

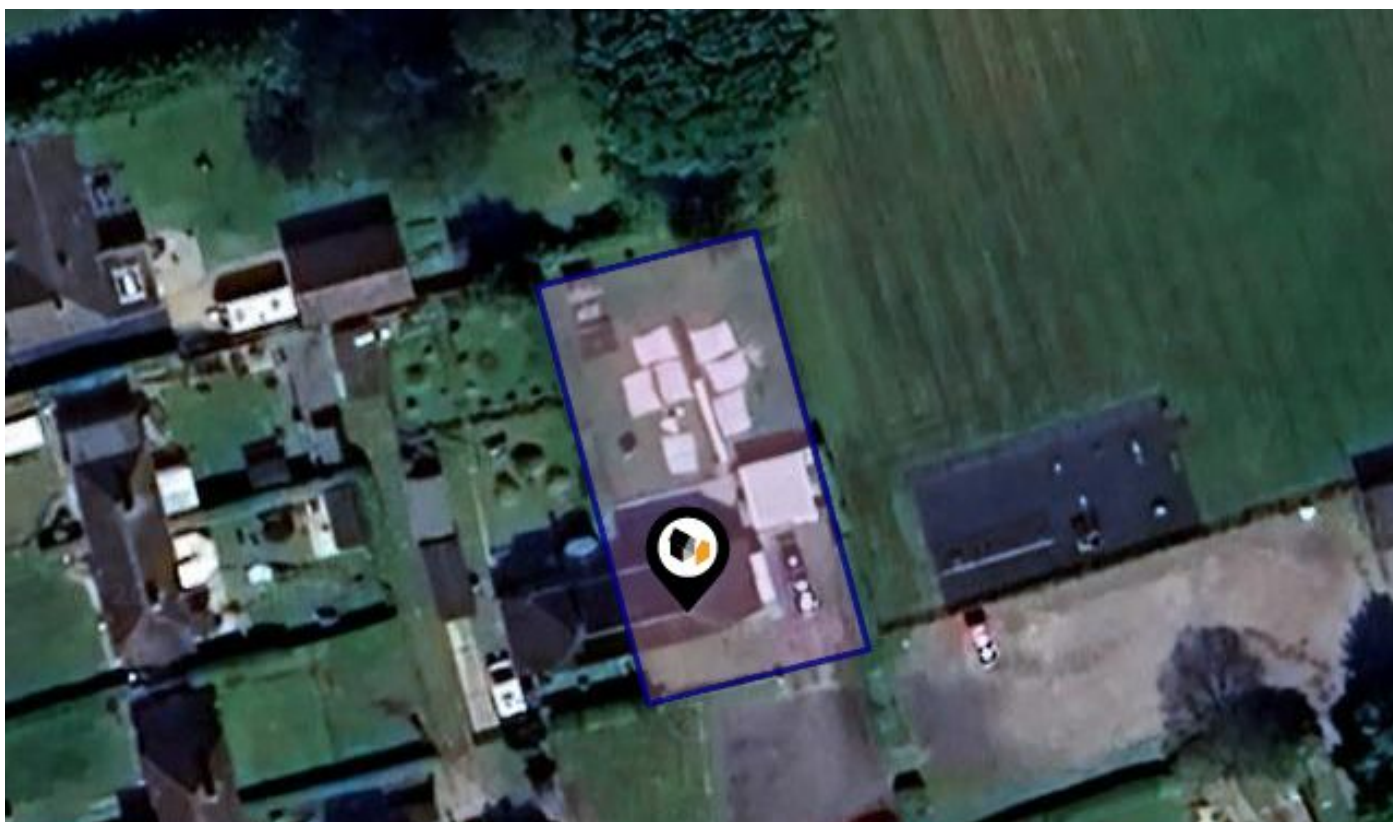


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 21<sup>st</sup> January 2025**



**3, ABBOTT CLOSE, MIDDLE RASEN, MARKET RASEN, LN8 3LA**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

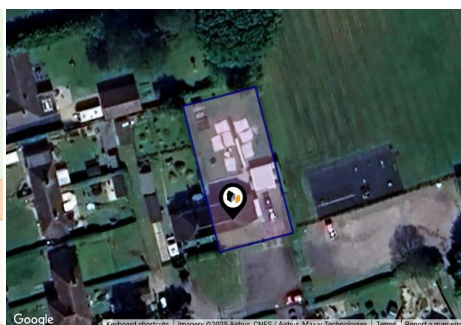
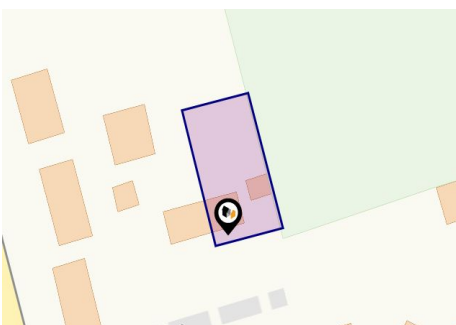
01522 510 044

