

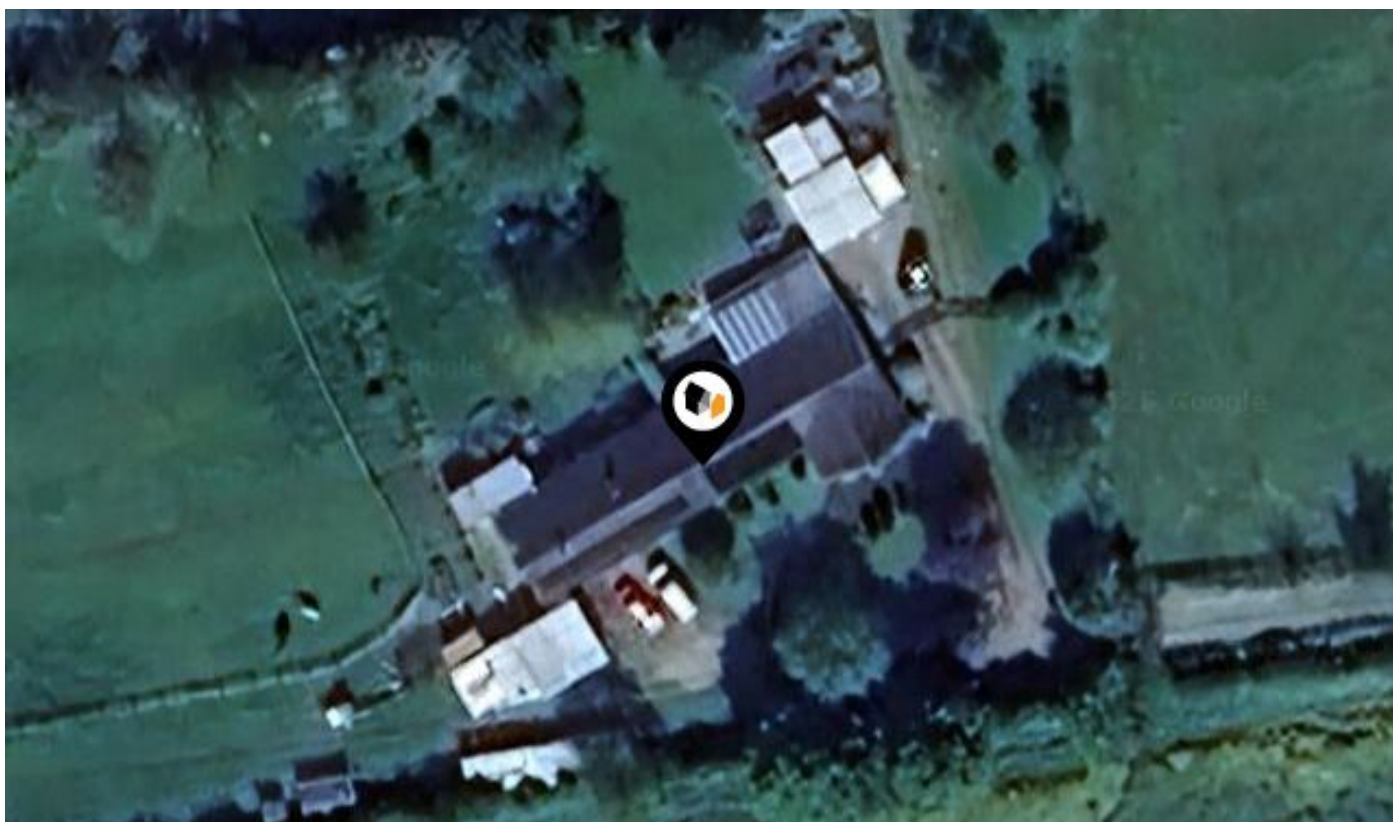


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th February 2025



MILL LANE, NORMANBY-BY-SPITAL, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

