

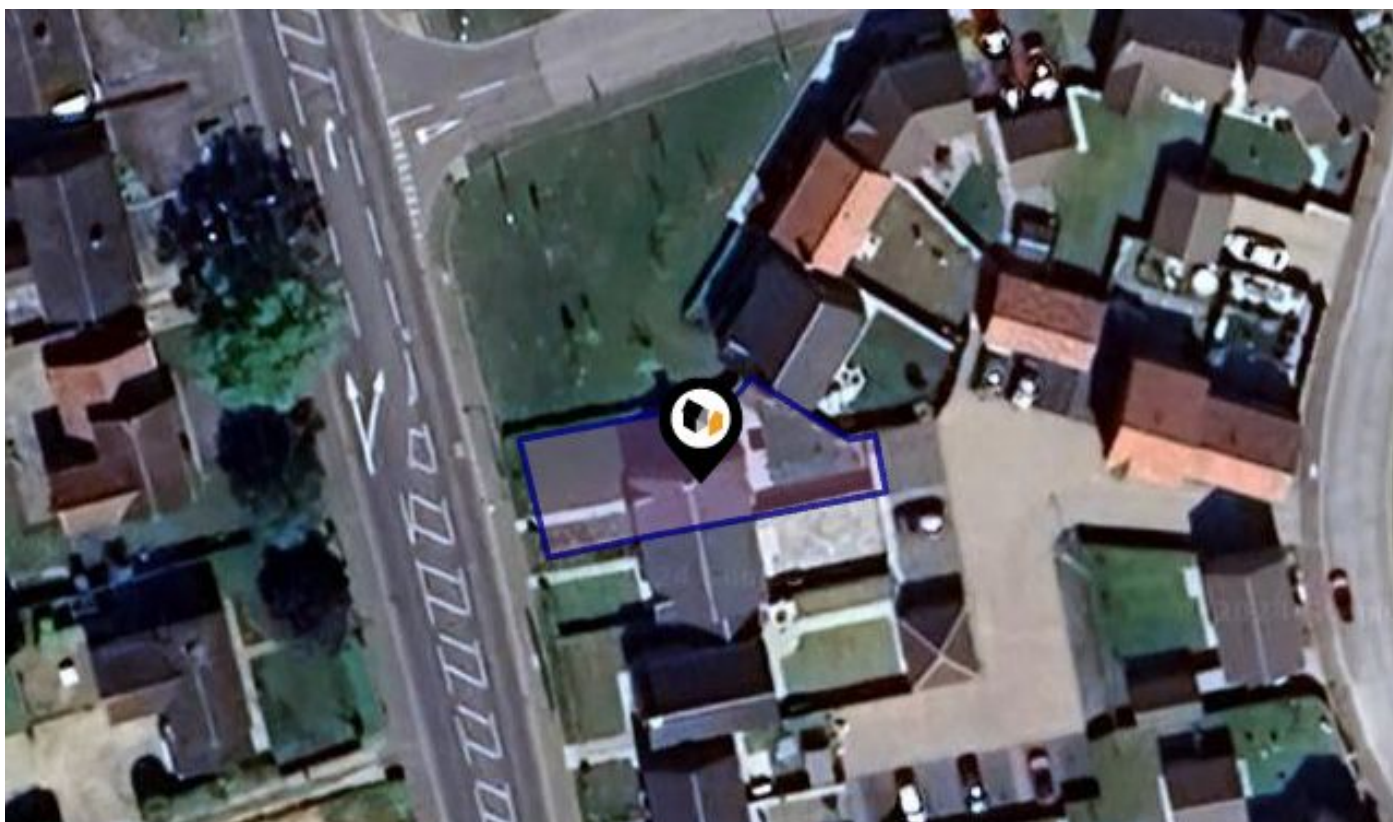


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th January 2025



CAISTOR ROAD, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

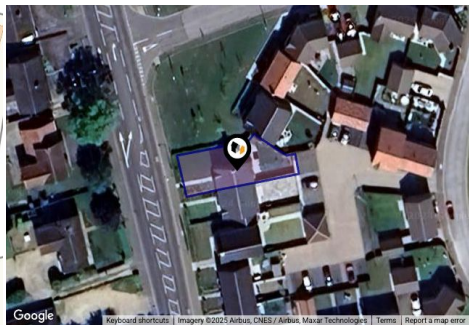
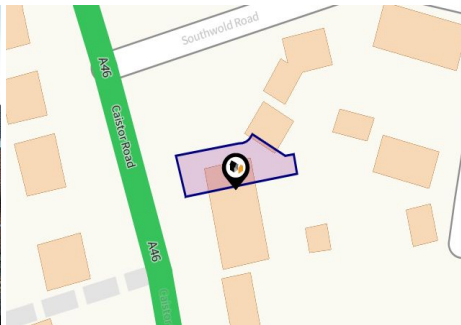
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Property Overview



