

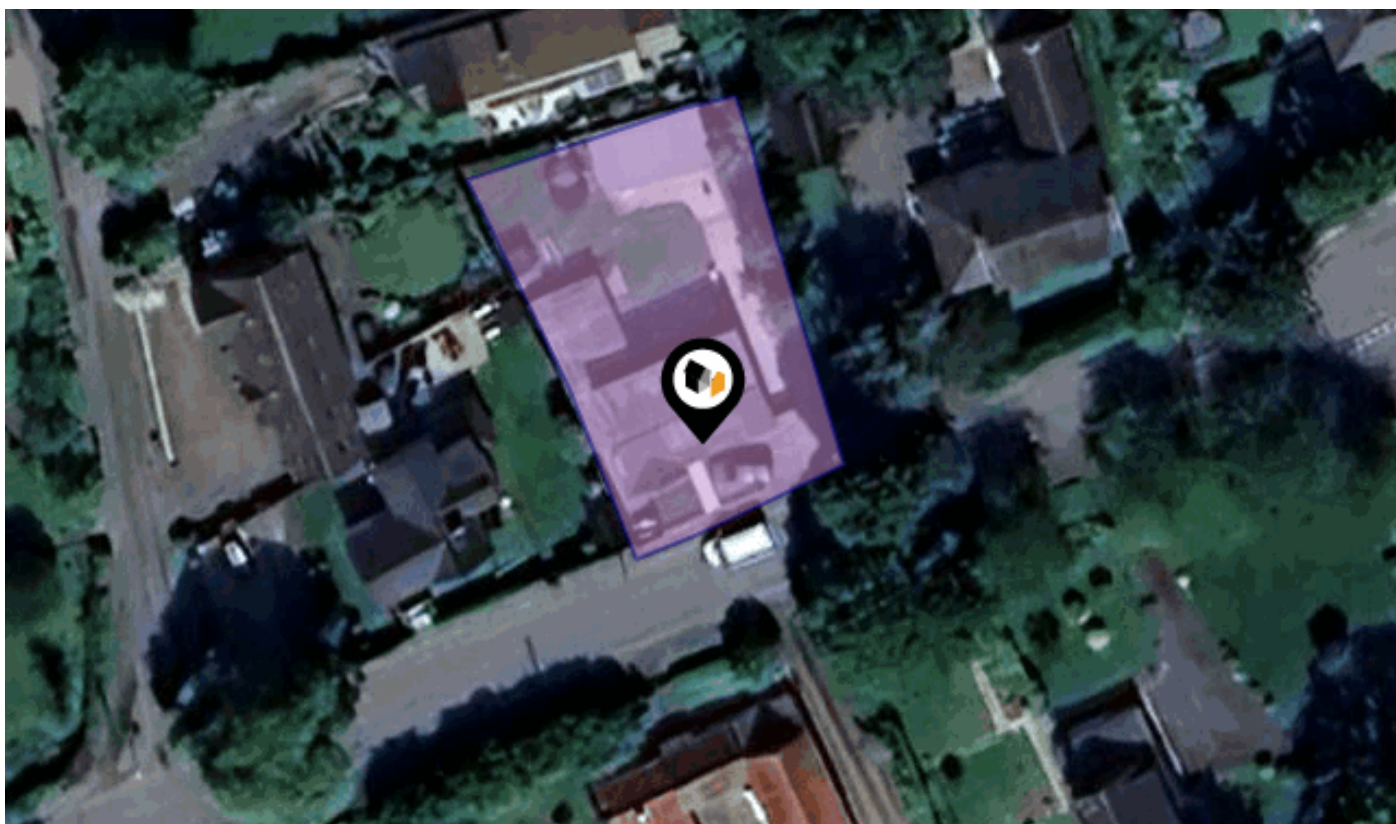


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 18<sup>th</sup> February 2025**



