

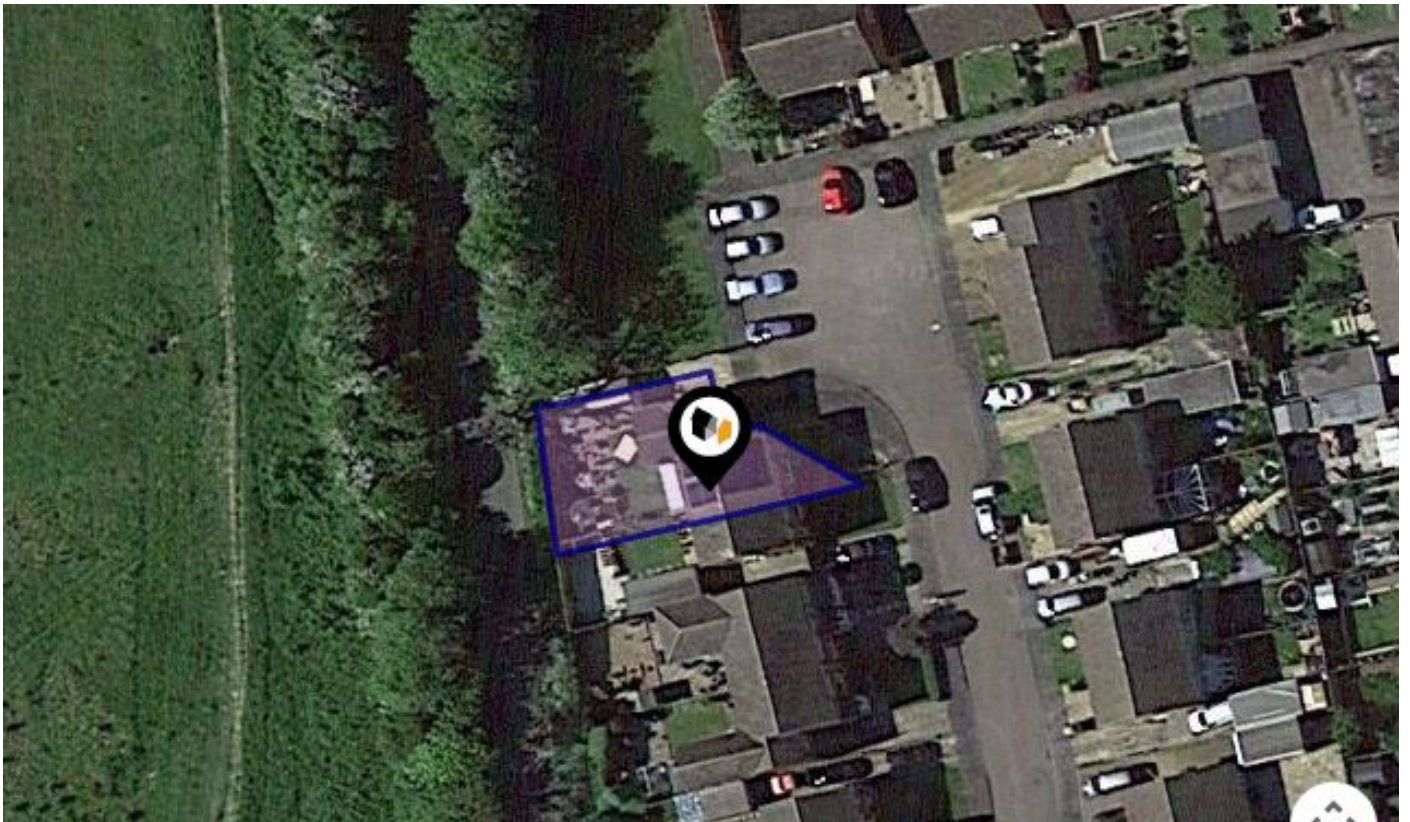


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 16<sup>th</sup> April 2025**