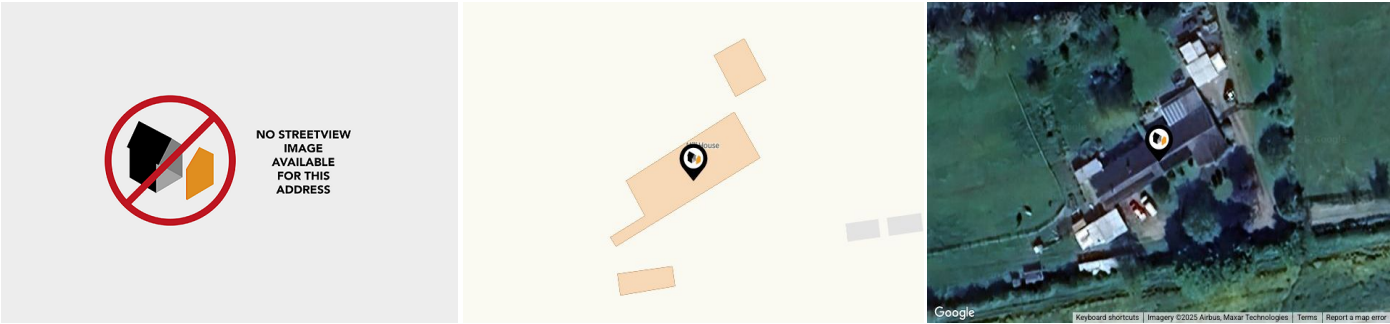
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Property Overview



Property

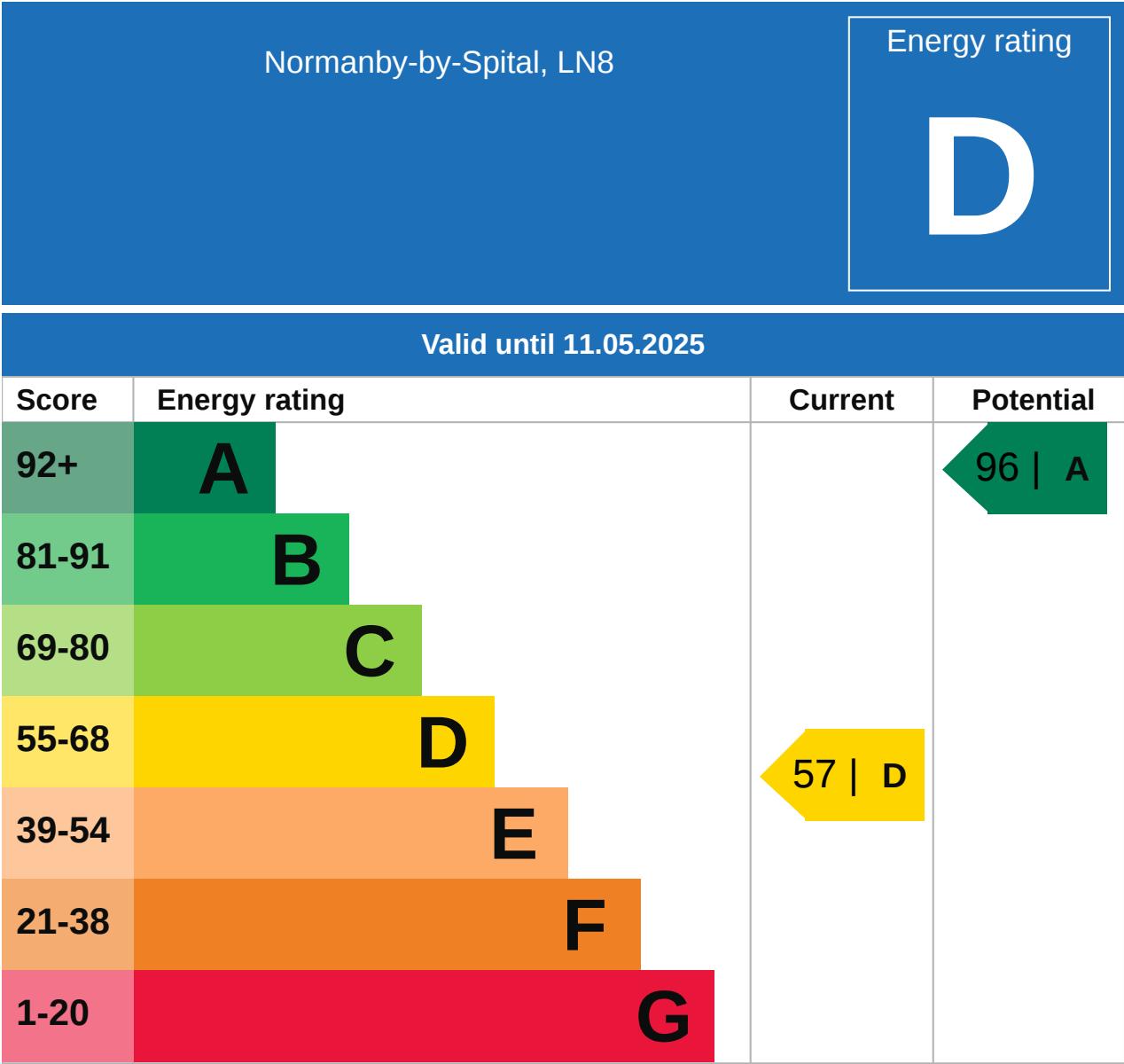
Type:	Detached
Bedrooms:	3
Floor Area:	1,345 ft ² / 125 m ²
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,209