**SPRIDLINGTON ROAD, FALDINGWORTH, MARKET RASEN,  
LN8**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

tom.bell@mundys.net

www.mundys.net



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# Property Overview



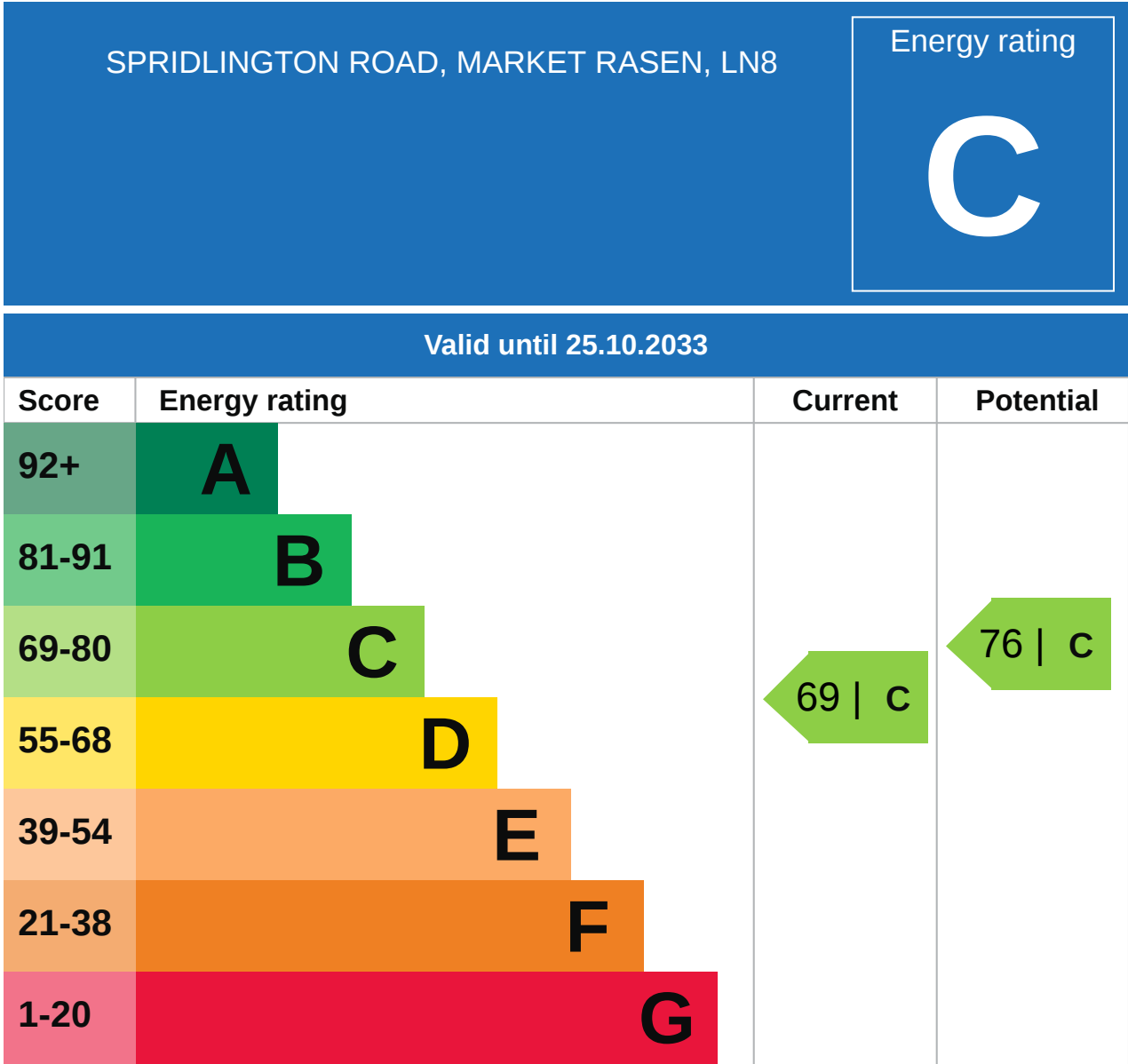
## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,260 ft <sup>2</sup> / 210 m <sup>2</sup>		
Plot Area:	0.16 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,209		
Title Number:	LL331271		

