

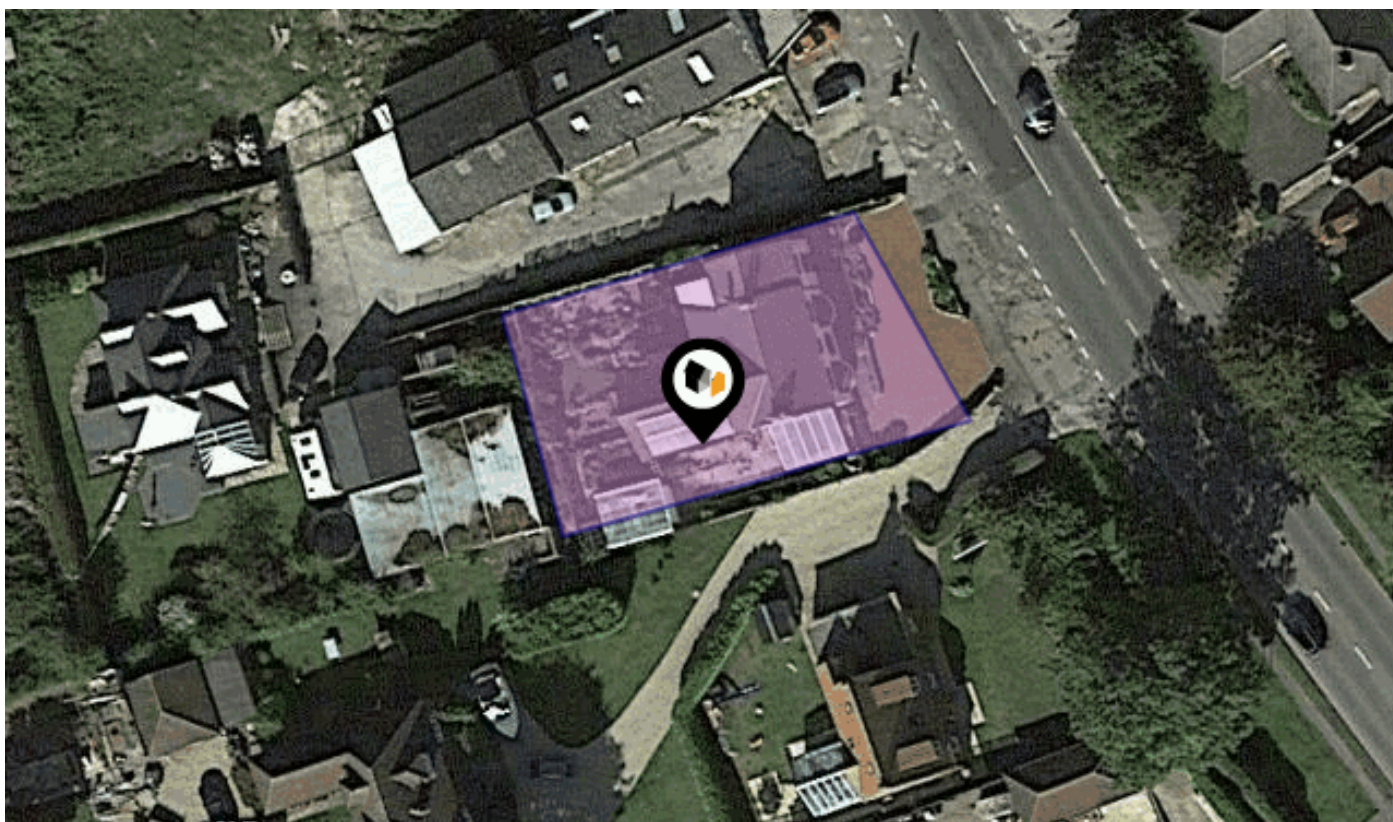


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th January 2025



LINCOLN ROAD, HORNCastle, LN9

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

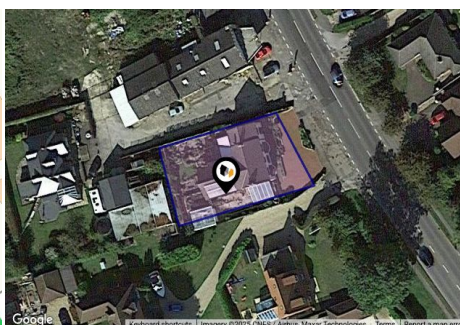
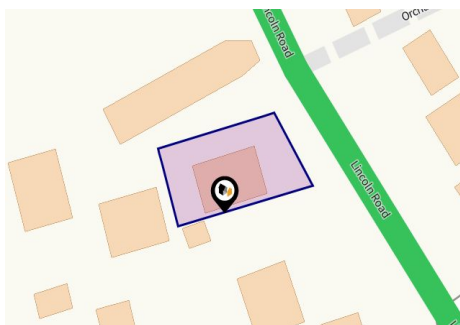
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	7		