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## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	947 ft <sup>2</sup> / 88 m <sup>2</sup>
Plot Area:	0.16 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,718
Title Number:	LL247880
UPRN:	100030970871




Last Sold Date:	05/02/2021
Last Sold Price:	£175,000
Last Sold £/ft <sup>2</sup> :	£184
Tenure:	Freehold

## Local Area

Local Authority:	West Lindsey
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	High

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

8	40	-
mb/s	mb/s	mb/s
		

### Mobile Coverage:

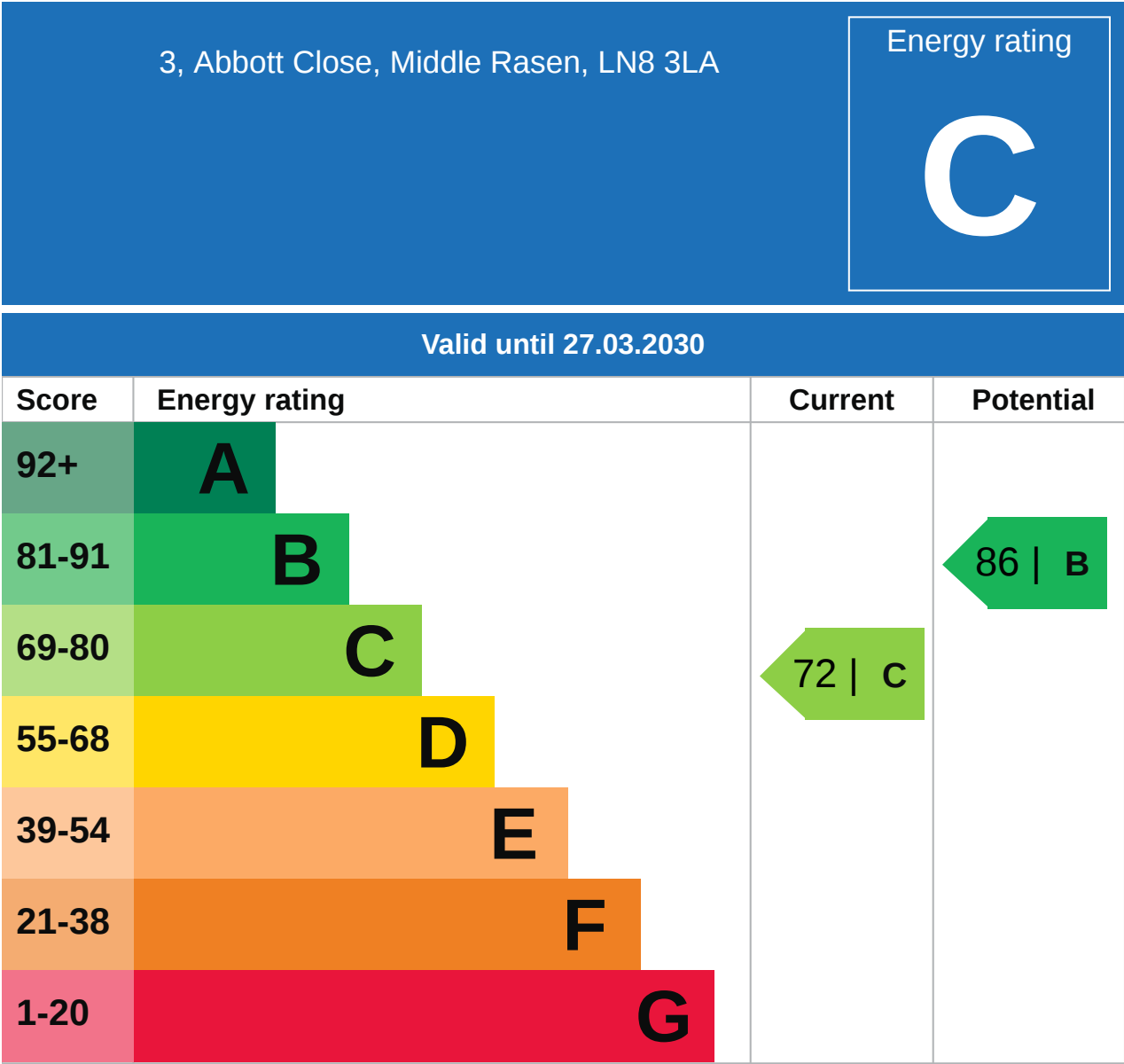
(based on calls indoors)



