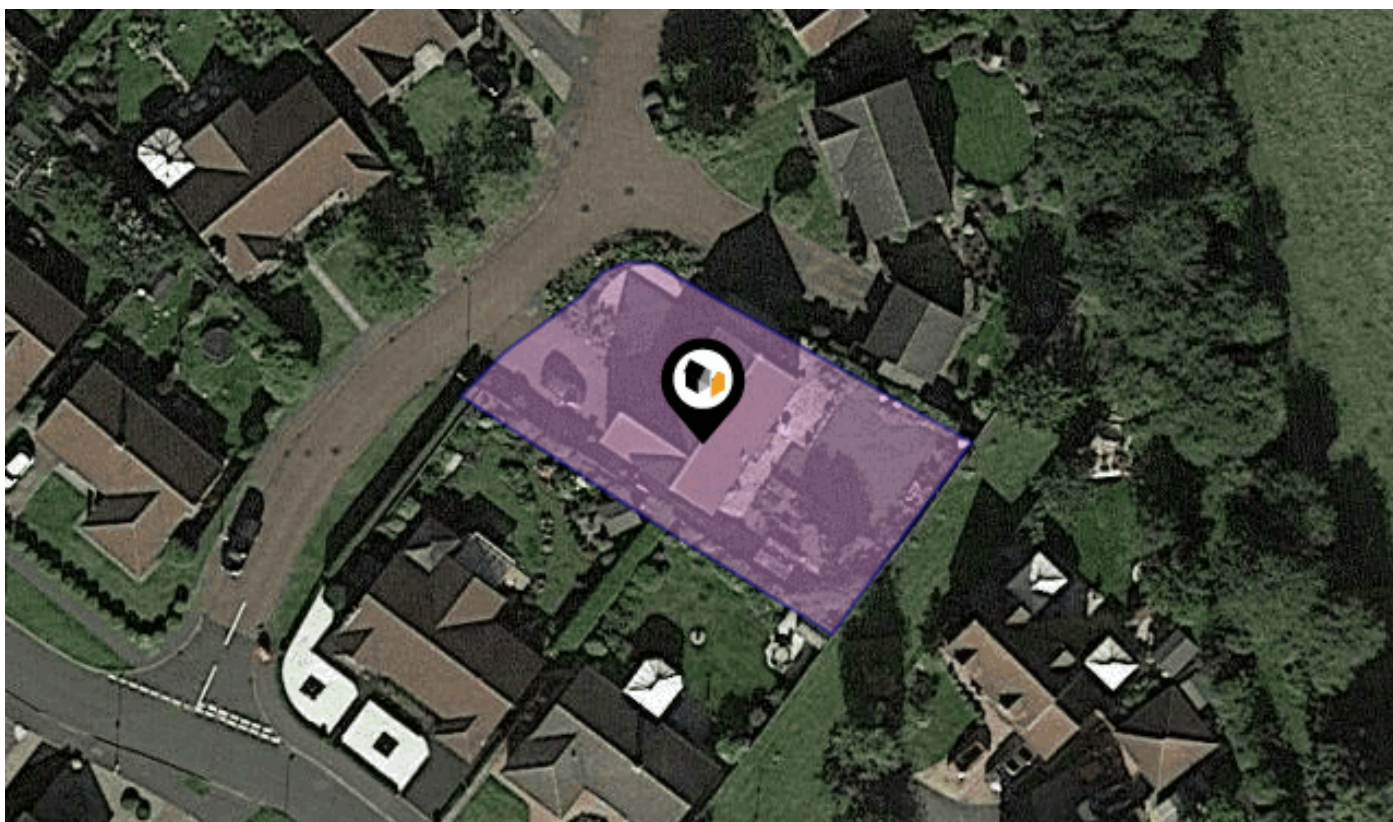


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 09<sup>th</sup> September 2024**



## CARLISLE GARDENS, HORNCastle, LN9

### Mundys

29 – 30 Silver Street Lincoln LN2 1AS

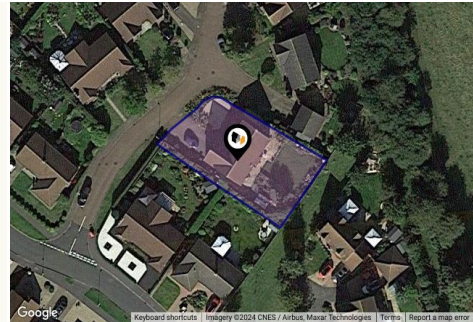
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## Property




Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,915 ft <sup>2</sup> / 178 m <sup>2</sup>		
Plot Area:	0.16 acres		
Year Built :	1991-1995		
Council Tax :	Band E		
Annual Estimate:	£2,602		
Title Number:	LL113504		

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	60	10000
mb/s	mb/s	mb/s
		

### Mobile Coverage:

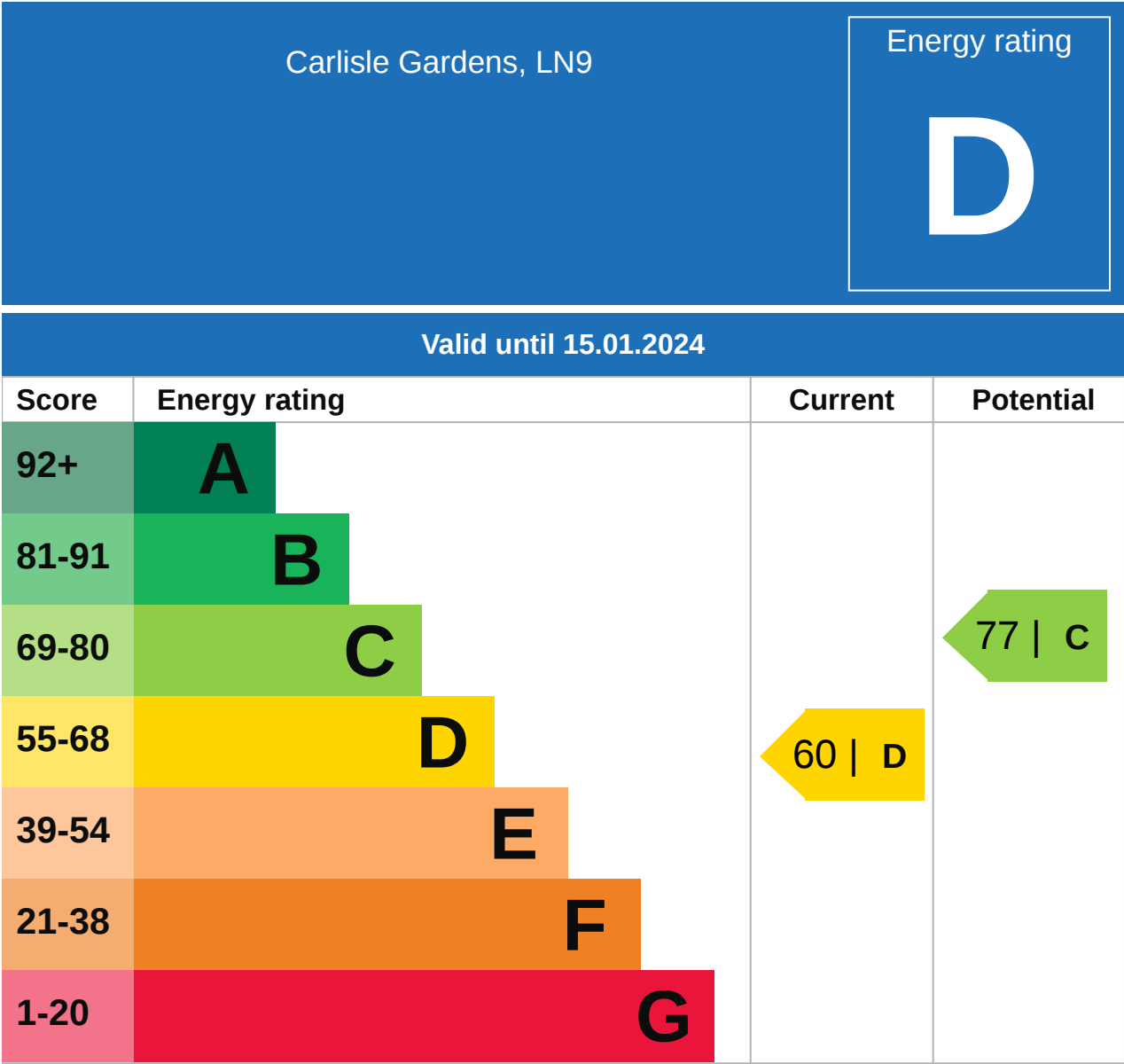
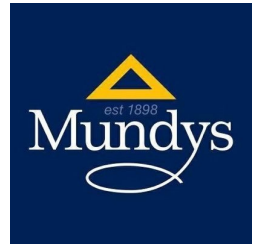
(based on calls indoors)