Floor Area:	3,433 ft ² / 319 m ²		
Plot Area:	0.15 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,129		
Title Number:	LL74158		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15	80	10000
mb/s	mb/s	mb/s

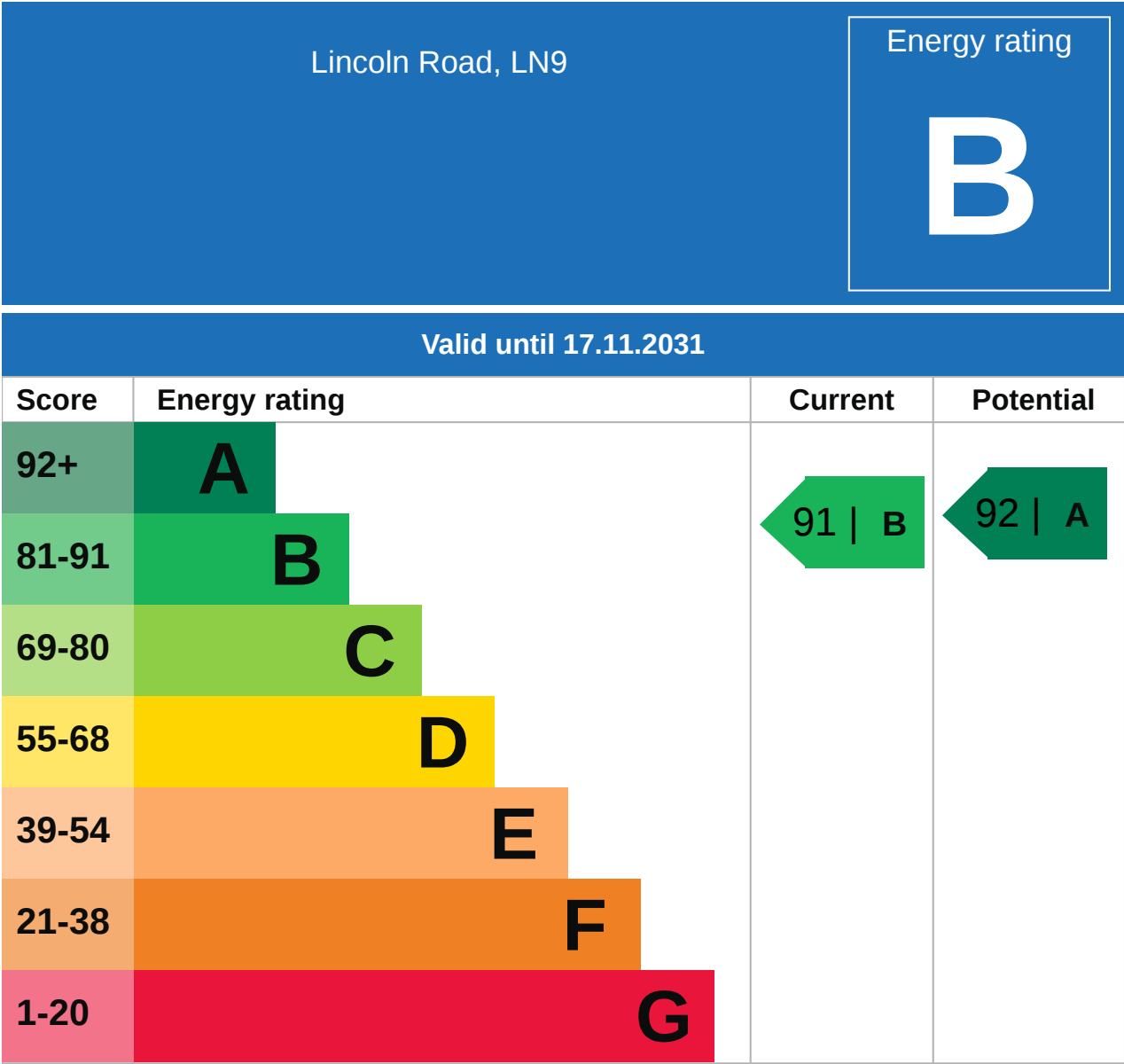
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