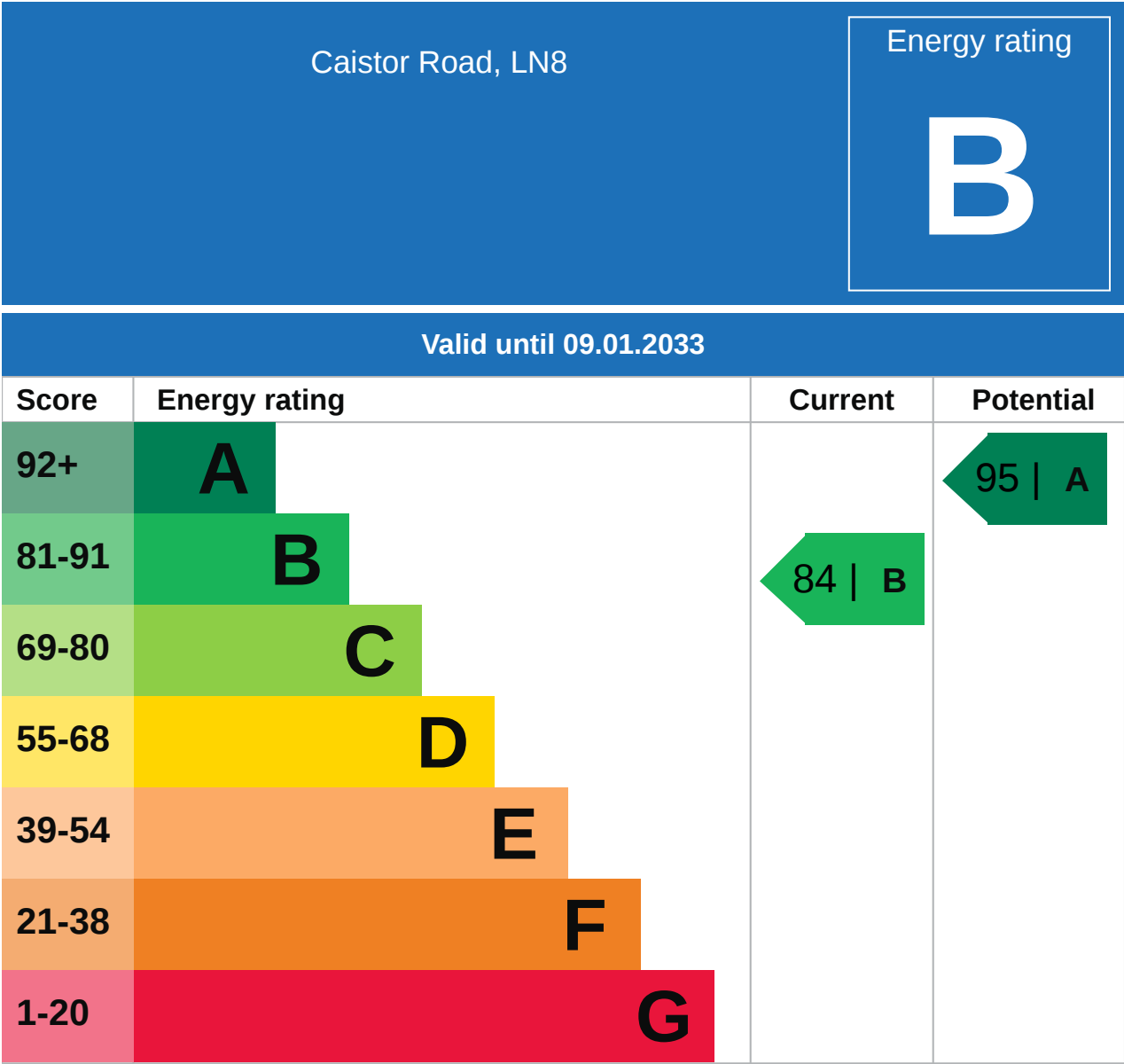
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,022 ft ² / 95 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,718		
Title Number:	LL421177		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	No Risk	16 mb/s	56 mb/s	1800 mb/s
● Surface Water	Very Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Property EPC - Certificate



