

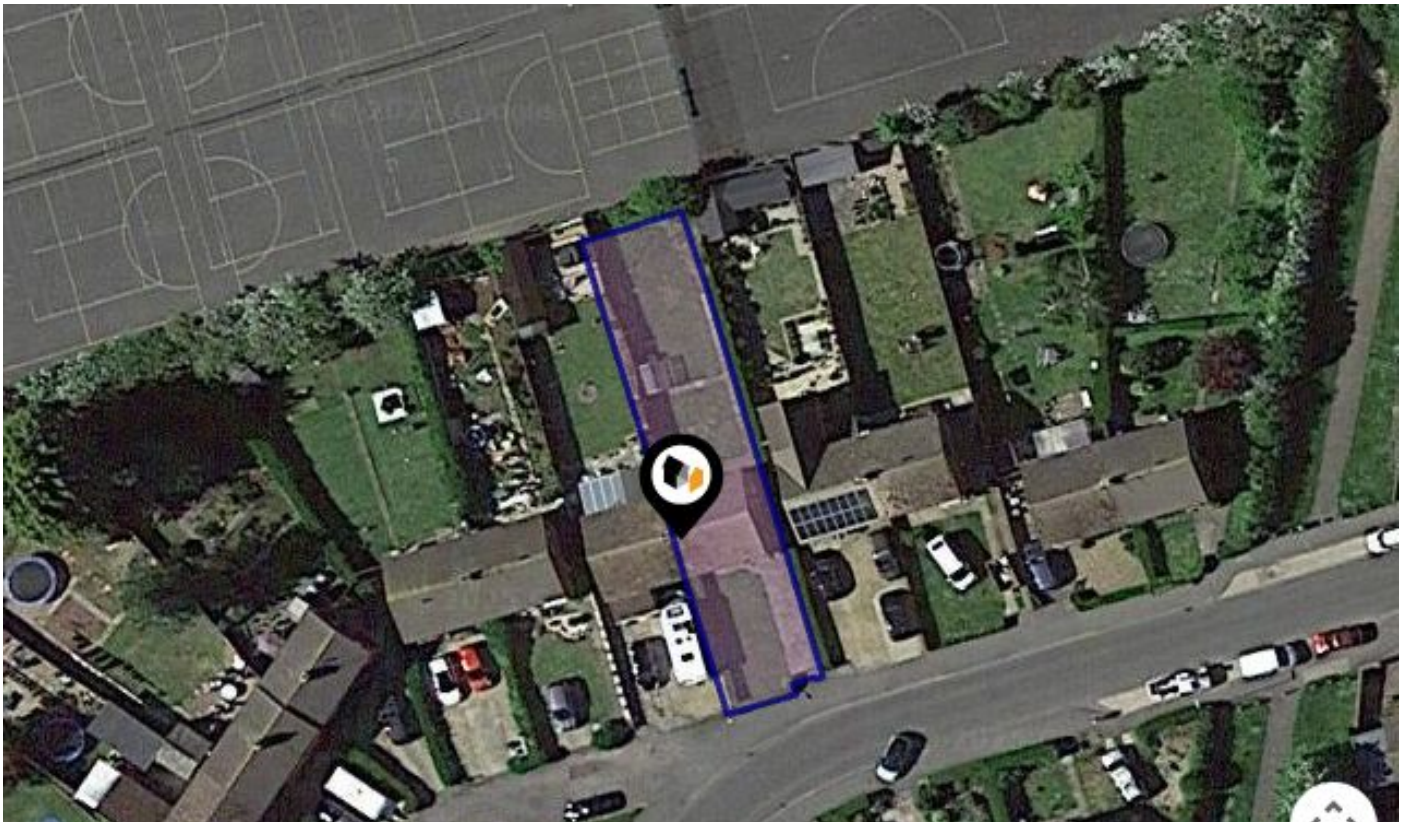


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th March 2025



109, KESTEVEN ROAD, STAMFORD, PE9 1SS

Ellie Hinton-Bardwell Powered by eXp

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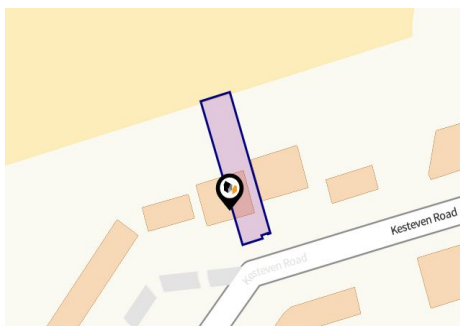
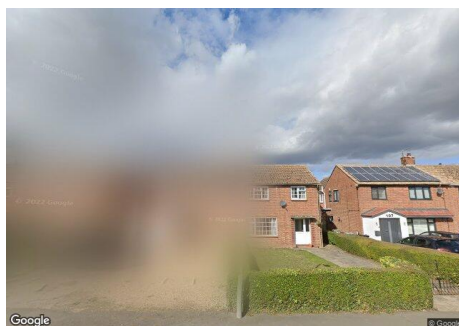


This three-bedroom semi-detached home on Kesteven Road is bursting with potential, ready for a complete transformation. A spacious front garden welcomes you, offering scope for off-road parking or a beautifully landscaped approach.

Inside, the traditional layout is waiting for modern touches. The well-proportioned lounge is ideal for creating a cosy retreat, while the kitchen and utility area offer exciting possibilities for an open-plan redesign. Upstairs, three generous bedrooms provide space to shape into peaceful havens, and the bathroom presents an opportunity for a stylish update.

The highlight? A fantastic rear garden backing onto school fields, offering both privacy and potential to extend. Imagine summer evenings outdoors, entertaining or simply enjoying the space.

Internal photographs are available upon request however viewing is highly recommended to appreciate the potential of this fantastic property.



Property




Type:	Semi-Detached
Bedrooms:	3
Floor Area:	871 ft ² / 81 m ²
Plot Area:	0.09 acres
Council Tax :	Band B
Annual Estimate:	£1,645
Title Number:	LL30972
UPRN:	100030943217

Tenure: Freehold

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12	80	10000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property

EPC - Certificate

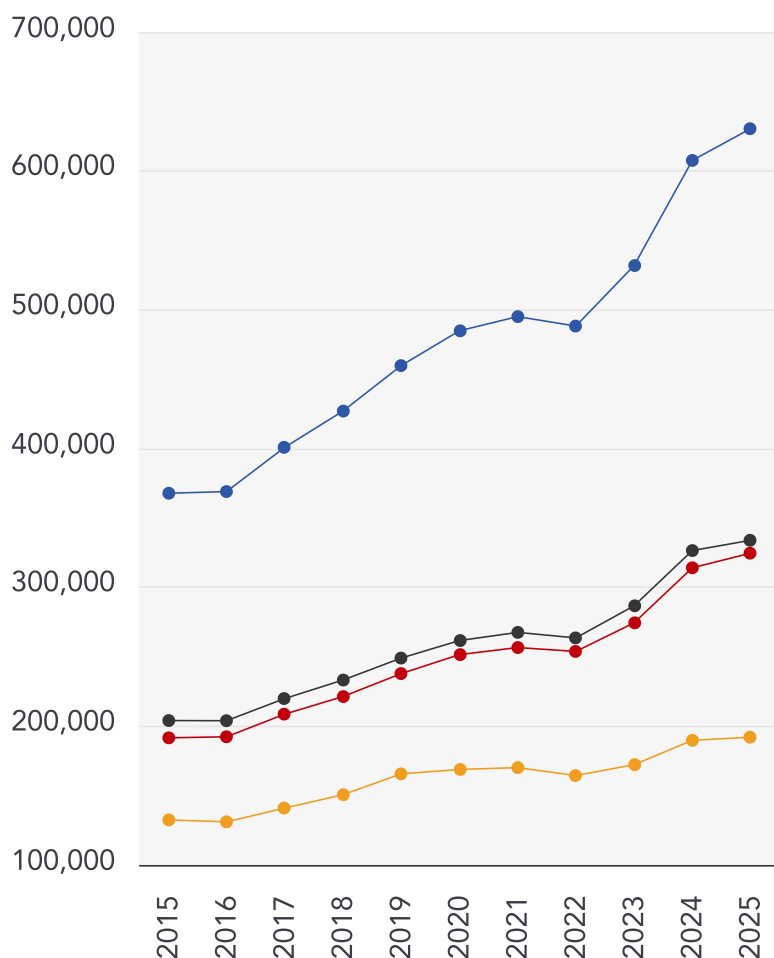


109 Kesteven Road, STAMFORD, PE9 1SS		Energy rating	
		D	
Valid until 24.03.2035		Certificate number 0350-2060-0470-2225-5861	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	81 m ²