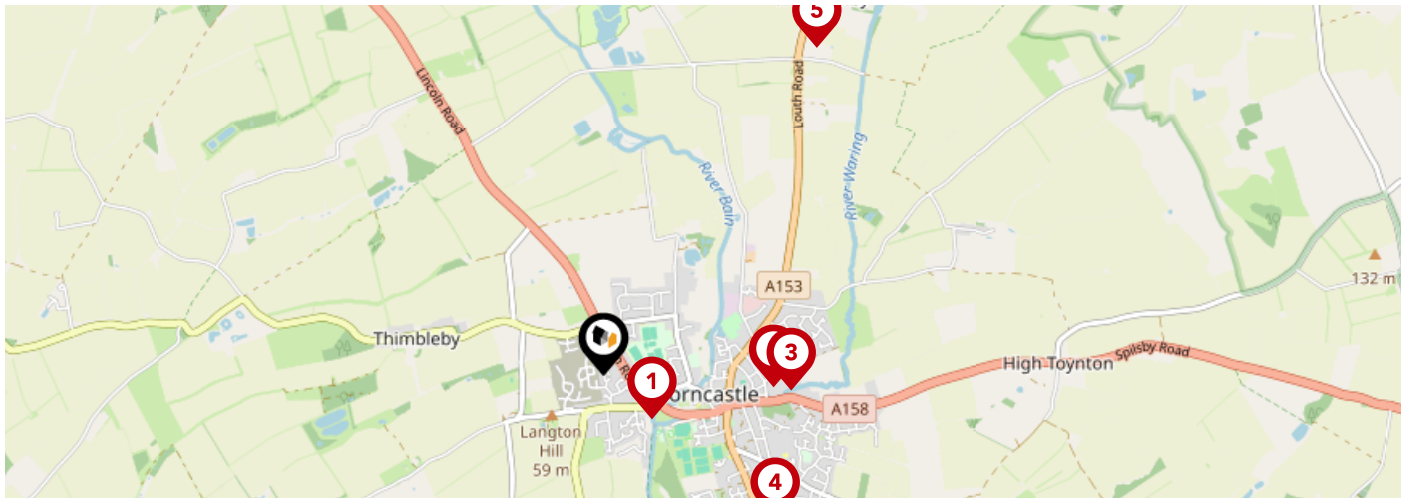


Property EPC - Certificate

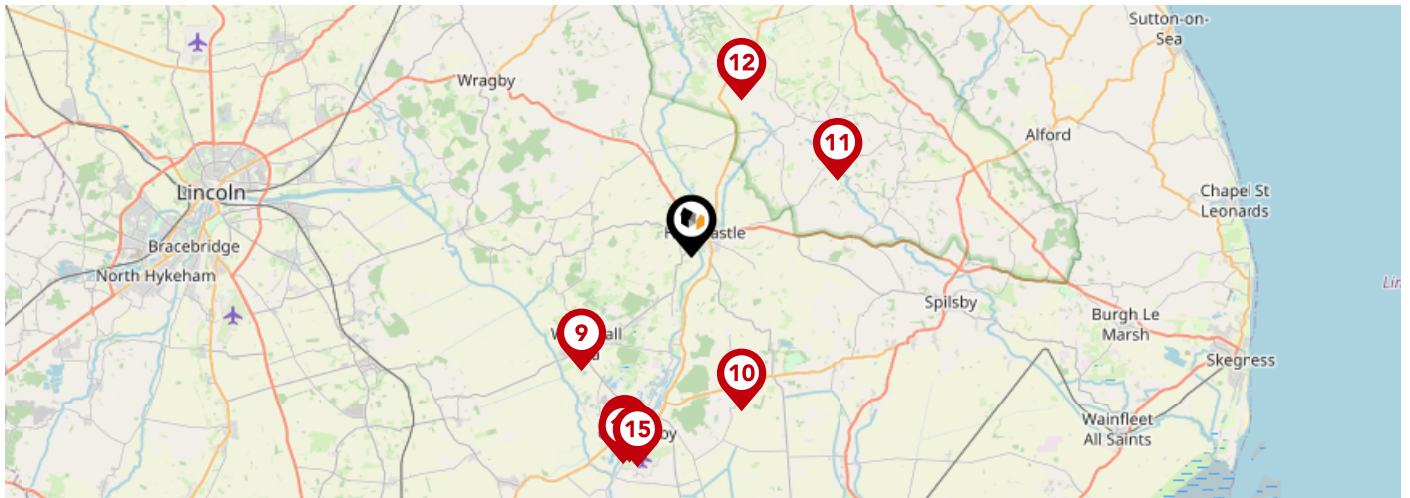









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	RHI application
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, plus solar
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	319 m ²



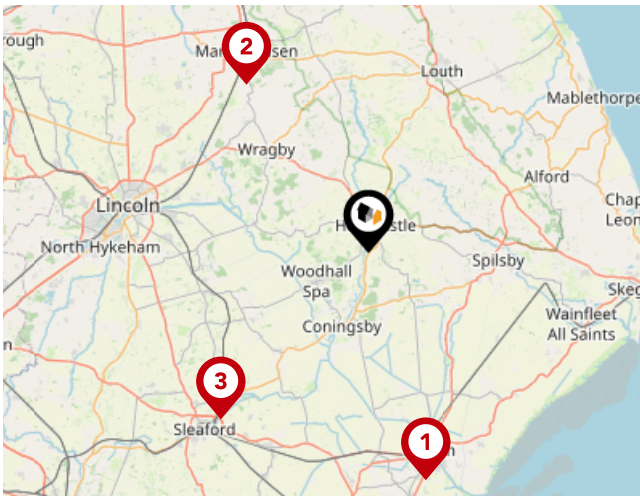
		Nursery	Primary	Secondary	College	Private
1	Queen Elizabeth's Grammar School, Horncastle Ofsted Rating: Outstanding Pupils: 817 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Horncastle Primary School Ofsted Rating: Good Pupils: 434 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Lawrence School Ofsted Rating: Good Pupils: 181 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Banovallum School Ofsted Rating: Good Pupils: 616 Distance:0.99	<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:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Kirkby-on-Bain Church of England Primary School Ofsted Rating: Good Pupils: 123 Distance:4.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bucknall Primary School Ofsted Rating: Good Pupils: 26 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Hugh's School Ofsted Rating: Not Rated Pupils: 151 Distance:5.