### Satellite/Fibre TV Availability:

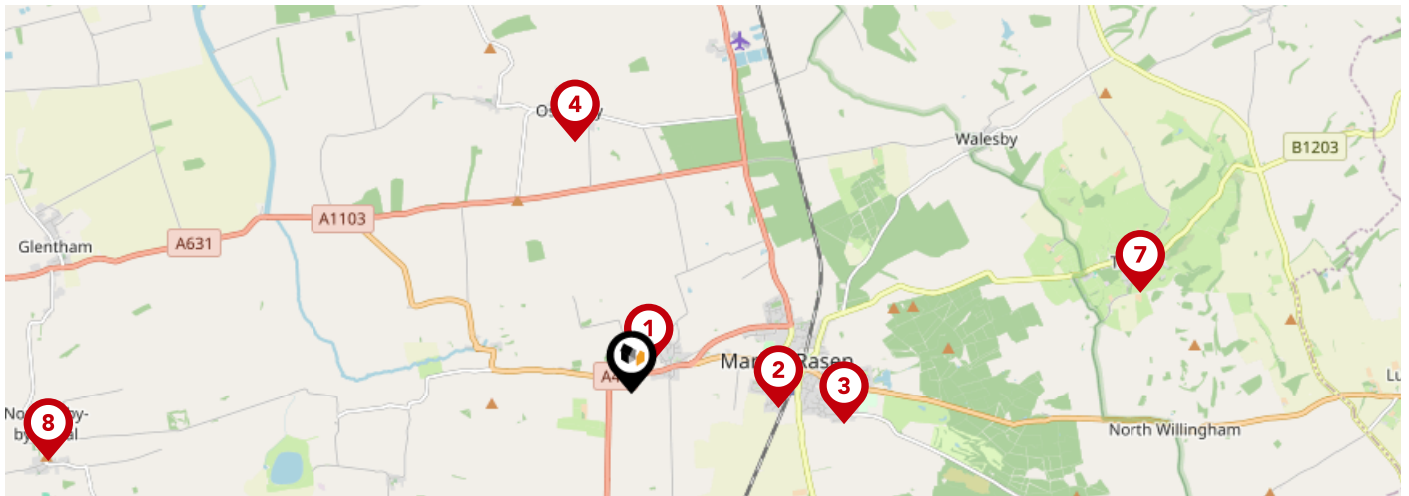


# Property EPC - Certificate



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<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 during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	88 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Middle Rasen Primary School</b> Ofsted Rating: Good   Pupils: 135   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Market Rasen Church of England Primary School</b> Ofsted Rating: Good   Pupils: 308   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>De Aston School</b> Ofsted Rating: Good   Pupils: 1040   Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Osgodby Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Faldingworth Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Legsby Primary School</b> Ofsted Rating: Good   Pupils: 37   Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Tealby School</b> Ofsted Rating: Good   Pupils: 84   Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Normanby Primary School</b> Ofsted Rating: Good   Pupils: 51   Distance:5.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	<b>The Hackthorn Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 56   Distance:6.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Nettleton Community Primary School</b> Ofsted Rating: Good   Pupils: 69   Distance:6.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Dunholme St Chad's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 212   Distance:7.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Welton St Mary's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 381   Distance:7.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>William Farr CofE Comprehensive School</b> Ofsted Rating: Good   Pupils: 1444   Distance:7.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>Wragby Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:7.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>Waddingham Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:7.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>Caistor CofE and Methodist Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:7.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






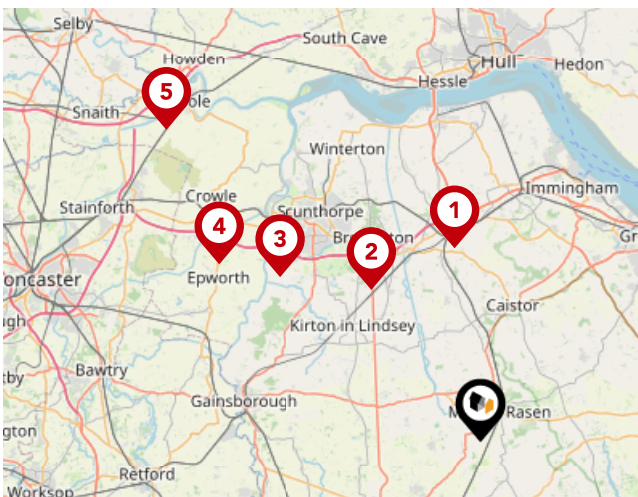
# Area

## Transport (National)








### National Rail Stations

Pin	Name	Distance
	Market Rasen Rail Station	1.44 miles
	Brigg Rail Station	12.16 miles
	Kirton Lindsey Rail Station	11.38 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M180 J5	13.8 miles
	M180 J4	13.28 miles
	M180 J3	18.38 miles
	M180 J2	22.3 miles
	M62 J36	31.22 miles