### Satellite/Fibre TV Availability:

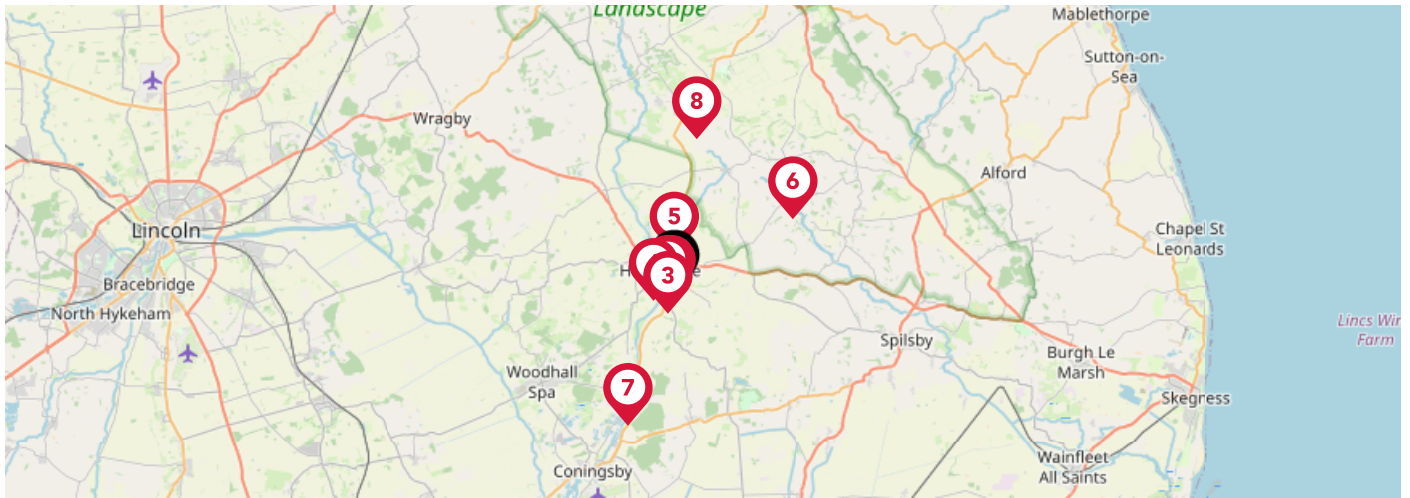


# Property EPC - Certificate



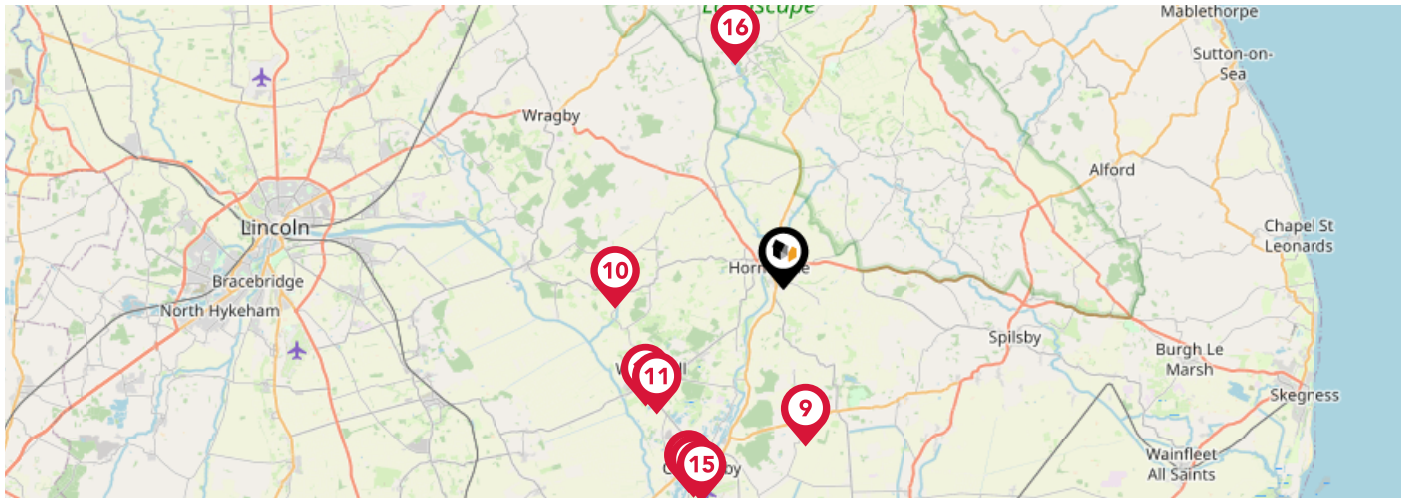
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<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 before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Lightning:</b>	Low energy lighting in 4% of fixed outlets
<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>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Total Floor Area:</b>	178 m <sup>2</sup>