**GAINSBOROUGH ROAD, STAMFORD, PE9**

**Offers Over : £375,000**

**Ellie Hinton-Bardwell Powered by eXp**

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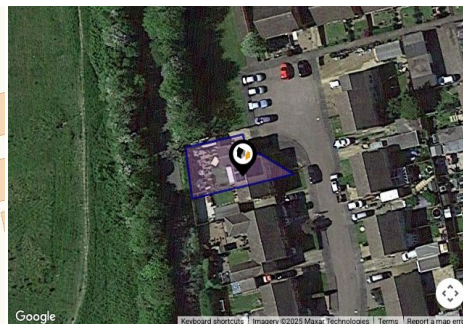
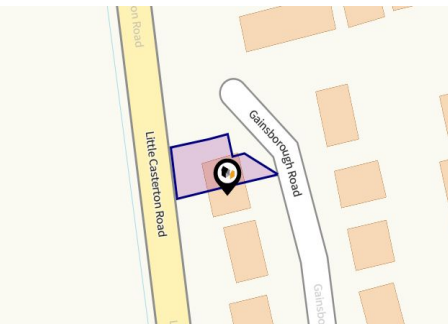
Nestled at the peaceful end of a quiet cul-de-sac, this home on Gainsborough Road offers a wonderful opportunity to settle into one of Lincolnshire's most sought-after neighbourhoods. This charming three bedroom semi-detached home is perfectly placed for families, professionals or anyone looking for a balance of comfort, convenience, and community.

Inside, the home is bright and welcoming. The ground floor flows with ease, featuring a well-proportioned living room, a modern kitchen with dining space, and large windows that bring in natural light throughout. Upstairs, you'll find three good-sized bedrooms and a family bathroom, making this home ideal for growing families or those needing space to work from home.

Outside, the property boasts a driveway, a garage, and a private garden that is perfect for outdoor entertaining, gardening, or simply relaxing in the sun. The quiet cul-de-sac location adds to the appeal, offering privacy and a safe setting in a lovely residential area of Stamford.

# Property Overview

Boutique Estate Agency



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,173 ft <sup>2</sup> / 109 m <sup>2</sup>
Plot Area:	0.06 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,701
Title Number:	LL14995

Offers Over:	£375,000
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>13</b> mb/s	<b>46</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Gainsborough Road, Stamford, PE9*

Reference - SouthKesteven/S08/0384	
Decision:	Decided
Date:	26th March 2008
Description:	Erection of extension to dwelling

Property

# EPC - Certificate



Gainsborough Road, PE9

Energy rating

B

Valid until 13.08.2029

Score	Energy rating	Current	Potential
92+	A	90   B	91   B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