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	18 mb/s	80 mb/s	- mb/s
Flood Risk:				
● Rivers & Seas	No Risk			
● Surface Water	Very Low			

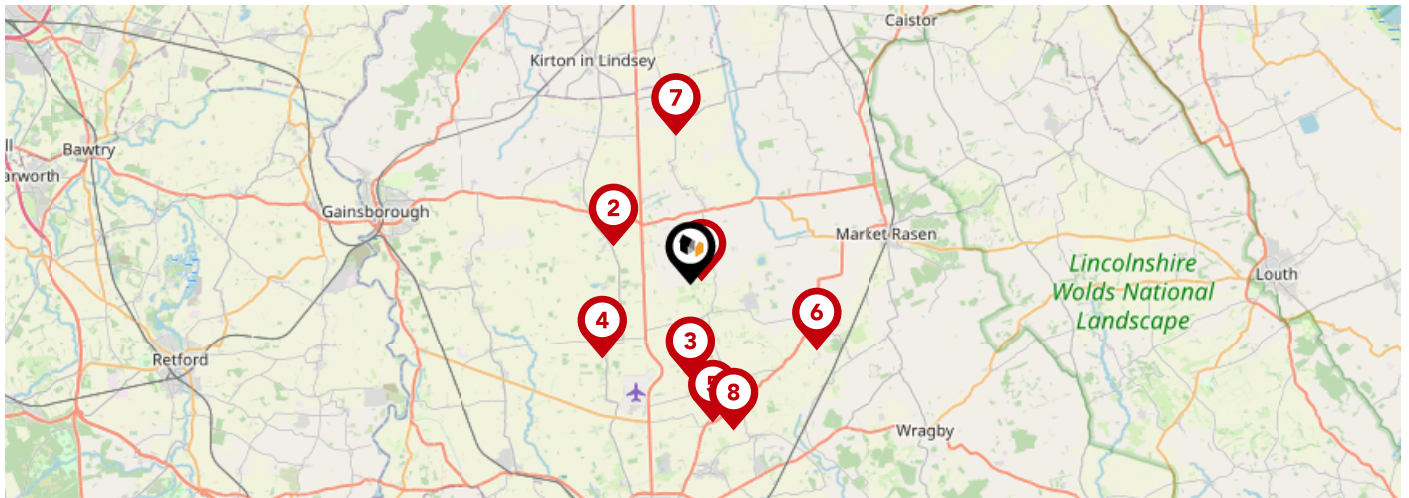
Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:

Property EPC - Certificate

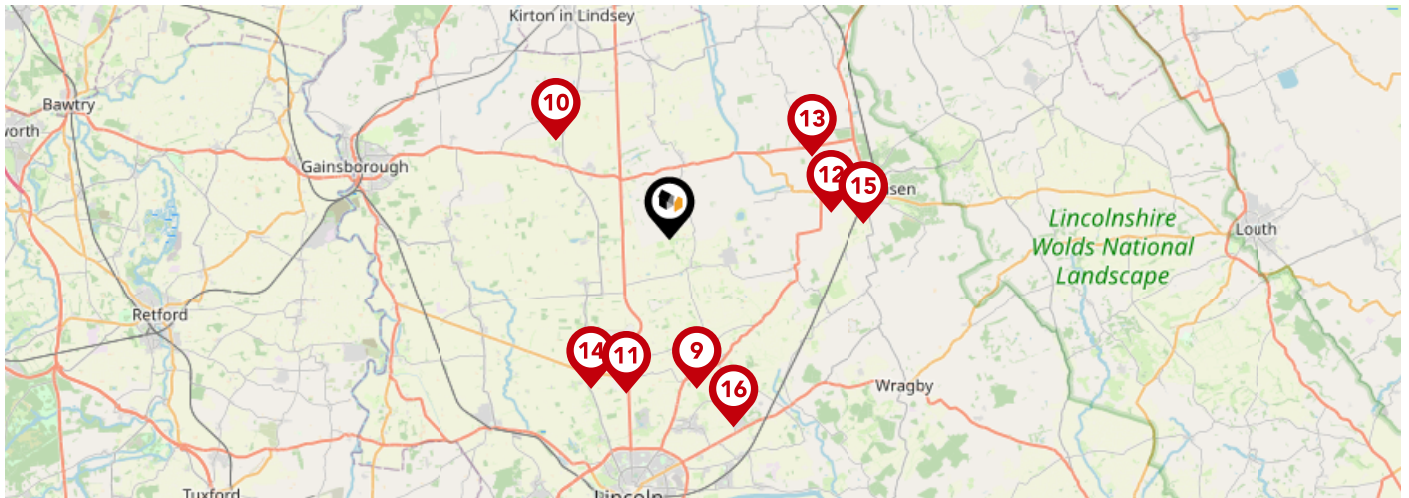










Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	FiT application
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 42% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	125 m ²



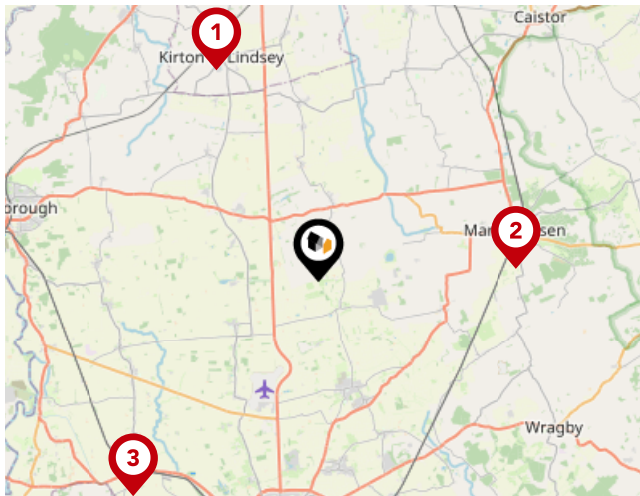
		Nursery	Primary	Secondary	College	Private
1	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hemswell Cliff Primary School Ofsted Rating: Good Pupils: 39 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ingham Primary School Ofsted Rating: Good Pupils: 81 Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 381 Distance:4.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:5.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Waddingham Primary School Ofsted Rating: Good Pupils: 86 Distance:5.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:5.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:5.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Willoughton Primary School Ofsted Rating: Good Pupils: 49 Distance:5.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pollyplatt Primary School Ofsted Rating: Good Pupils: 81 Distance:5.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:5.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:5.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scampton Church of England Primary School Ofsted Rating: Good Pupils: 57 Distance:5.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:6.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:6.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

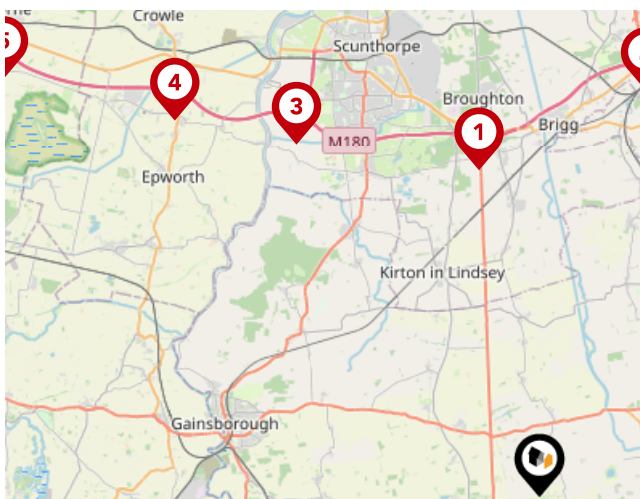
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Kirton Lindsey Rail Station	8.3 miles
	Market Rasen Rail Station	6.98 miles
	Saxilby Rail Station	10.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	11.75 miles
	M180 J5	14.88 miles
	M180 J3	15.14 miles
	M180 J2	18.52 miles
	M180 J1	24.02 miles