10 Year History of Average House Prices by Property Type in PE9



Detached

+71.41%

Terraced

+63.64%

Semi-Detached

+69.43%

Flat

+44.99%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



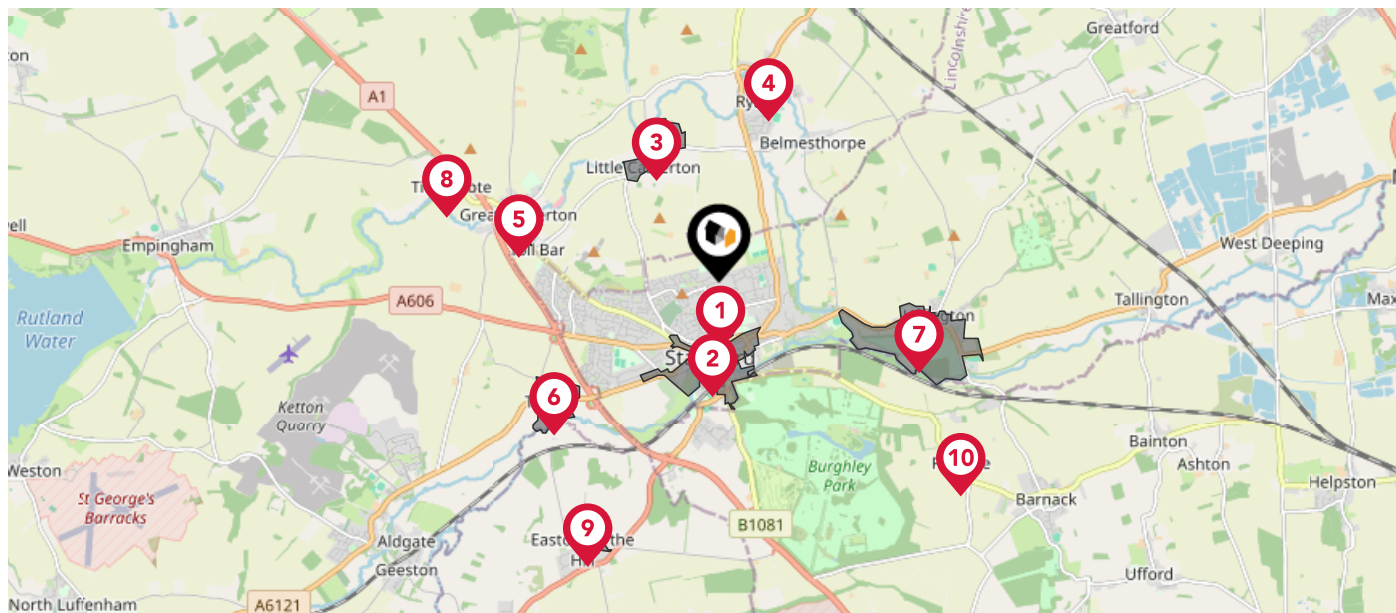
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Stamford Northfields



Stamford



Little Casterton and Toleshope



Ryhall



Great Casterton



Tinwell



Uffington (South Kesteven)