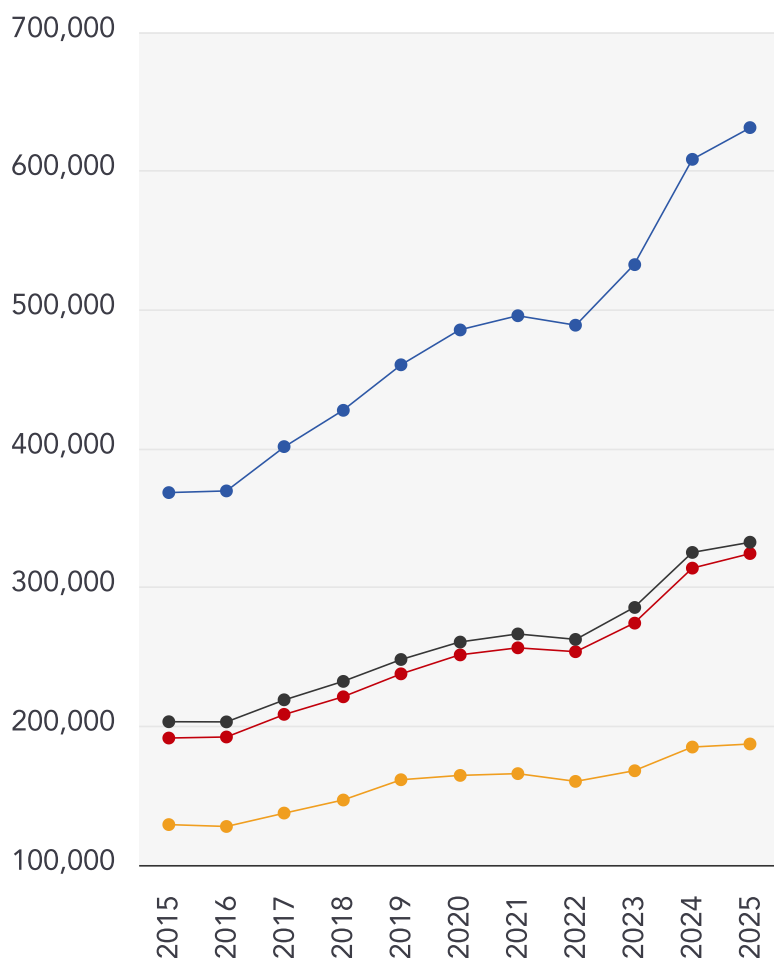


### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<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, unknown install date
<b>Previous Extension:</b>	1
<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, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<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>	109 m <sup>2</sup>