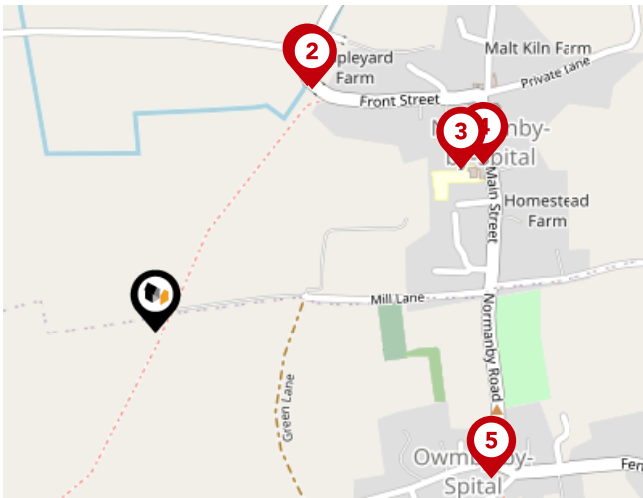


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	15.65 miles
	Finningley	22.02 miles
	East Mids Airport	51.21 miles
	Leeds Bradford Airport	58.3 miles

Area

Transport (Local)



Bus Stops/Stations

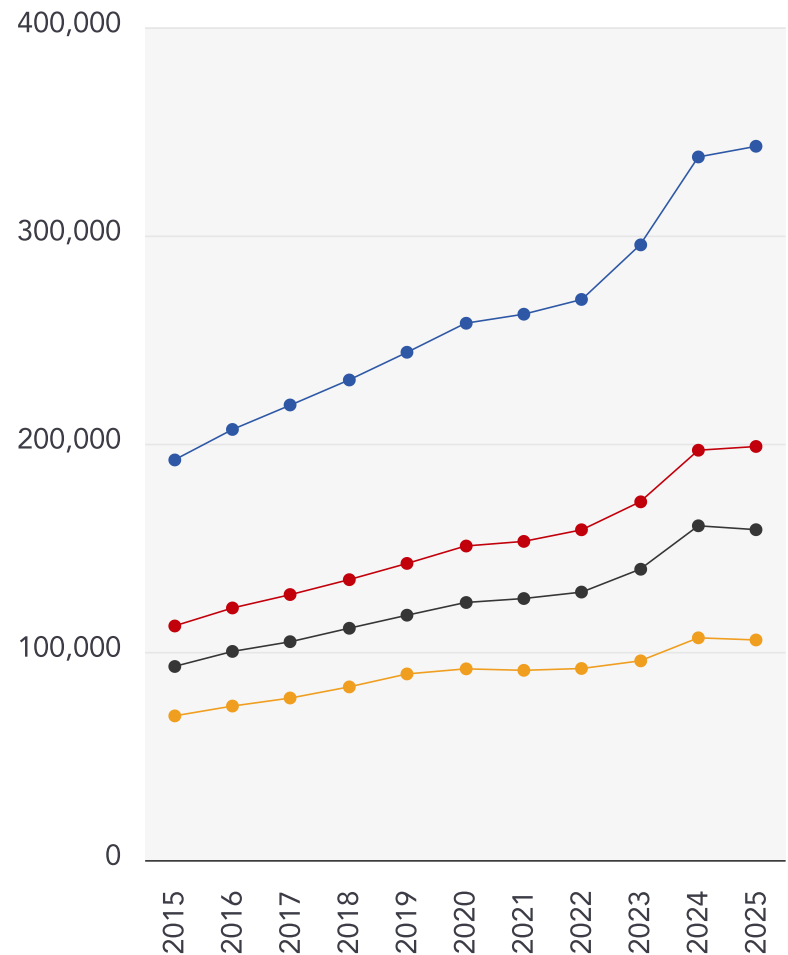
Pin	Name	Distance
1	Normanby Cliff Road	0.32 miles
2	Normanby Cliff Road	0.32 miles
3	Demand Responsive Area	0.38 miles
4	St Peter & St Paul's Church	0.41 miles
5	Surgery	0.41 miles

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

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

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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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

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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