Tickencote

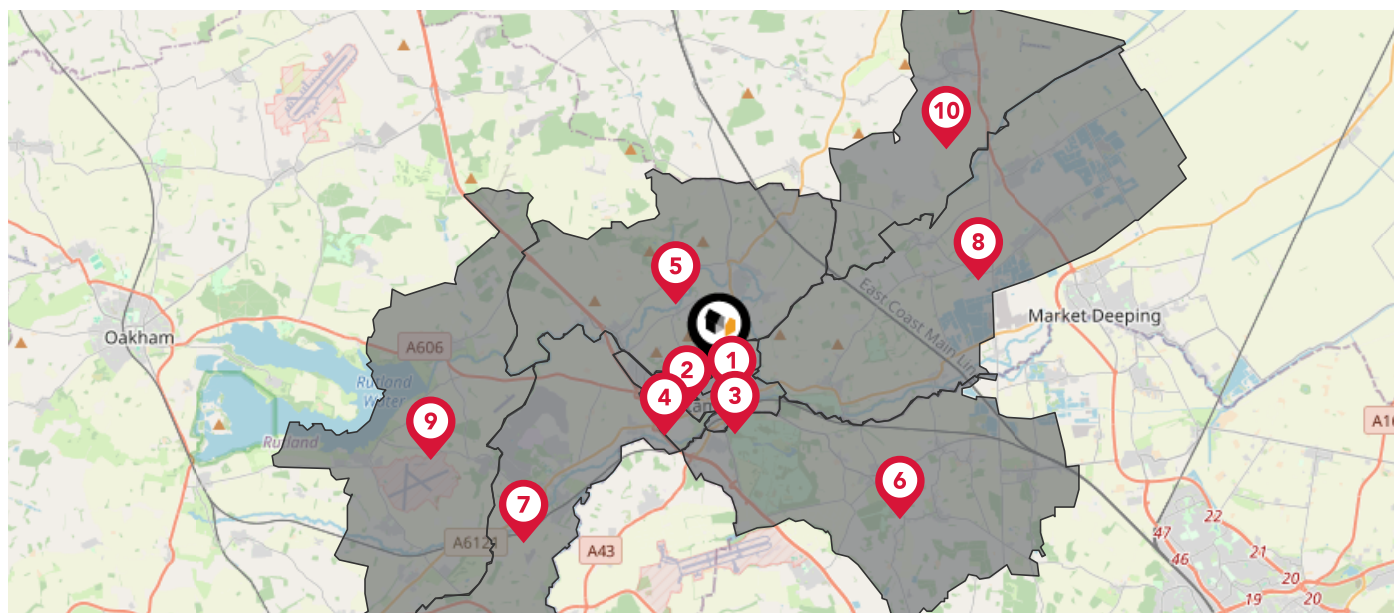


Easton on the Hill



Pilsgate

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Stamford St. George's Ward

2

Stamford All Saints Ward

3

Stamford St. Mary's Ward

4

Stamford St. John's Ward

5

Ryhall & Casterton Ward

6

Barnack Ward

7

Ketton Ward

8

Casewick Ward

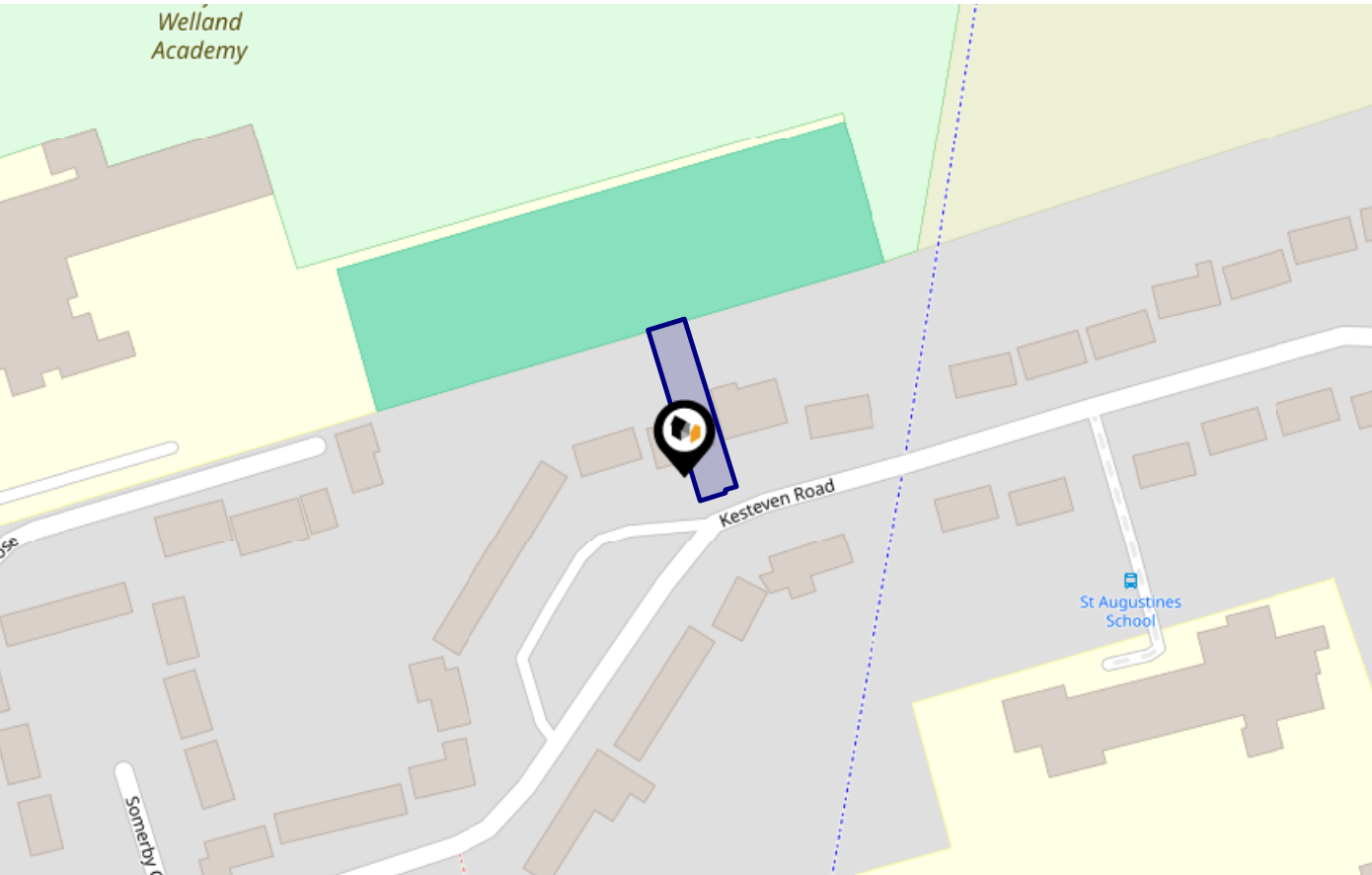
9

Normanton Ward

10

Dole Wood Ward

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

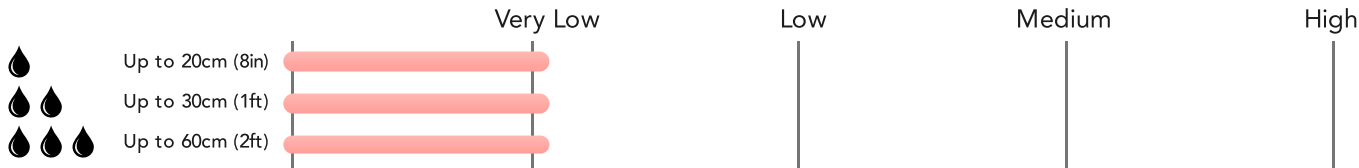


Risk Rating: Very low

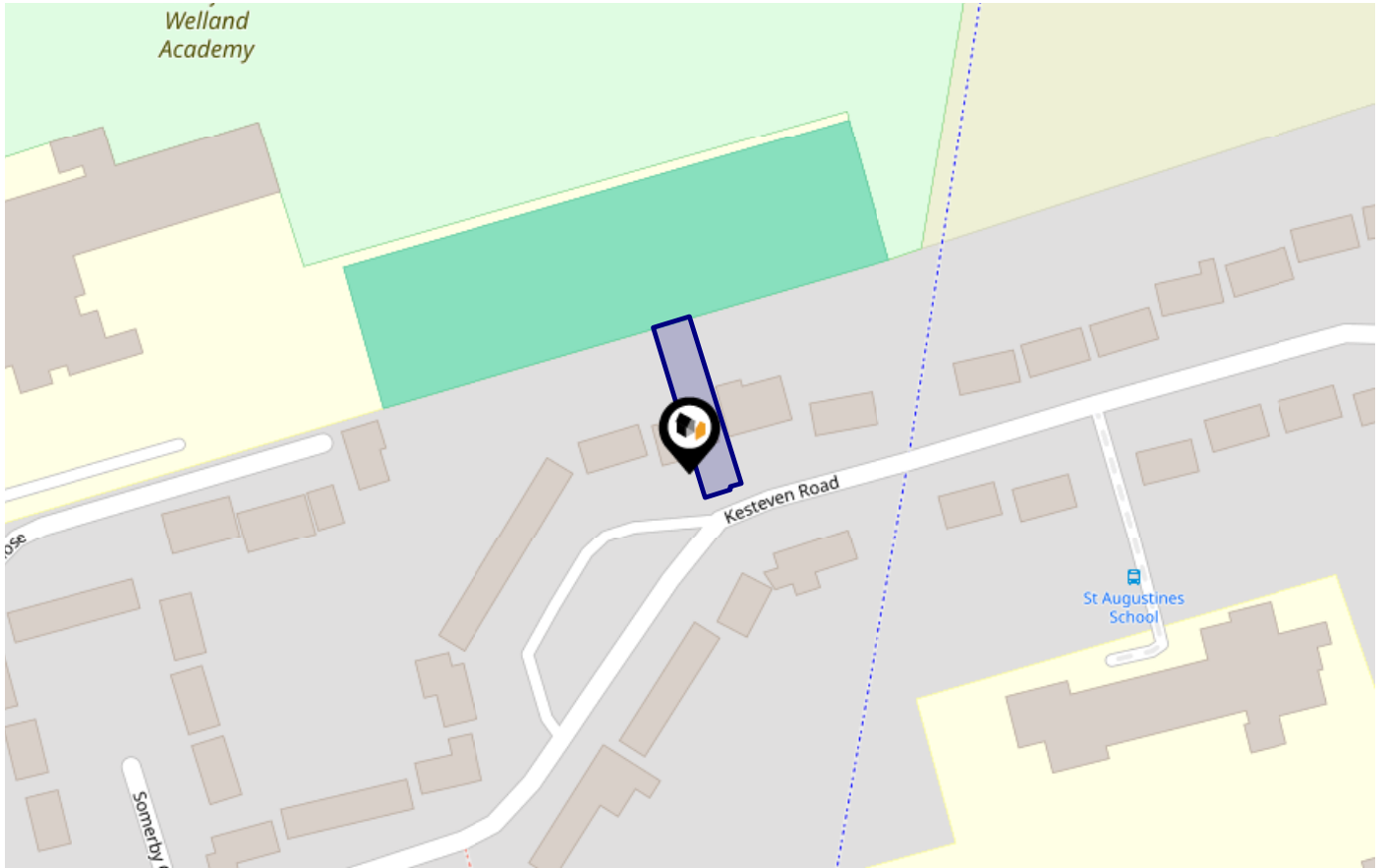
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