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



Detached

**+71.41%**

Terraced

**+63.64%**

Semi-Detached

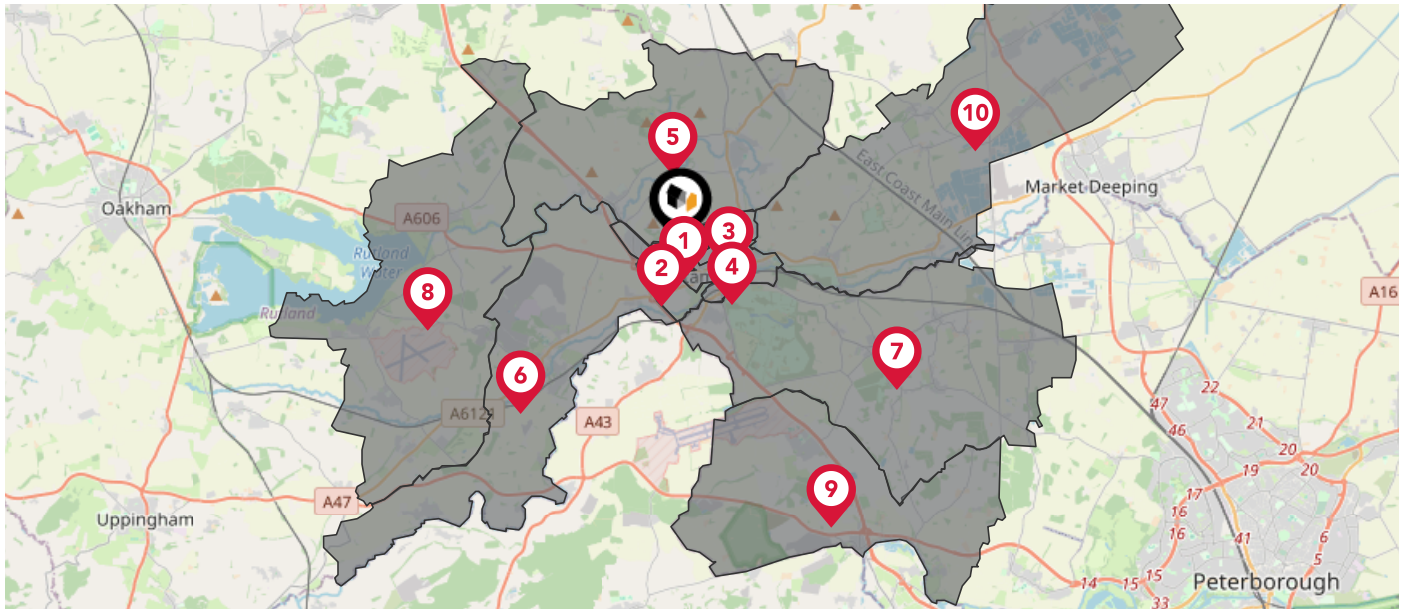
**+69.43%**

Flat

**+44.99%**



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



Stamford All Saints Ward



Stamford St. John's Ward



Stamford St. George's Ward