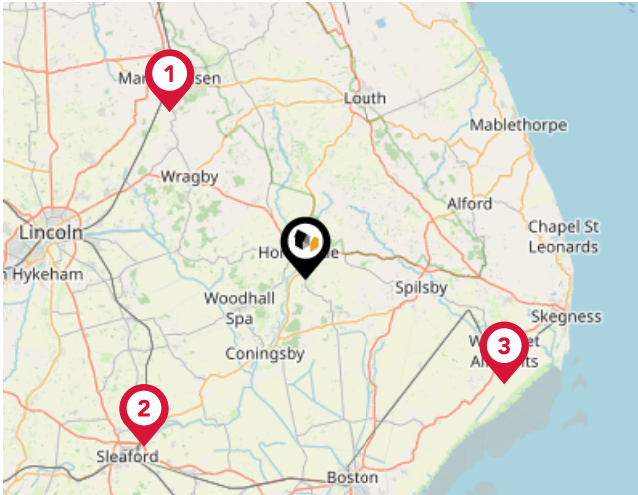
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Lawrence School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Horncastle Primary School</b> Ofsted Rating: Good   Pupils: 434   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Banovallum School</b> Ofsted Rating: Good   Pupils: 616   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Queen Elizabeth's Grammar School, Horncastle</b> Ofsted Rating: Outstanding   Pupils: 817   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Heckington House School</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Edward Richardson Primary School, Tetford</b> Ofsted Rating: Good   Pupils: 107   Distance:4.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Kirkby-on-Bain Church of England Primary School</b> Ofsted Rating: Good   Pupils: 123   Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Scamblesby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 61   Distance:5.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>The Mareham-le-Fen Church of England Primary School</b> Ofsted Rating: Good   Pupils: 93   Distance:5.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bucknall Primary School</b> Ofsted Rating: Good   Pupils: 26   Distance:6.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Hugh's School</b> Ofsted Rating: Not Rated   Pupils: 151   Distance:6.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 295   Distance:6.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tattershall Primary School</b> Ofsted Rating: Good   Pupils: 139   Distance:7.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Barnes Wallis Academy</b> Ofsted Rating: Good   Pupils: 552   Distance:8.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coningsby St Michael's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 271   Distance:8.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Donington-on-Bain School</b> Ofsted Rating: Good   Pupils: 94   Distance:8.15	<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	15.24 miles
2	Ruskington Rail Station	16.51 miles
3	Wainfleet Rail Station	15.94 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	28.74 miles
2	M180 J4	29.56 miles
3	M180 J3	34.64 miles
4	M180 J2	38.4 miles
5	M180 J1	44.08 miles

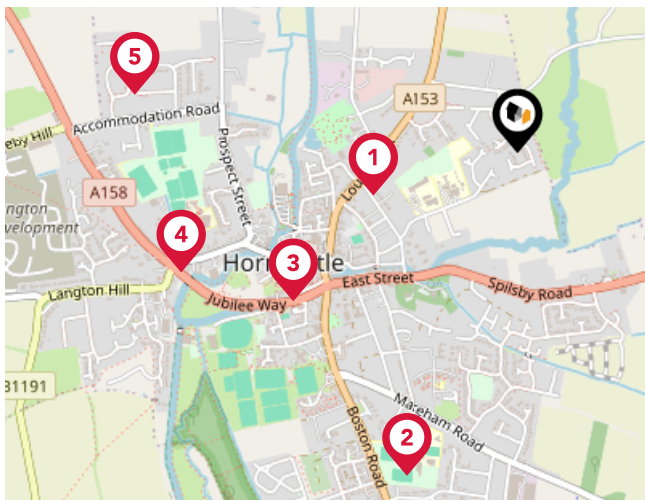


## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	27.51 miles
2	Finningley	41.75 miles
3	East Mids Airport	57.57 miles
4	Leeds Bradford Airport	78.39 miles