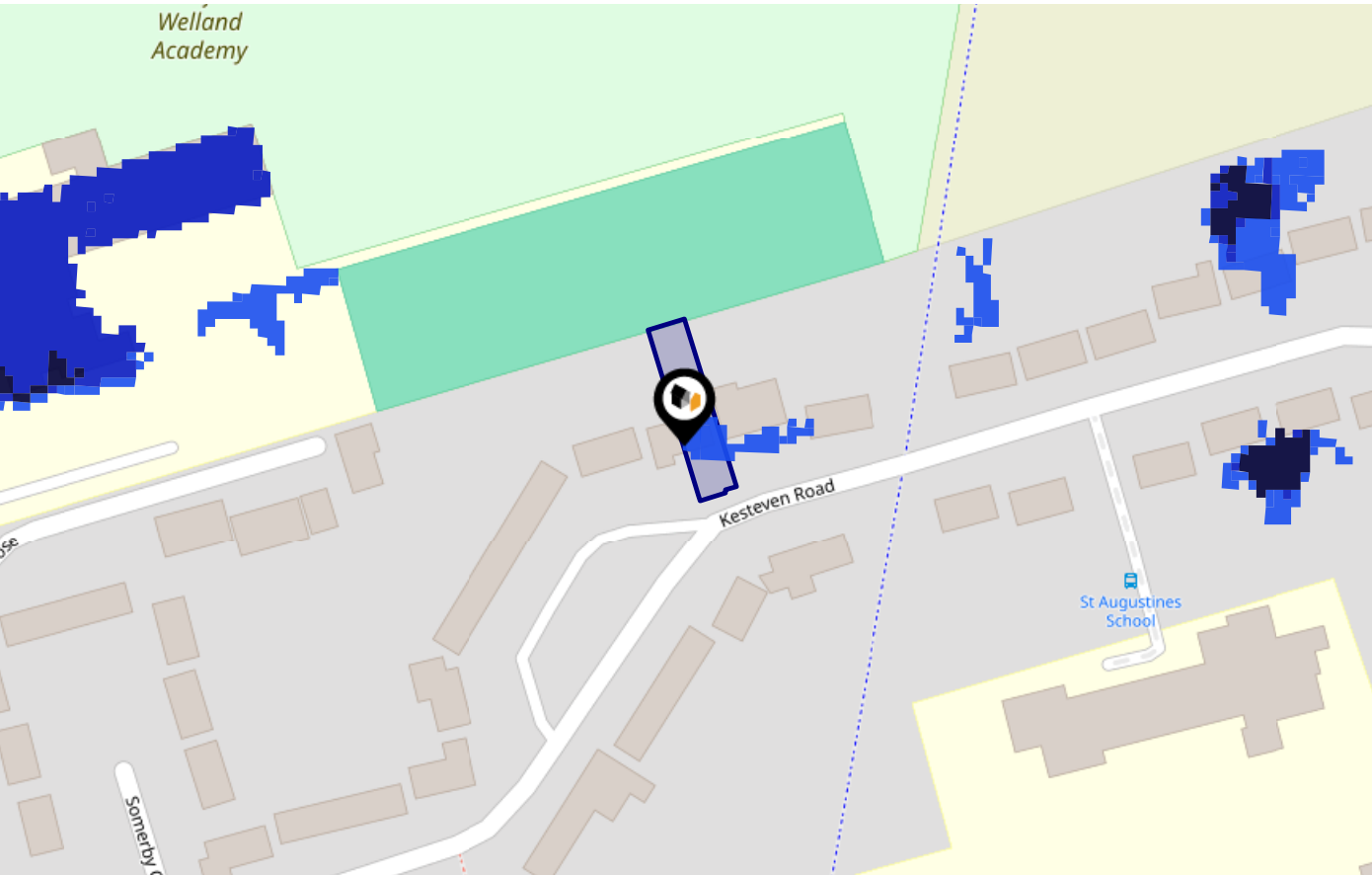
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

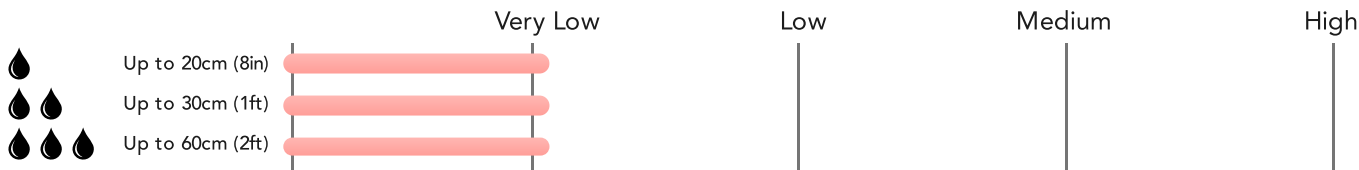


Risk Rating: Low

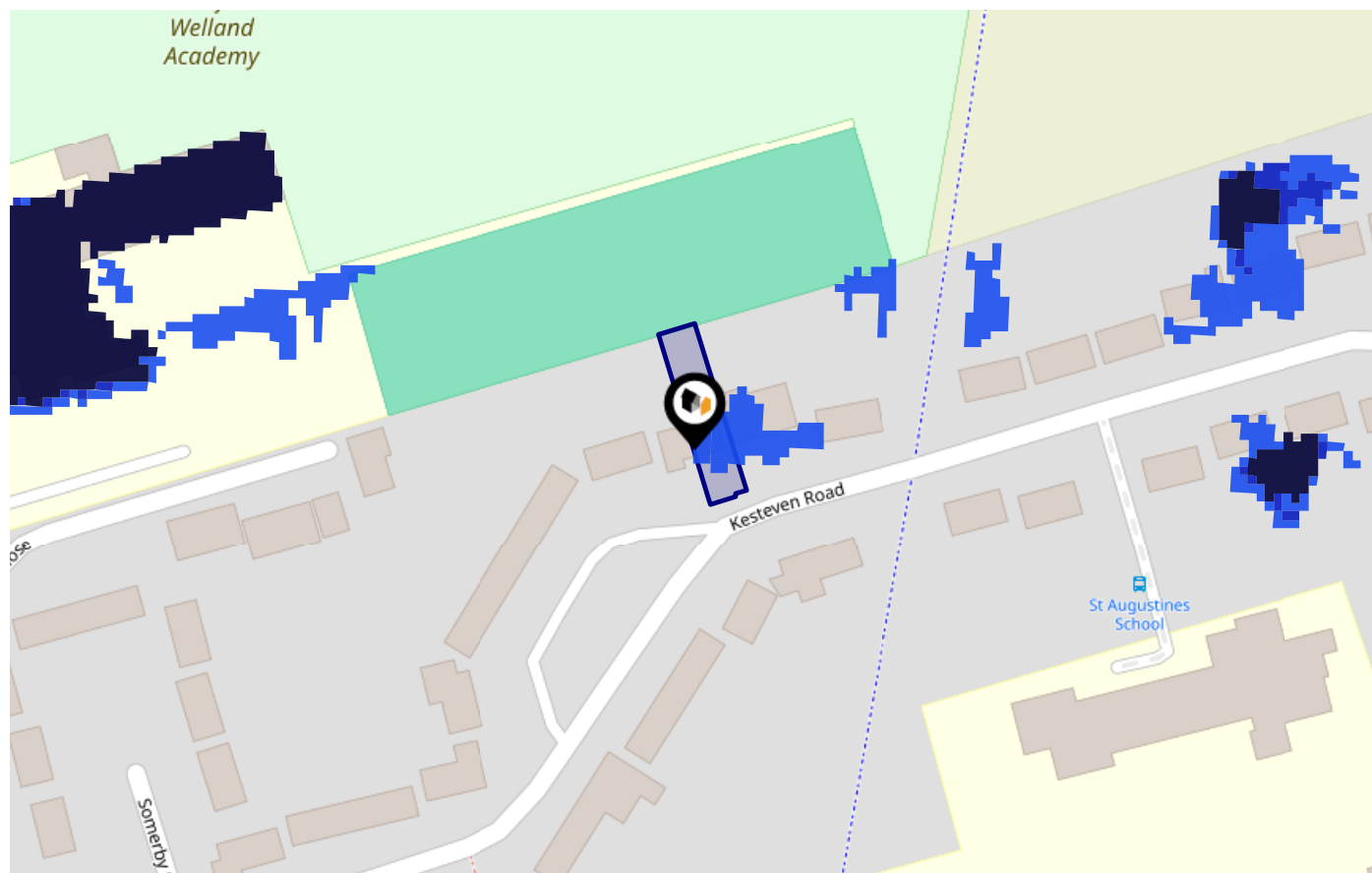
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