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 295 Distance:5.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Mareham-le-Fen Church of England Primary School Ofsted Rating: Good Pupils: 93 Distance:5.73	<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:5.85	<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:5.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tattershall Primary School Ofsted Rating: Good Pupils: 139 Distance:7.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Barnes Wallis Academy Ofsted Rating: Good Pupils: 552 Distance:7.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coningsby St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 271 Distance:7.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tattershall Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 88 Distance:7.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

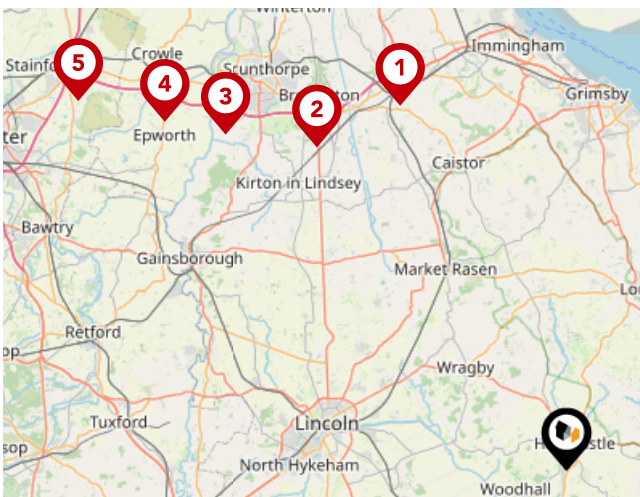
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Boston Rail Station	16.67 miles
	Market Rasen Rail Station	14.72 miles
	Ruskington Rail Station	15.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J5	28.41 miles
	M180 J4	29.03 miles
	M180 J3	34.01 miles
	M180 J2	37.72 miles
	M180 J1	43.36 miles