## Local Area

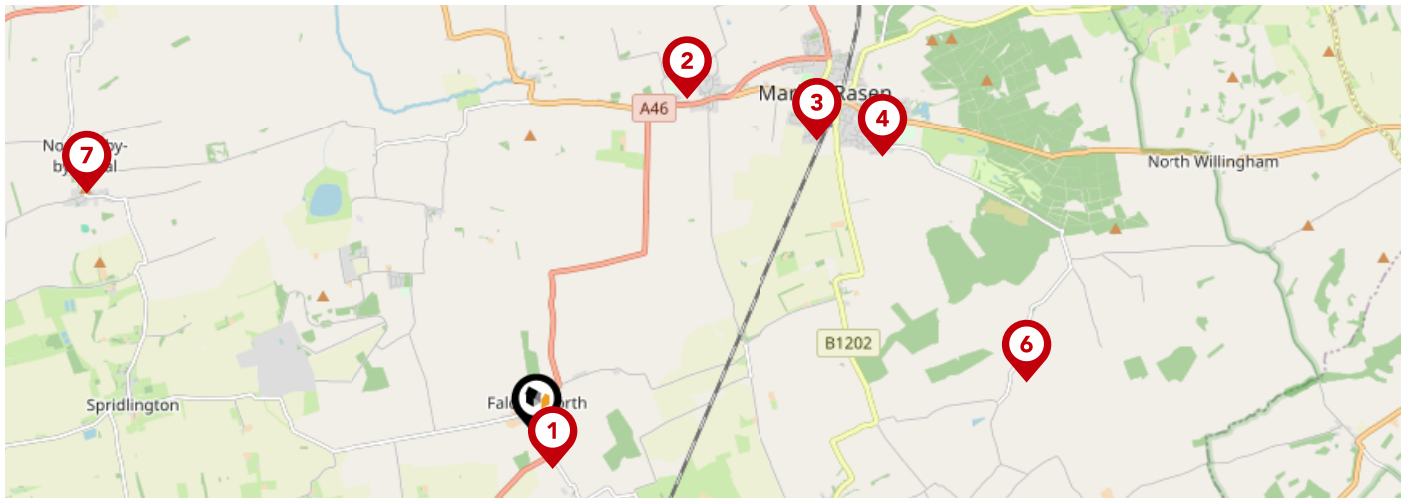
Local Authority:	Lincolnshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	No Risk	3	-
● Surface Water	Low	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			