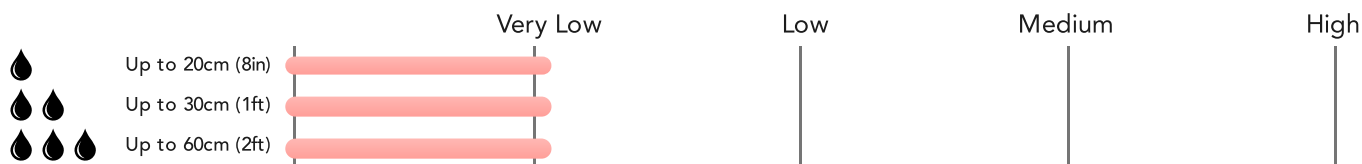


Risk Rating: Low

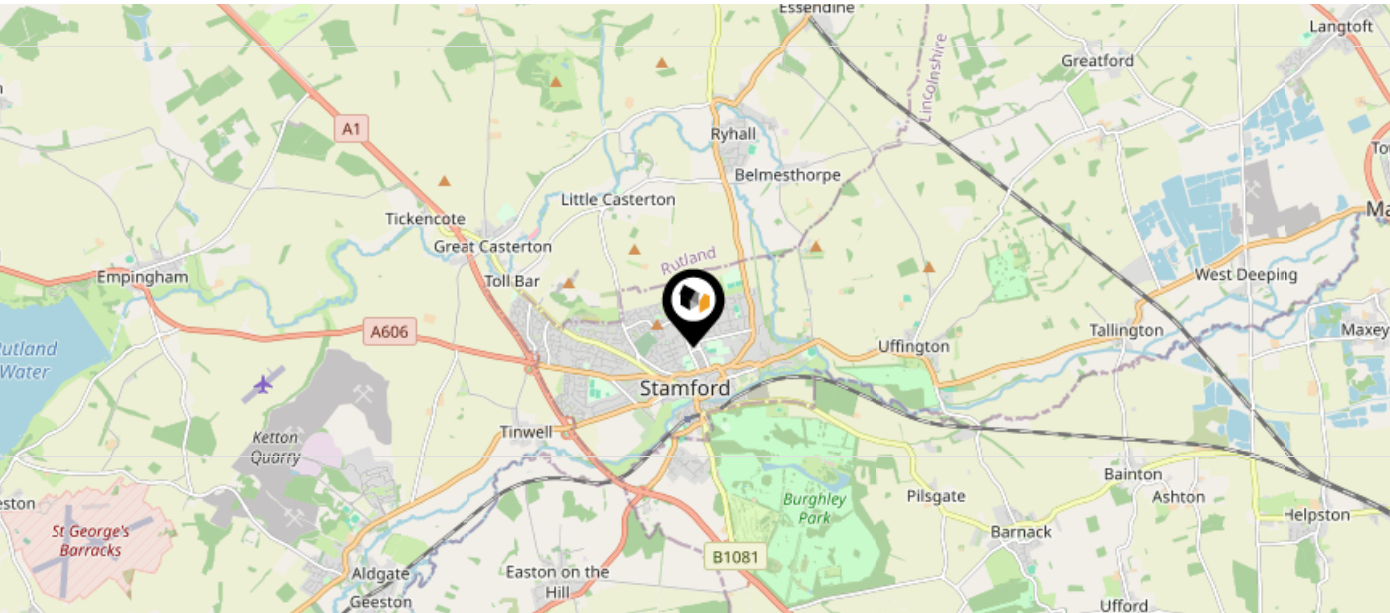
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



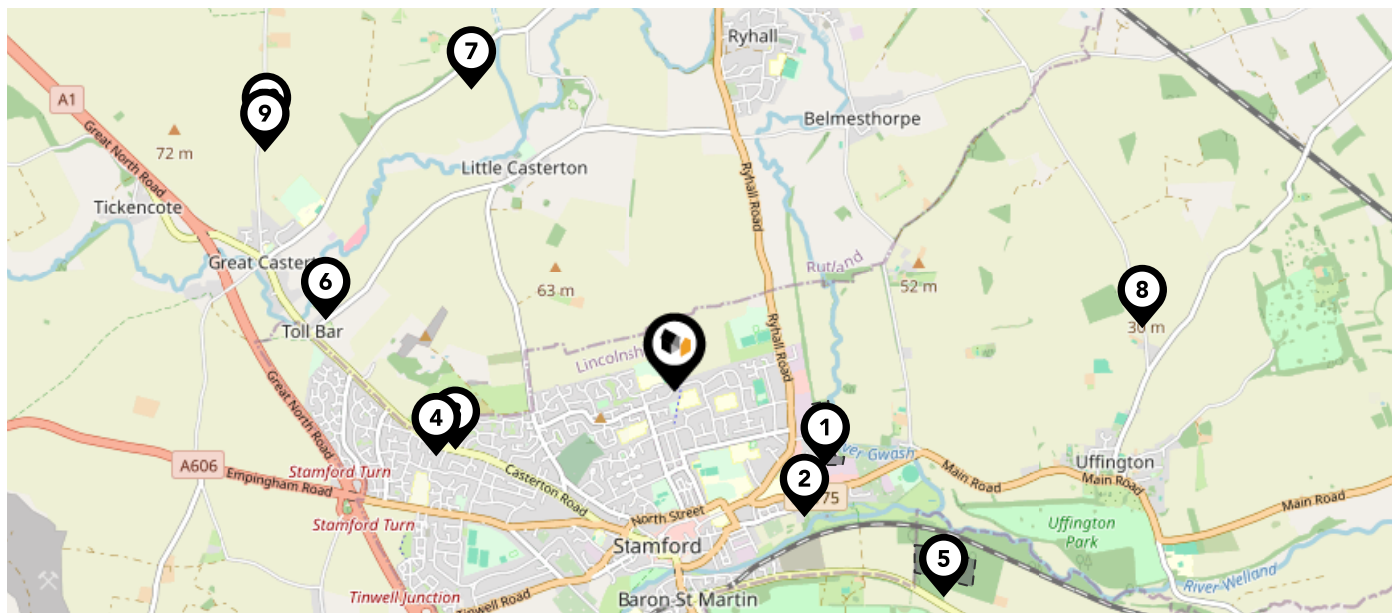
Nearby Green Belt Land

No data available.

Maps

Landfill Sites

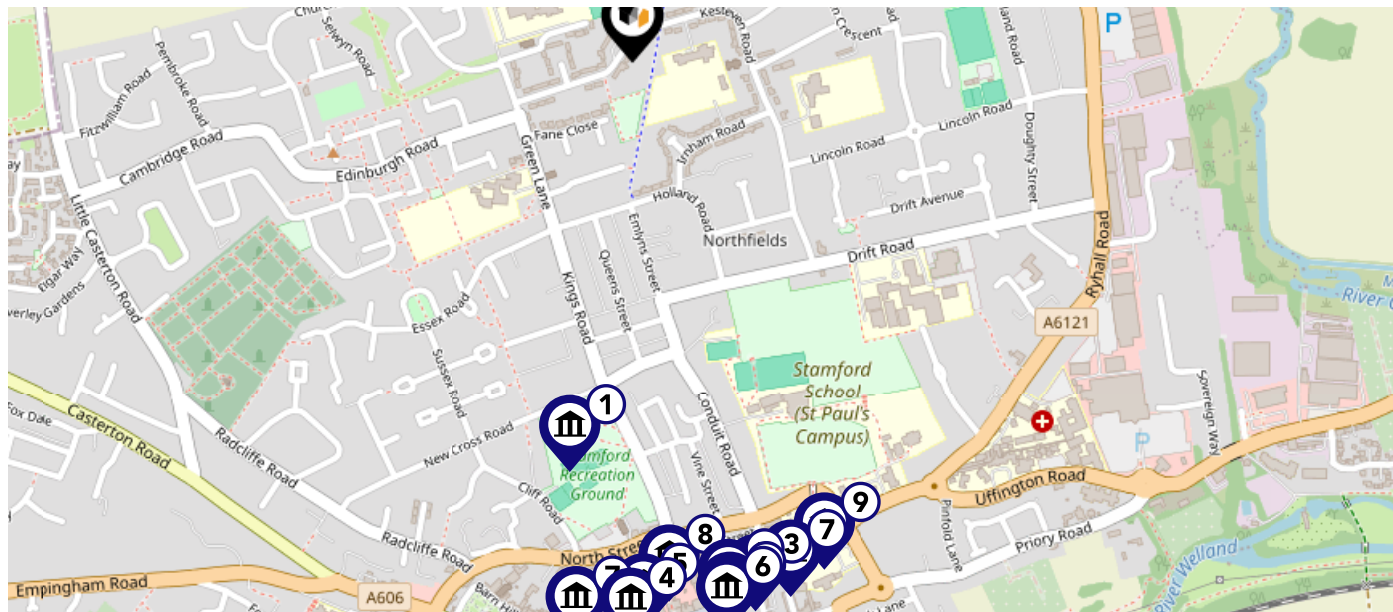
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.