Stamford St. Mary's Ward



Ryhall & Casterton Ward



Ketton Ward



Barnack Ward



Normanton Ward



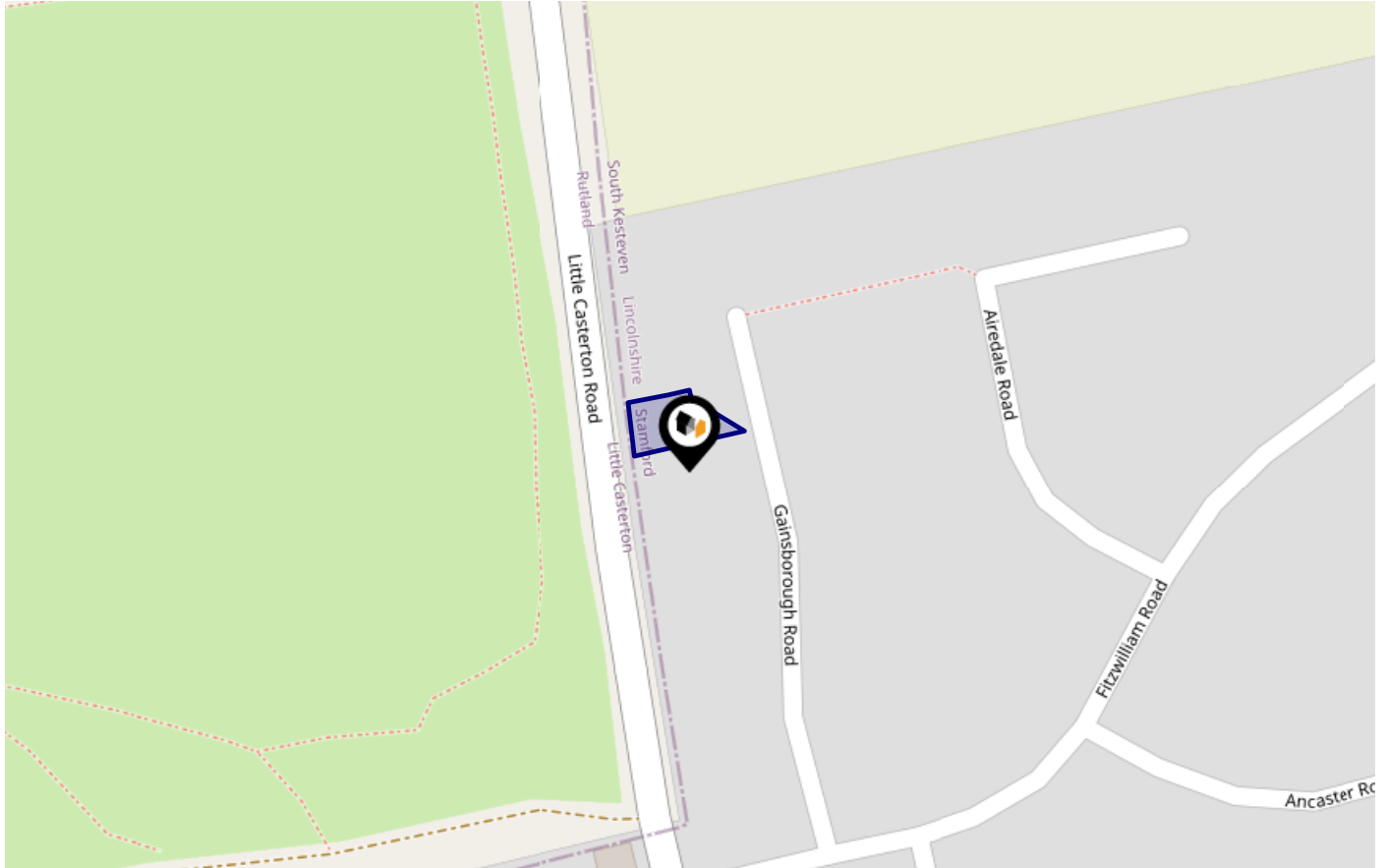
Wittering Ward



Casewick 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

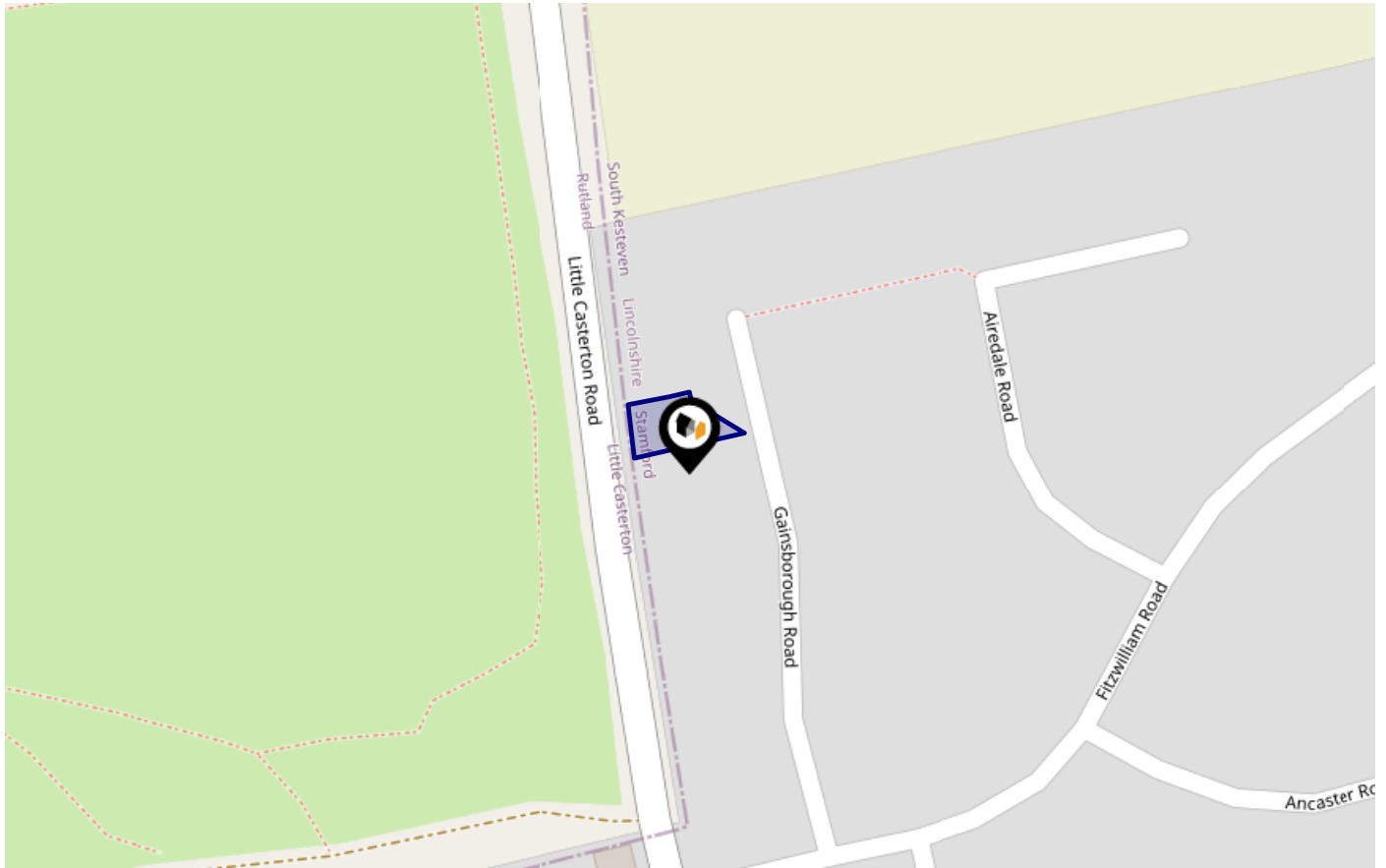
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