Property  
**EPC - Certificate**

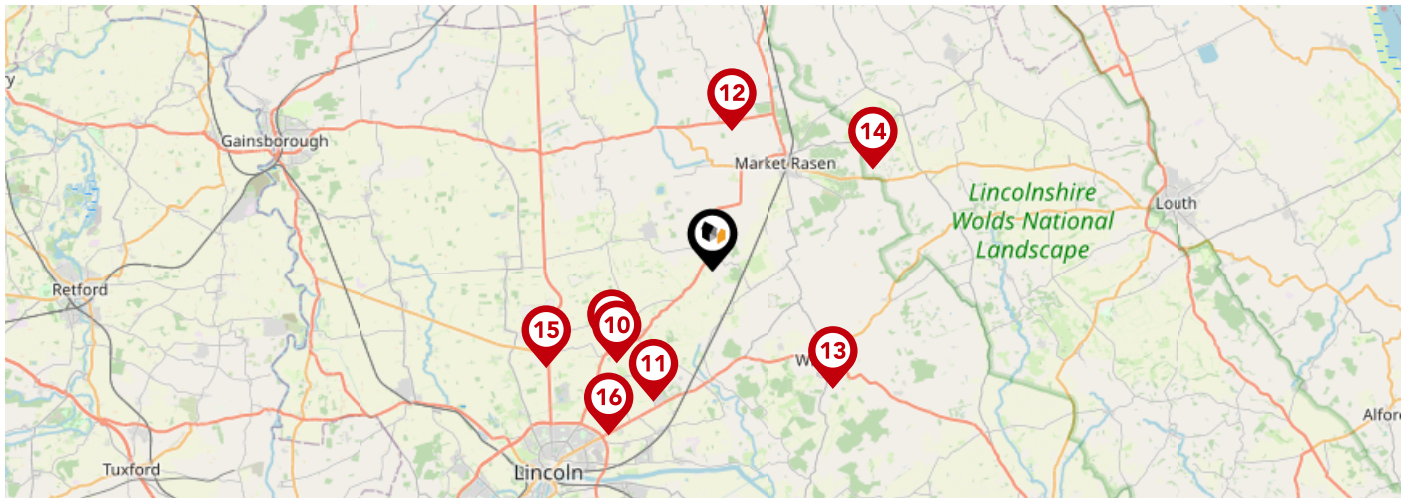










## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and underfloor heating, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Main Heating Controls Energy:</b>	Very good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, insulated
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	210 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Faldingworth Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Middle Rasen Primary School</b> Ofsted Rating: Good   Pupils: 135   Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Market Rasen Church of England Primary School</b> Ofsted Rating: Good   Pupils: 308   Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>De Aston School</b> Ofsted Rating: Good   Pupils: 1040   Distance:3.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Dunholme St Chad's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 212   Distance:4.19	<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:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Normanby Primary School</b> Ofsted Rating: Good   Pupils: 51   Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Hackthorn Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 56   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

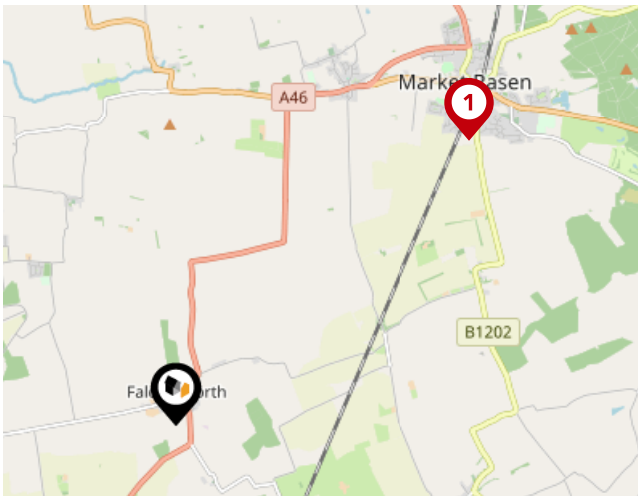


		Nursery	Primary	Secondary	College	Private
	<b>Welton St Mary's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 381   Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Farr CofE Comprehensive School</b> Ofsted Rating: Good   Pupils: 1444   Distance:4.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ellison Boulters Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 288   Distance:5.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Osgodby Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:5.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wragby Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:5.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tealby School</b> Ofsted Rating: Good   Pupils: 84   Distance:6.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pollyplatt Primary School</b> Ofsted Rating: Good   Pupils: 81   Distance:6.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Nettleham Church of England Voluntary Aided Junior School</b> Ofsted Rating: Good   Pupils: 227   Distance:6.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



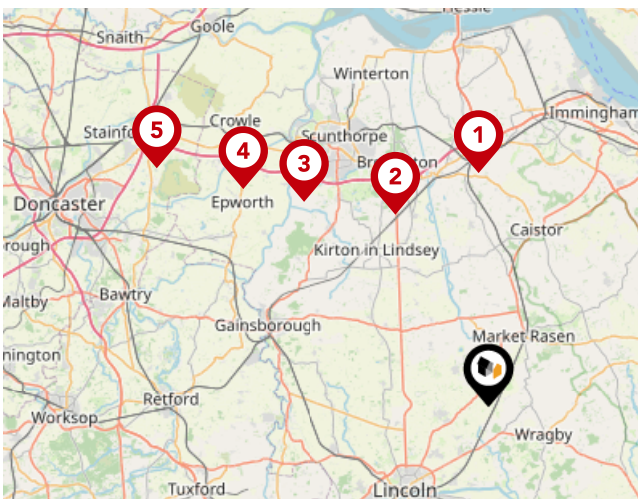
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Market Rasen Rail Station	3.61 miles
	Lincoln Central Rail Station	10.21 miles
	Saxilby Rail Station	12.27 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M180 J5	16.44 miles
	M180 J4	15.07 miles
	M180 J3	19.45 miles
	M180 J2	23.08 miles
	M180 J1	28.73 miles