Nearby Landfill Sites

1	Blackstone Tips-Uffington Road, Stamford, Rutland	Historic Landfill	
2	Uffington Road-Stamford, Rutland	Historic Landfill	
3	Little Casterton Road-Stamford, Rutland, Lincolnshire	Historic Landfill	
4	Belvoir Close-Stamford, Rutland, Lincolnshire	Historic Landfill	
5	Barnack Road-Barnack Road, St Martins Without, Stamford	Historic Landfill	
6	Refuse Tip off Ryhall Road-Ryhall Road, Great Casterton, Lincolnshire	Historic Landfill	
7	Ryhall Road-Rutland, Great Casterton, Leicestershire	Historic Landfill	
8	Essendine Road-Uffington, Lincolnshire	Historic Landfill	
9	East Of Picksworth Road-Near Pickworth, Rutland	Historic Landfill	
10	East Of Picksworth Road-Near Pickworth, Rutland	Historic Landfill	

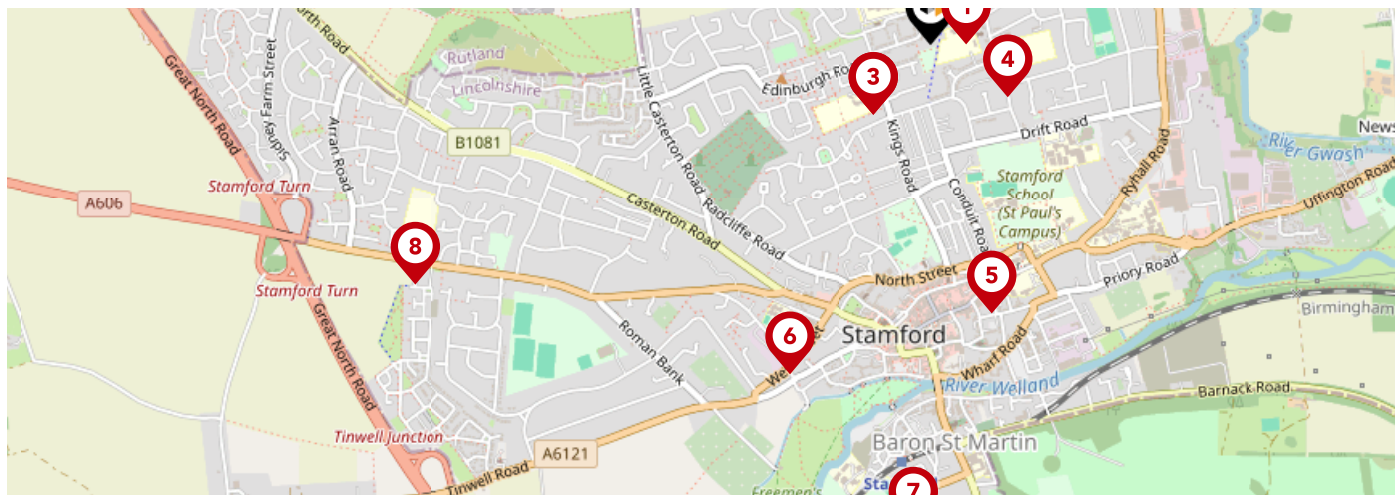
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1389639 - Victorian Bandstand, Stamford Recreation Ground	Grade II	0.5 miles
	1360018 - 41 And 42, St Paul's Street	Grade II	0.6 miles
	1169990 - Conduit Head	Grade II	0.6 miles
	1360368 - 3, Ironmonger Street	Grade II	0.6 miles
	1062257 - 34, Broad Street	Grade II	0.6 miles
	1062949 - Manor Farm Dairy	Grade II	0.6 miles
	1062946 - Brazenose School House (part Of Stamford School)	Grade II	0.6 miles
	1360373 - Stag And Pheasant Public House	Grade II	0.6 miles
	1306271 - 24, St Paul's Street	Grade II	0.6 miles
	1360013 - No 7 (including Small Building At Rear)	Grade II	0.6 miles
	1360369 - 3, Broad Street	Grade II	0.6 miles