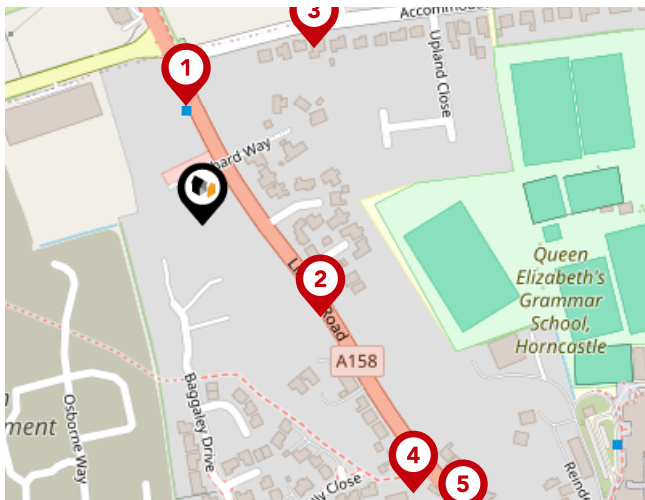


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	27.26 miles
	Finningley	40.92 miles
	East Mids Airport	56.66 miles
	Leeds Bradford Airport	77.65 miles

Area

Transport (Local)



Bus Stops/Stations

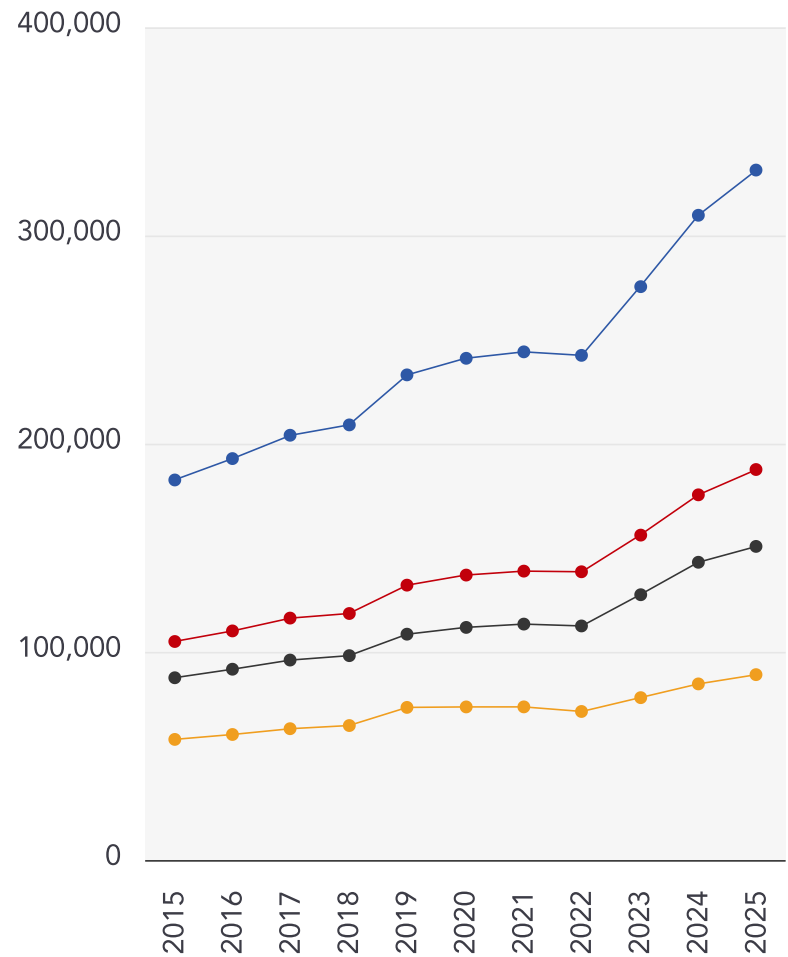
Pin	Name	Distance
1	Accommodation Road	0.07 miles
2	Elson Way	0.08 miles
3	Mark Avenue	0.12 miles
4	Mountview Garage	0.19 miles
5	Mountview Garage	0.22 miles

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



/Mundysuk



/mundysuk



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Important - Please Read

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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

tom.bell@mundys.net

www.mundys.net

