energy rating

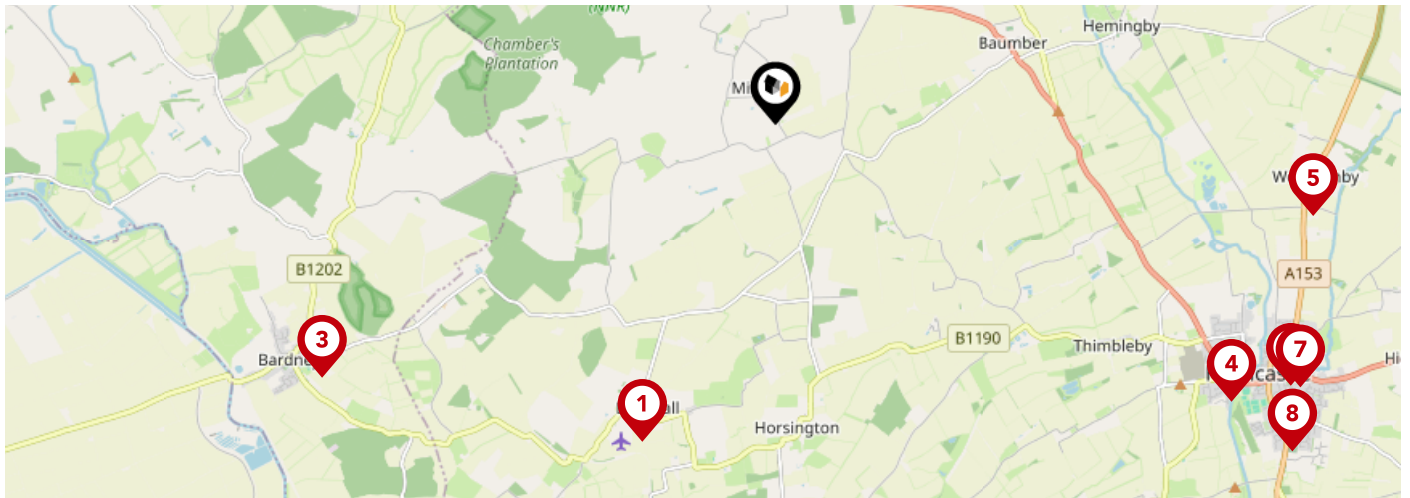
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Valid until 20.11.2026

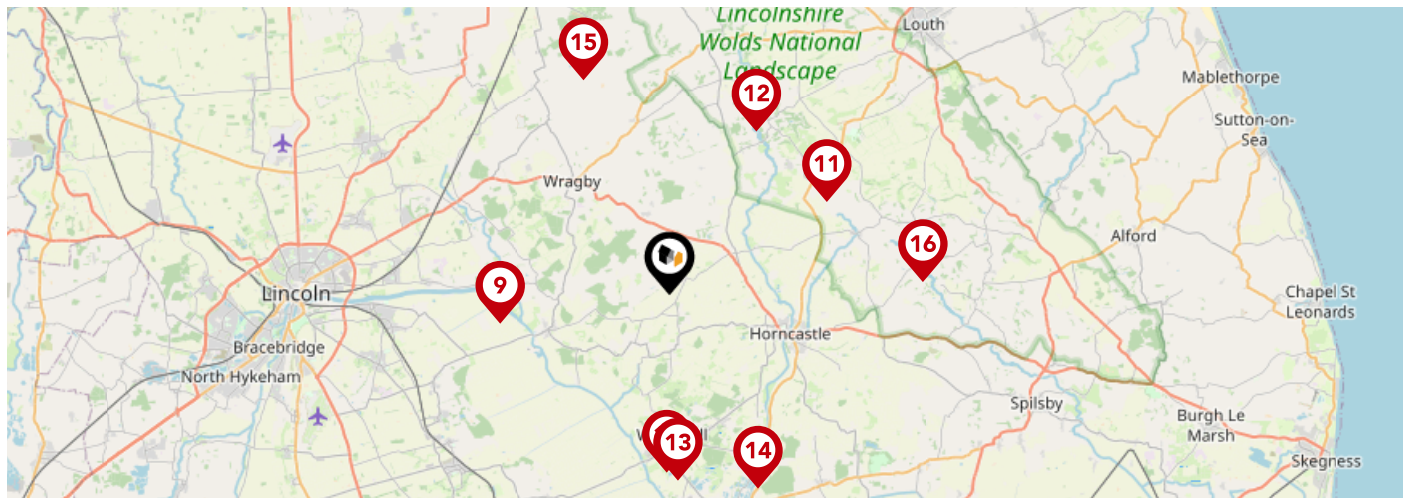
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		30 F
1-20	G	1 G	









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	To be used only when there is no heating/hot-water system
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:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	No system present: electric heaters assumed
Main Heating Controls:	None
Hot Water System:	No system present: electric immersion assumed
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	99 m ²