# Area

## Transport (Local)



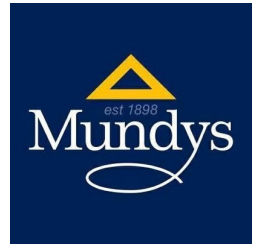
### Bus Stops/Stations

Pin	Name	Distance
1	Primary School	0.33 miles
2	Banovallum School Bus Park	0.76 miles
3	Interchange Shelter	0.6 miles
4	Queen Elizabeth School Bus Park	0.79 miles
5	Holly Close	0.86 miles

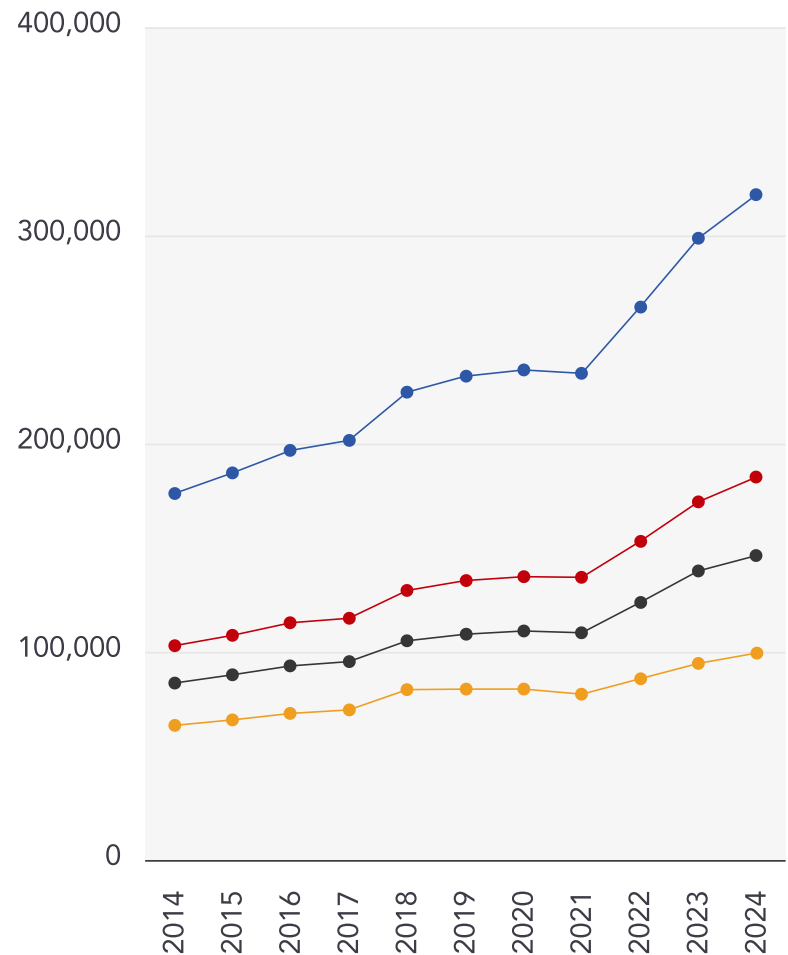


# Market

## House Price Statistics



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



Detached

**+81.54%**

Semi-Detached

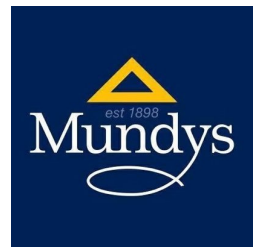
**+78.68%**

Terraced

**+72.05%**

Flat

**+53.69%**



## Mundys

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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.

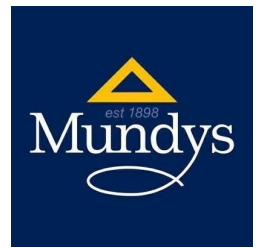
We are open 7 days a week. We also offer weekday evening viewings until 7.30 pm.

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



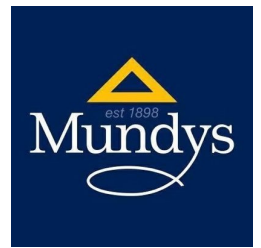
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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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

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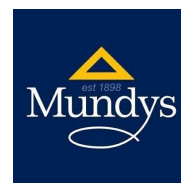


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