Area Schools

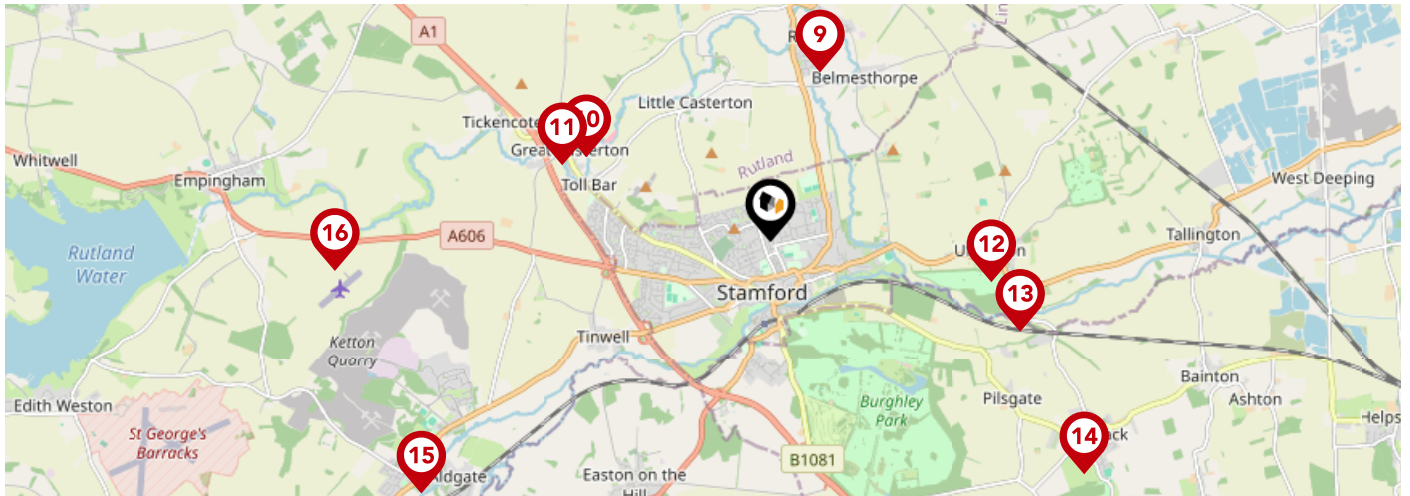
Boutique Estate Agency











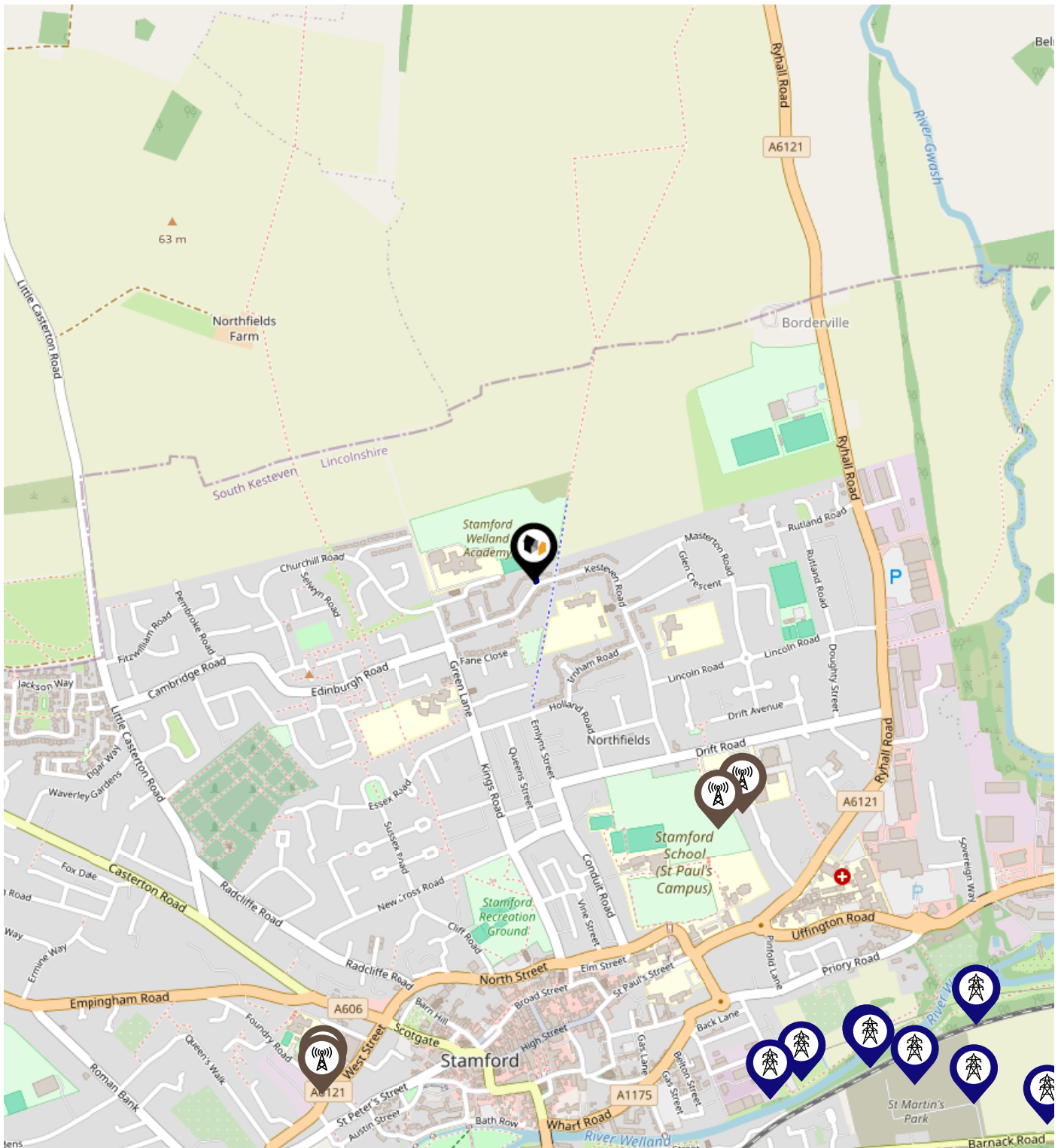
		Nursery	Primary	Secondary	College	Private
1	St Augustine's Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 110 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Bluecoat School Ofsted Rating: Requires improvement Pupils: 143 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stamford Welland Academy Ofsted Rating: Good Pupils: 583 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St George's Church of England Aided Primary School Ofsted Rating: Good Pupils: 173 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stamford Endowed Schools Ofsted Rating: Not Rated Pupils: 1230 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stamford St Gilberts Church of England Primary School Ofsted Rating: Good Pupils: 300 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stamford Junior School Ofsted Rating: Not Rated Pupils: 334 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Malcolm Sargent Primary School Ofsted Rating: Good Pupils: 648 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Area Schools

Boutique Estate Agency



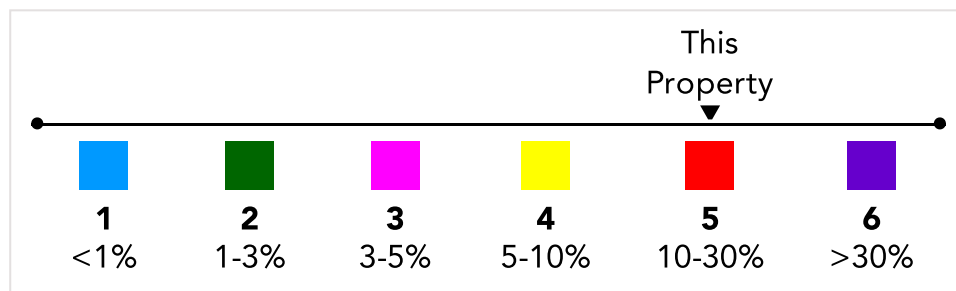
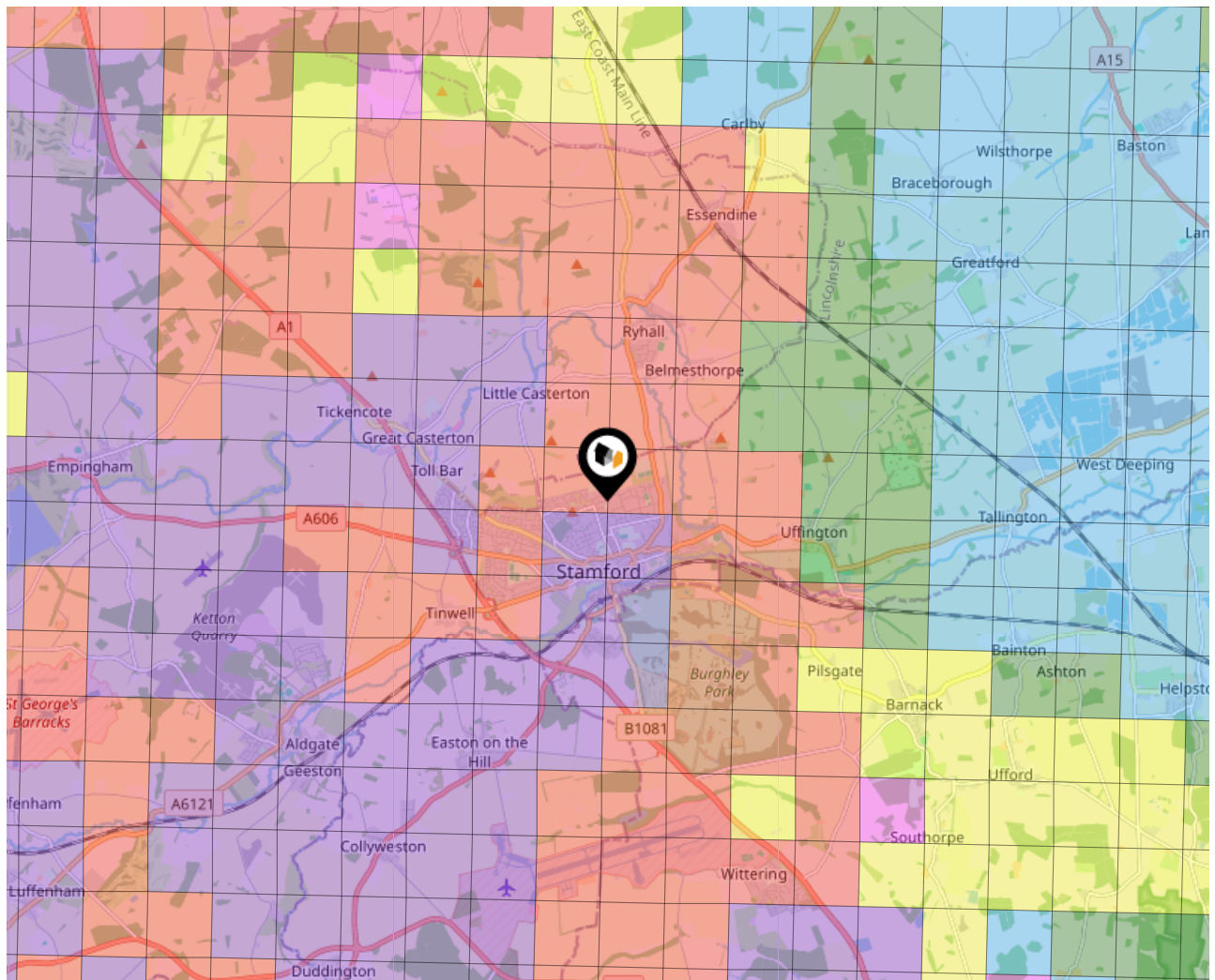
		Nursery	Primary	Secondary	College	Private
	Ryhall CofE Academy Ofsted Rating: Good Pupils: 192 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Casterton College Rutland Ofsted Rating: Good Pupils: 943 Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Casterton Church of England Primary School Ofsted Rating: Outstanding Pupils: 84 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Uffington Church of England Primary School Ofsted Rating: Good Pupils: 89 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Copthill Independent Day School & Nursery Ofsted Rating: Not Rated Pupils: 300 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnack CofE (Controlled) Primary School Ofsted Rating: Good Pupils: 163 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ketton Church of England Primary School Ofsted Rating: Good Pupils: 189 Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilds Lodge School Ofsted Rating: Good Pupils: 86 Distance:3.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Key:**