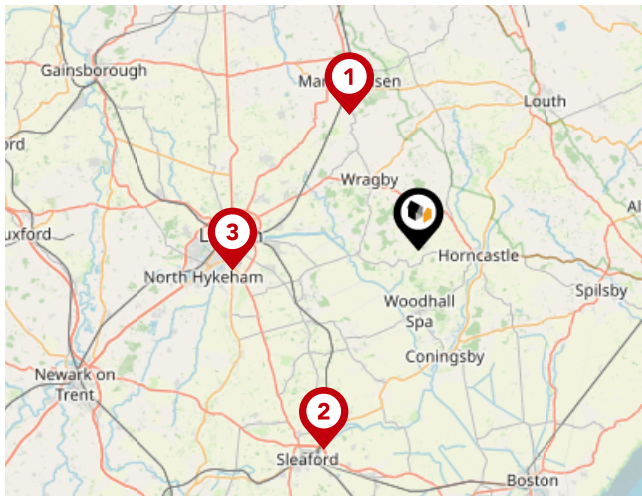


		Nursery	Primary	Secondary	College	Private
1	Bucknall Primary School Ofsted Rating: Good Pupils: 26 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wragby Primary School Ofsted Rating: Good Pupils: 175 Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bardney Church of England and Methodist Primary School Ofsted Rating: Good Pupils: 188 Distance:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Queen Elizabeth's Grammar School, Horncastle Ofsted Rating: Outstanding Pupils: 817 Distance:4.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Heckington House School Ofsted Rating: Requires improvement Pupils: 25 Distance:4.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Horncastle Primary School Ofsted Rating: Good Pupils: 434 Distance:5.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Lawrence School Ofsted Rating: Good Pupils: 181 Distance:5.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Banovallum School Ofsted Rating: Good Pupils: 616 Distance:5.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



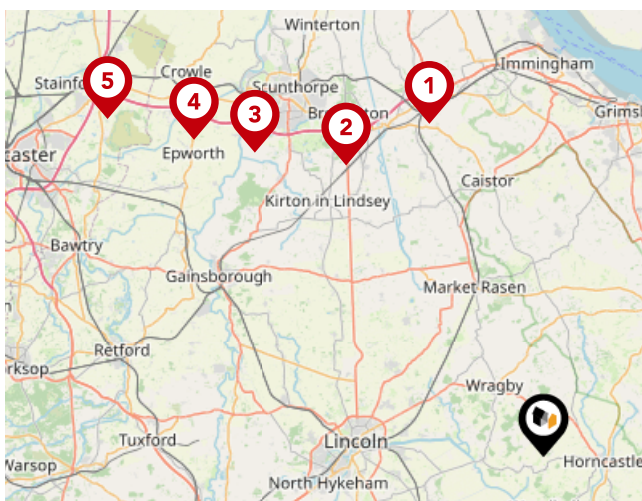
		Nursery	Primary	Secondary	College	Private
	Fiskerton Church of England Primary School Ofsted Rating: Good Pupils: 89 Distance:6.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 295 Distance:6.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scamblesby Church of England Primary School Ofsted Rating: Good Pupils: 61 Distance:6.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Donington-on-Bain School Ofsted Rating: Good Pupils: 94 Distance:6.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Hugh's School Ofsted Rating: Not Rated Pupils: 151 Distance:6.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Kirkby-on-Bain Church of England Primary School Ofsted Rating: Good Pupils: 123 Distance:7.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Legsby Primary School Ofsted Rating: Good Pupils: 37 Distance:8.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Edward Richardson Primary School, Tetford Ofsted Rating: Good Pupils: 107 Distance:9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



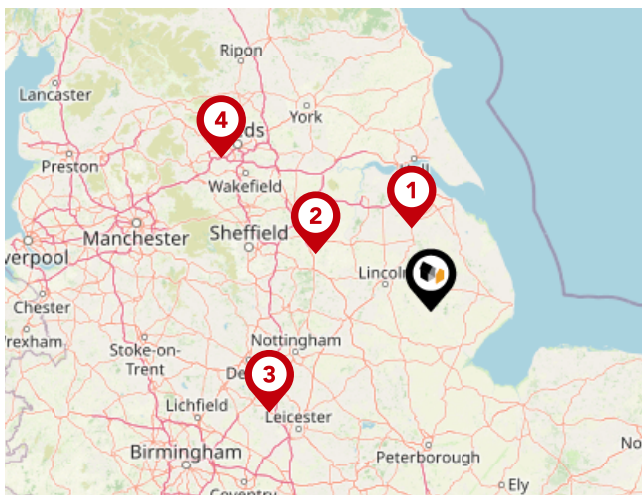
National Rail Stations

Pin	Name	Distance
1	Market Rasen Rail Station	10.79 miles
2	Ruskington Rail Station	15.55 miles
3	Lincoln Central Rail Station	13.28 miles