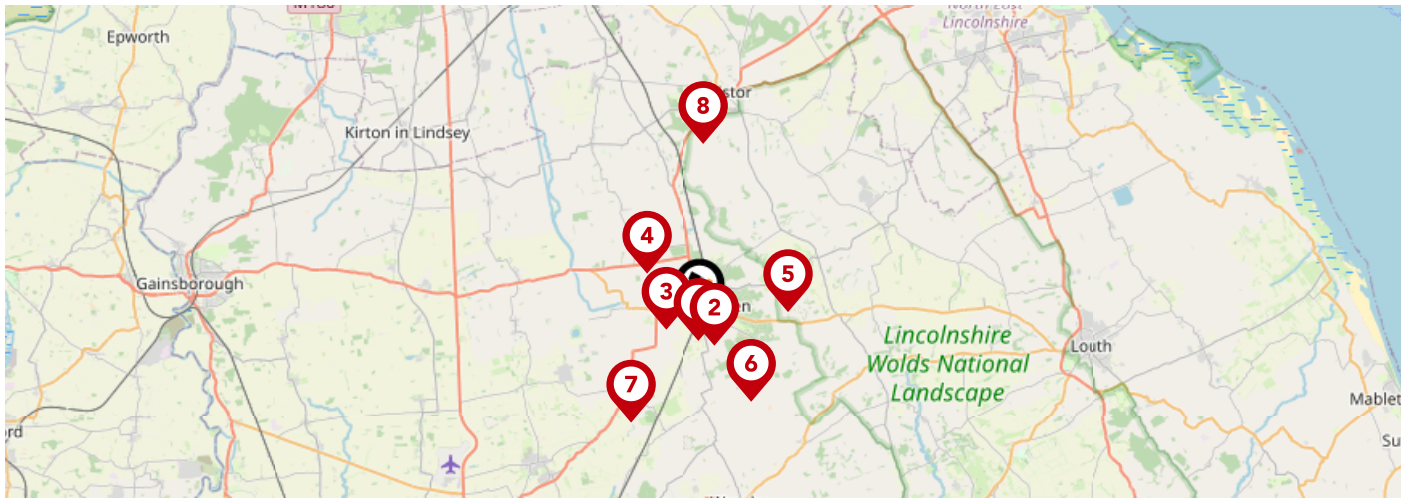
Property

EPC - Additional Data

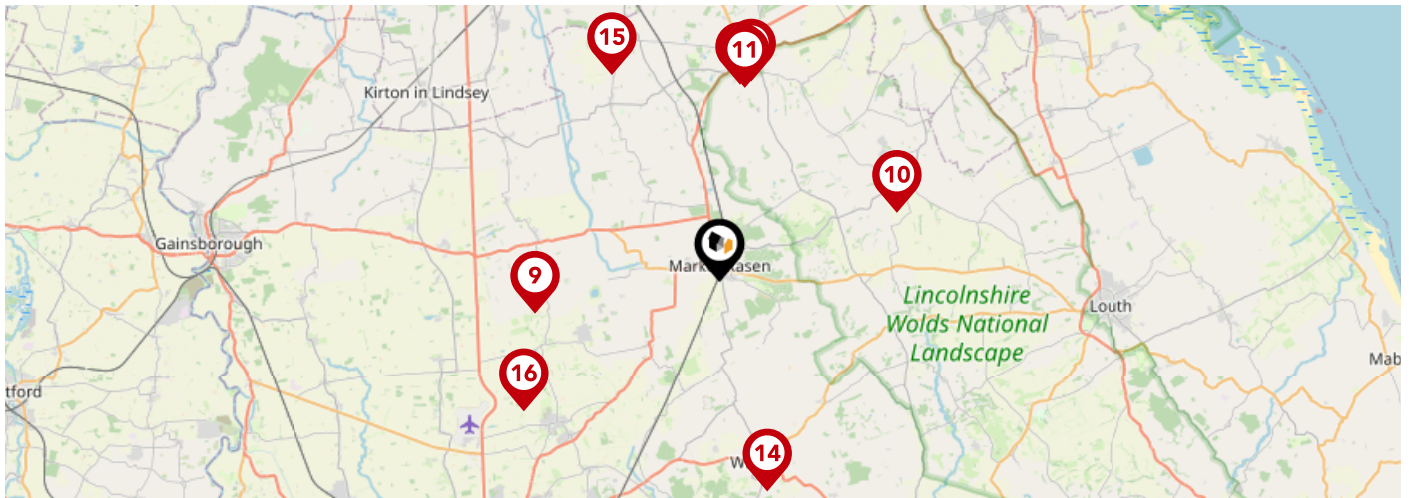


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.20 W/m-Â°K
Total Floor Area:	95 m ²