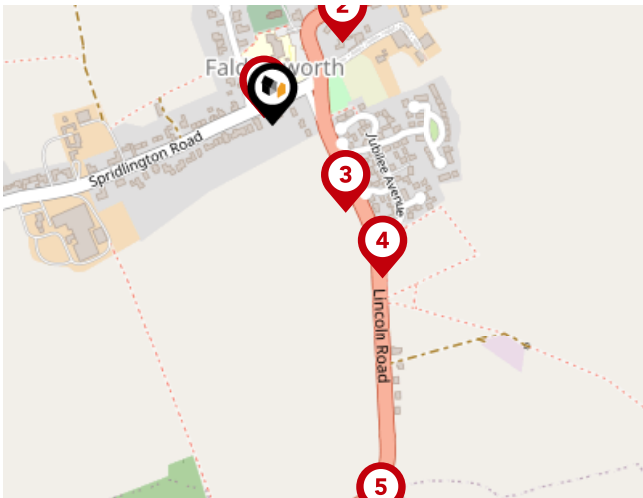


### Airports/Helipads

Pin	Name	Distance
	Humberside Airport	16.42 miles
	Finningley	26.82 miles
	East Mids Airport	52.85 miles
	Leeds Bradford Airport	63.04 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Demand Responsive Area	0.01 miles
2	Village Hall	0.12 miles
3	Jubilee Avenue	0.13 miles
4	Jubilee Avenue	0.21 miles
5	Market Rasen Road Garage	0.46 miles

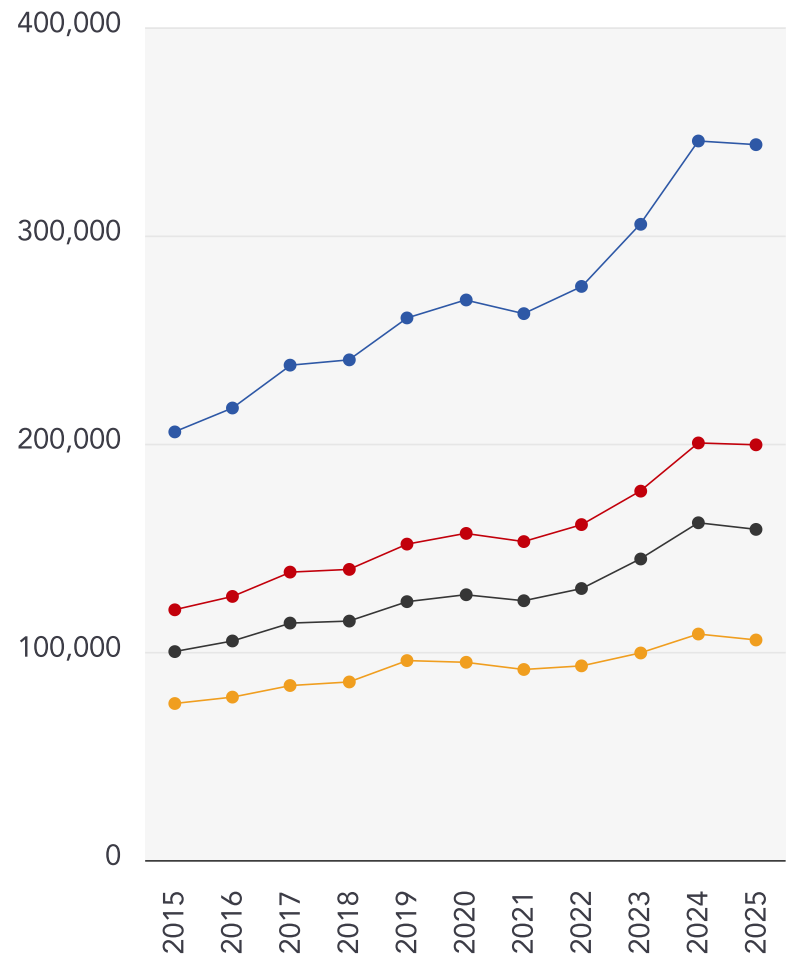


# Market

## House Price Statistics



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



Detached

**+67.09%**

Semi-Detached

**+65.93%**

Terraced

**+58.63%**

Flat

**+40.58%**



## 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



## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Mundys or the seller.

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.

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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

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[tom.bell@mundys.net](mailto:tom.bell@mundys.net)

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