Trunk Roads/Motorways

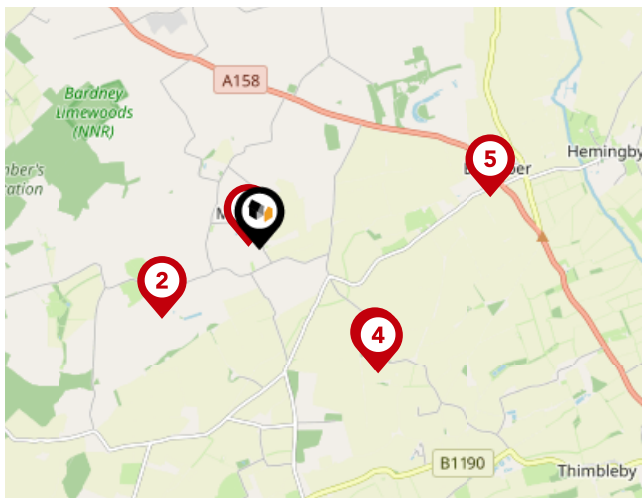
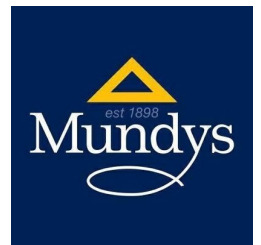
Pin	Name	Distance
1	M180 J5	24.89 miles
2	M180 J4	24.96 miles
3	M180 J3	29.72 miles
4	M180 J2	33.37 miles
5	M180 J1	38.95 miles



Airports/HELIPADS

Pin	Name	Distance
1	Humberside Airport	24.02 miles
2	Finningley	36.49 miles
3	East Mids Airport	54.46 miles
4	Leeds Bradford Airport	73.23 miles

Area Transport (Local)



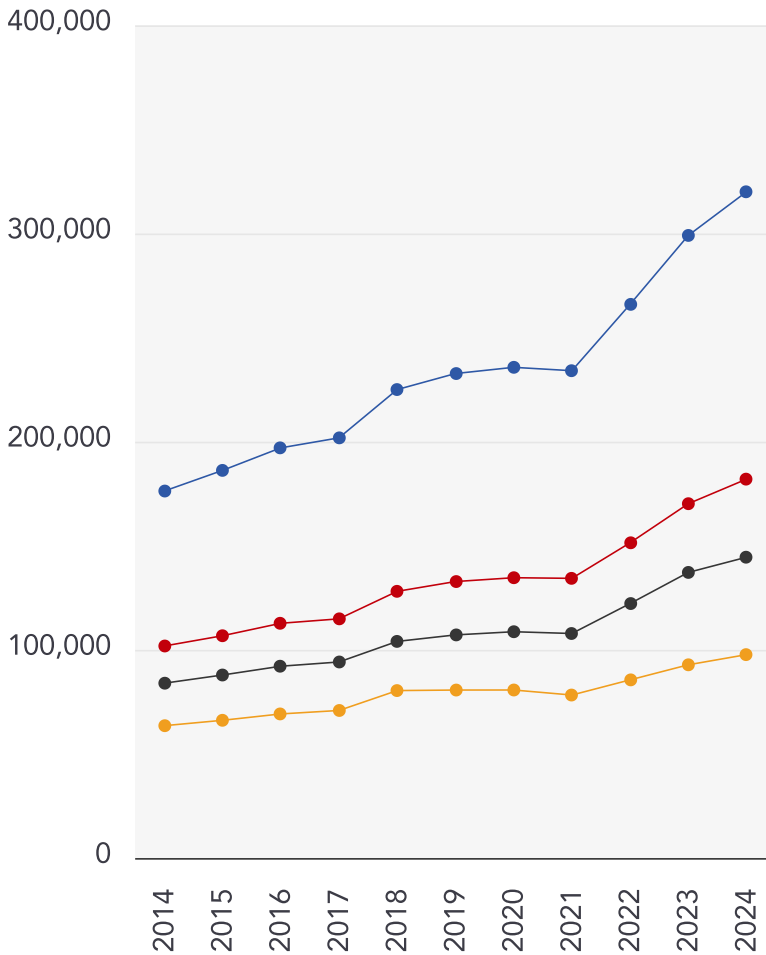
Bus Stops/Stations

Pin	Name	Distance
1	St Andrew's Church	0.1 miles
2	Demand Responsive Area	1.06 miles
3	Demand Responsive Area	1.47 miles
4	St Margarets Church	1.51 miles
5	Red Lion PH	2.09 miles

Market House Price Statistics



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



Detached

+81.54%

Semi-Detached

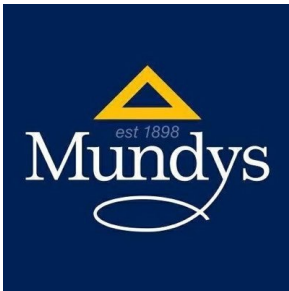
+78.68%

Terraced

+72.05%

Flat

+53.69%



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



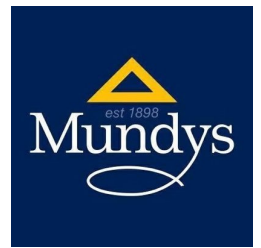
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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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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