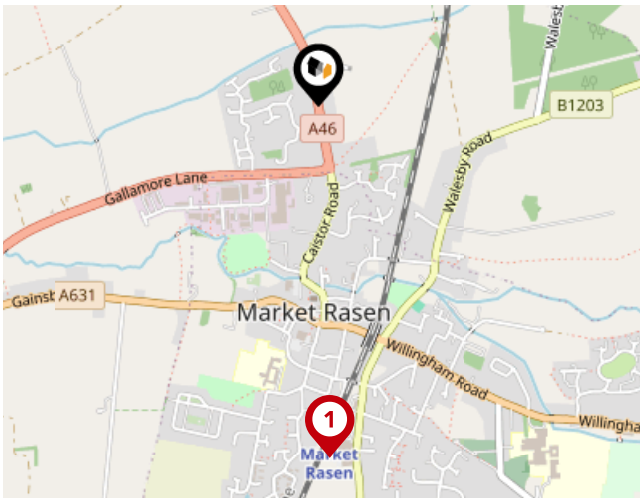


		Nursery	Primary	Secondary	College	Private
1	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tealby School Ofsted Rating: Good Pupils: 84 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Legsby Primary School Ofsted Rating: Good Pupils: 37 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:6.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






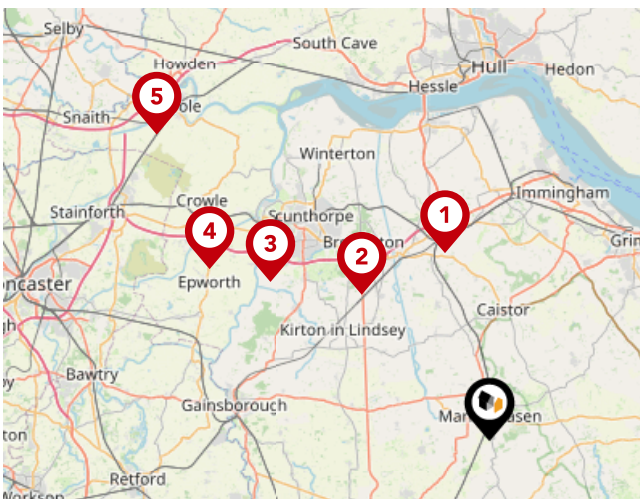
		Nursery	Primary	Secondary	College	Private
9	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:6.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Binbrook CofE Primary School Ofsted Rating: Good Pupils: 86 Distance:6.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:6.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:7.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:7.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Wragby Primary School Ofsted Rating: Good Pupils: 175 Distance:7.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Kelsey Primary School Ofsted Rating: Good Pupils: 101 Distance:8.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:8.3	<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
	Market Rasen Rail Station	0.77 miles
	Barnetby Rail Station	12.79 miles
	Brigg Rail Station	12.29 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M180 J5	13.52 miles
	M180 J4	13.72 miles
	M180 J3	19.14 miles
	M180 J2	23.17 miles
	M62 J36	31.85 miles

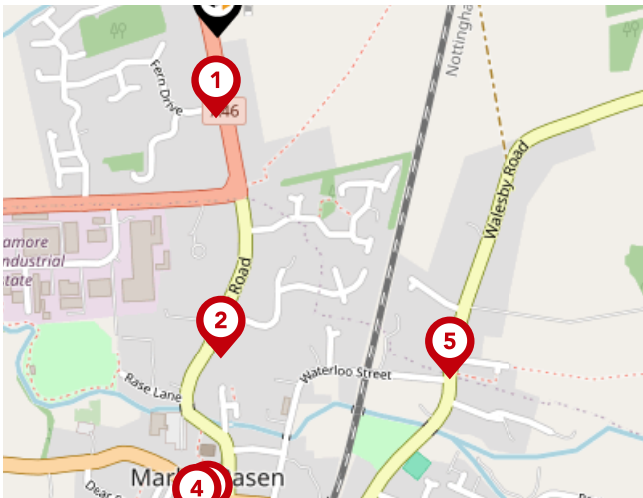


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	13.01 miles
	Finningley	28.37 miles
	East Mids Airport	56.97 miles
	Leeds Bradford Airport	63.36 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fern Drive	0.09 miles
2	Lady Frances Drive	0.35 miles
3	Market Place	0.54 miles
4	Market Place	0.54 miles
5	Waterloo Street	0.46 miles



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

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