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





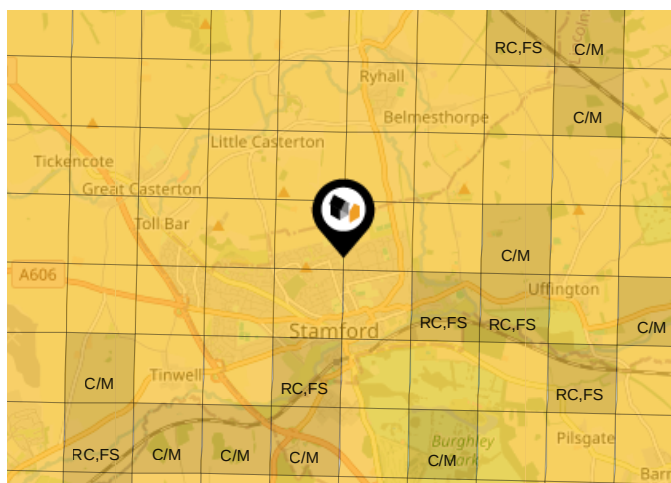
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

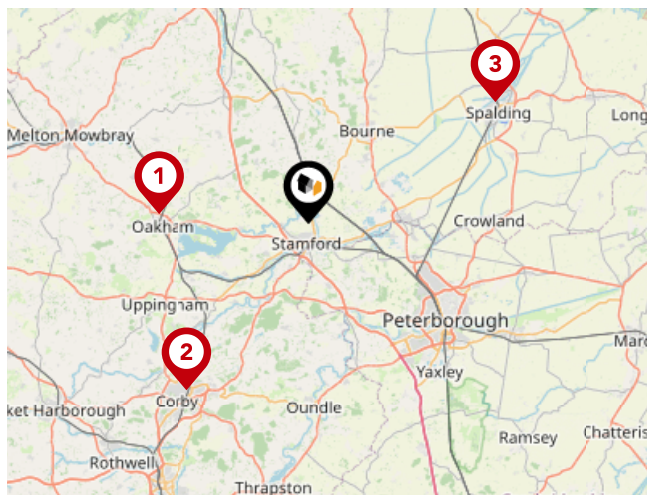
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		






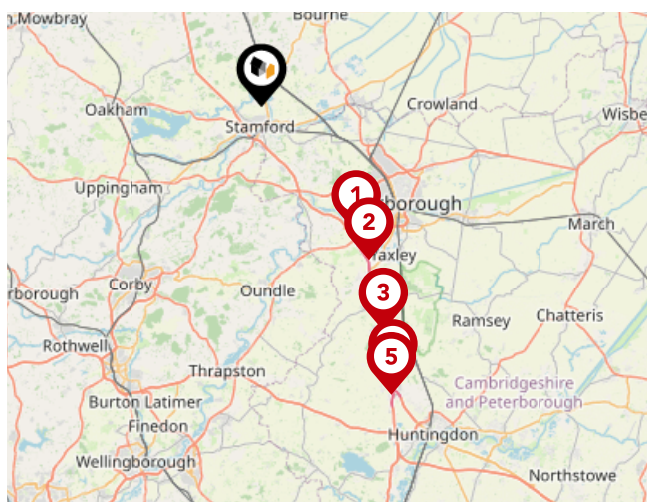
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess








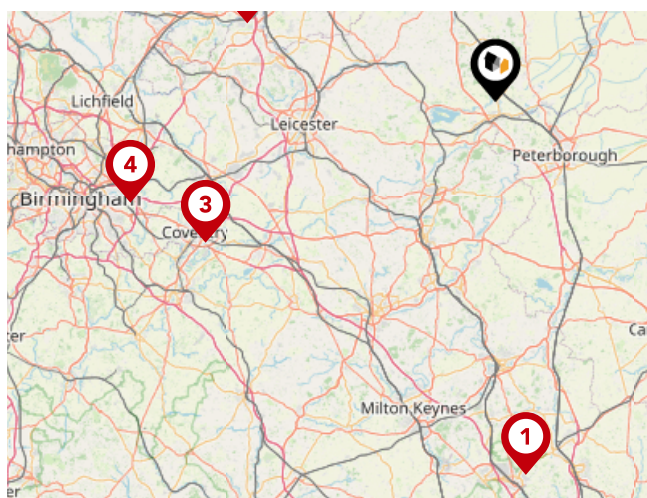
National Rail Stations

Pin	Name	Distance
	Oakham Rail Station	10.73 miles
	Corby Rail Station	14.86 miles
	Spalding Rail Station	16.06 miles







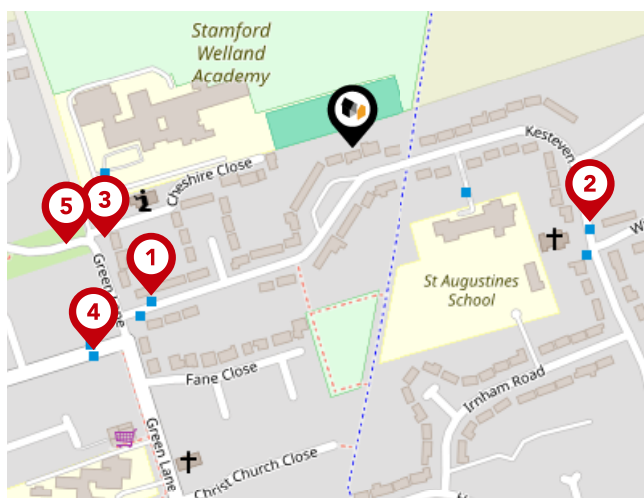
Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J17	11.35 miles
	A1(M) J16	13.48 miles
	A1(M) J15	18.33 miles
	A1(M) J14	21.97 miles
	A1(M) J13	22.8 miles



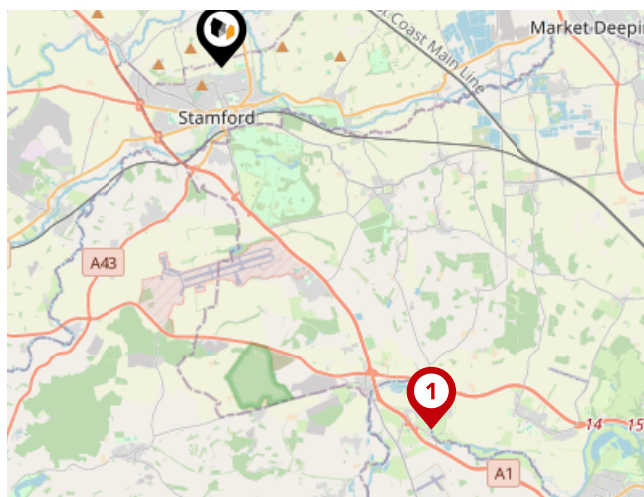
Airports/Helipads

Pin	Name	Distance
	Luton Airport	54.3 miles
	East Mids Airport	37.39 miles
	Baginton	46.63 miles
	Birmingham Airport	54.63 miles



Bus Stops/Stations

Pin	Name	Distance
1	169 Kesteven Road	0.14 miles
2	Stamford Free Church	0.14 miles
3	Welland Academy	0.15 miles
4	1 Edinburgh Road	0.19 miles
5	Welland Academy	0.17 miles



Local Connections

Pin	Name	Distance
1	Wansford (Nene Valley Railway)	7.53 miles



Ellie Hinton-Bardwell Powered by eXp

My Estate Agency evolved after years of being in the industry in various roles, with various companies and compiling a list of mental notes on how I could be better. How I could offer more support, for less?

"My goal is not to have the biggest market portfolio. In fact, my goal is to have the biggest impact on people. I want you to remember me and my services long term and by doing this, I realised that I need a smaller amount of the market, offering a boutique service within the Estate Agency world where I create impactful relationships with those in the local community."

I offer a new and unique experience when it comes to selling your home. I will encourage, be your confidant and expose you to the support you never knew you needed.

I am not your average Estate Agent. Let's meet for a coffee and I'll show you why.

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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