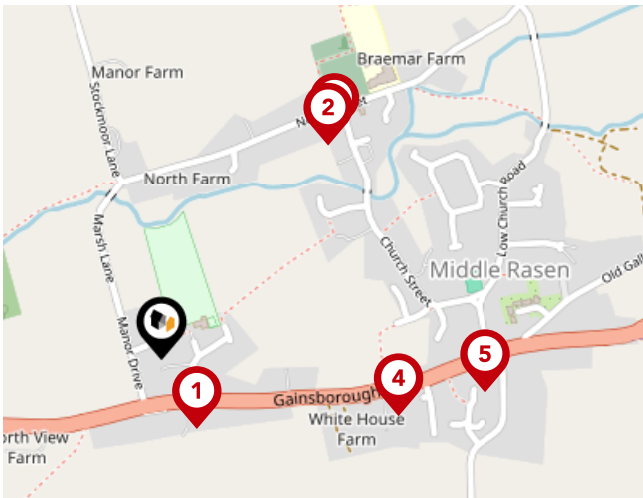


### Airports/Helipads

Pin	Name	Distance
	Humberside Airport	13.57 miles
	Finningley	27.13 miles
	East Mids Airport	55.59 miles
	Leeds Bradford Airport	62.47 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wilkinson Drive	0.09 miles
2	St Peter & St Paul Church	0.3 miles
3	St Peter & St Paul Church	0.31 miles
4	Nag's Head PH	0.27 miles
5	Mill Lane	0.36 miles

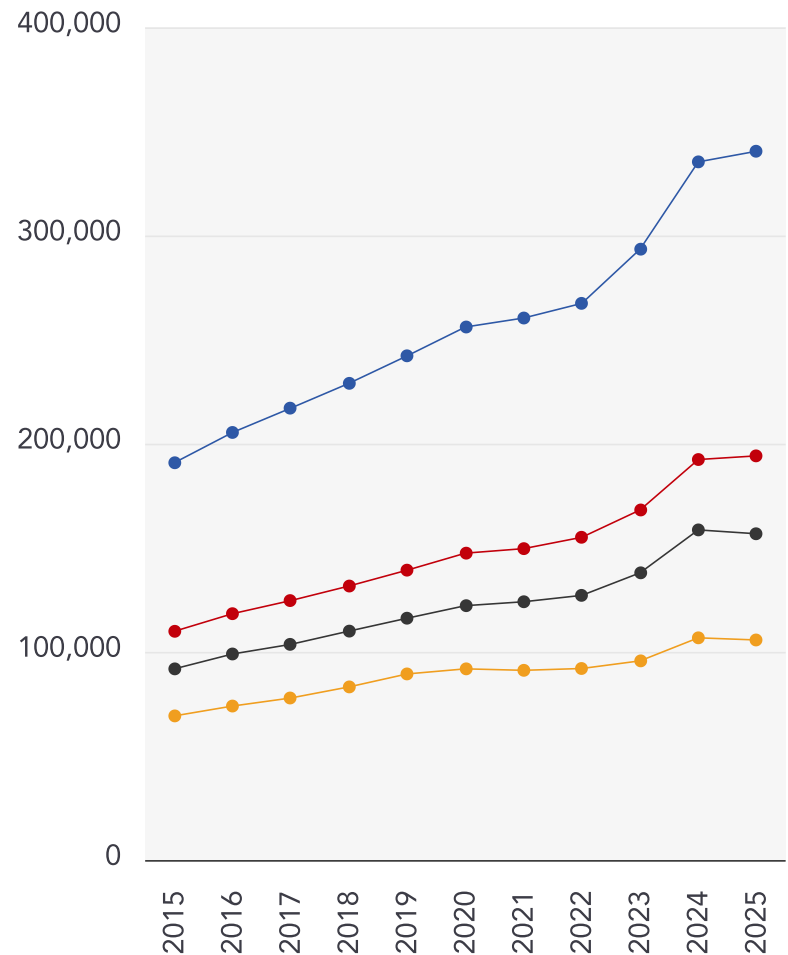


# Market

## House Price Statistics



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



Detached

**+78.41%**

Semi-Detached

**+76.69%**

Terraced

**+70.66%**

Flat

**+52.67%**



## Mundys

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We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Survey

## 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



/mundysuk

# 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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#### **Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

[amy.lee@mundys.net](mailto:amy.lee@mundys.net)

[www.mundys.net](http://www.mundys.net)