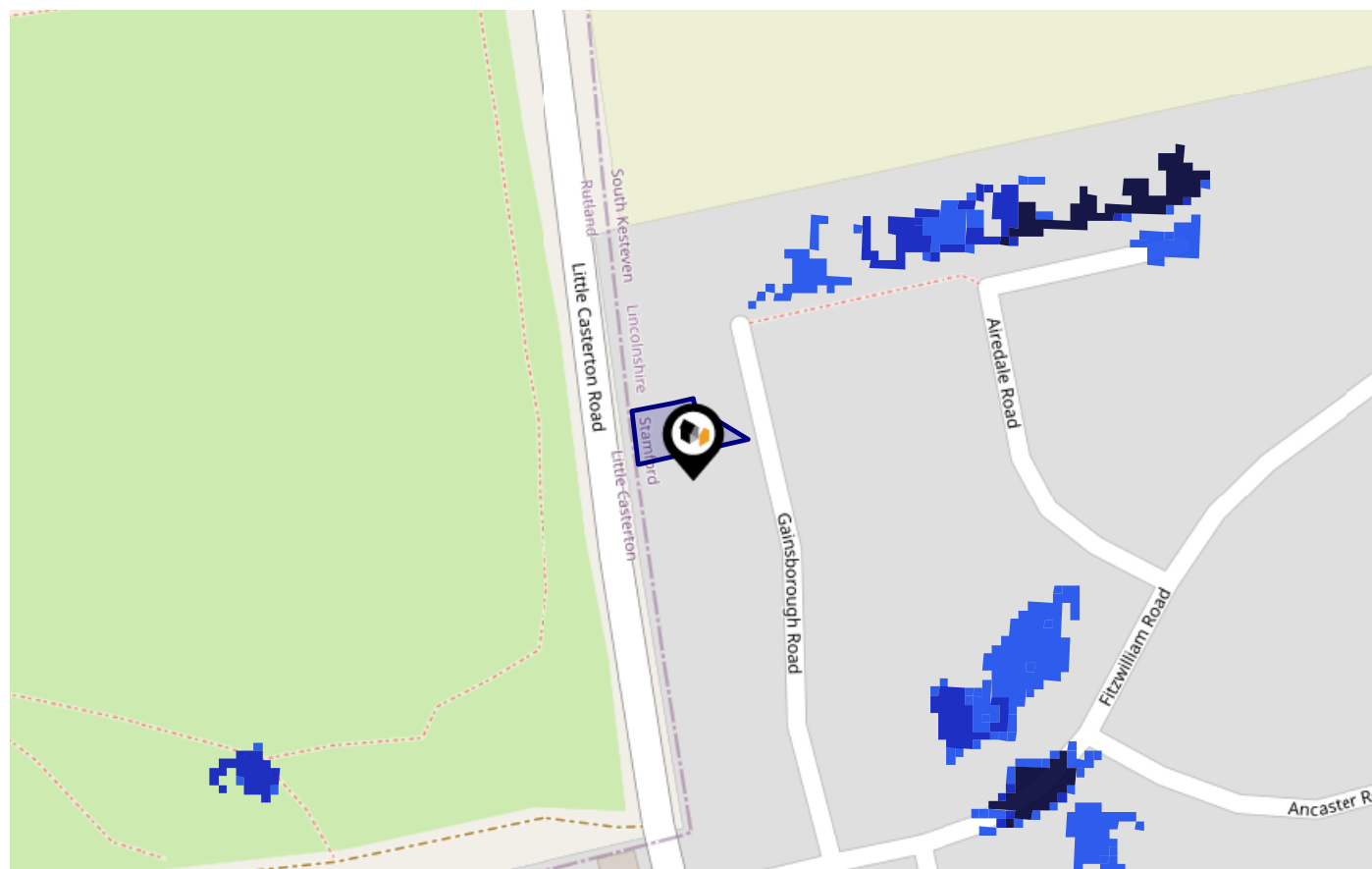
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

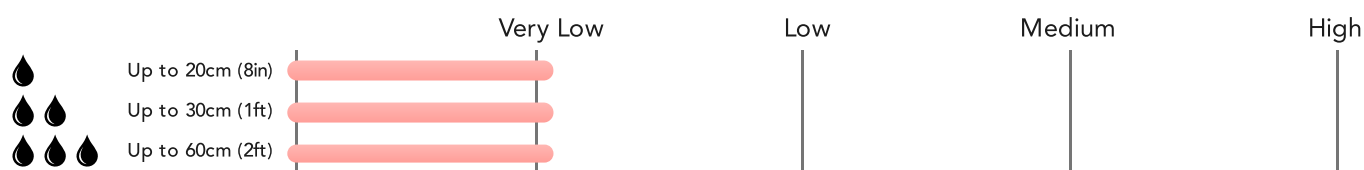


Risk Rating: Very low

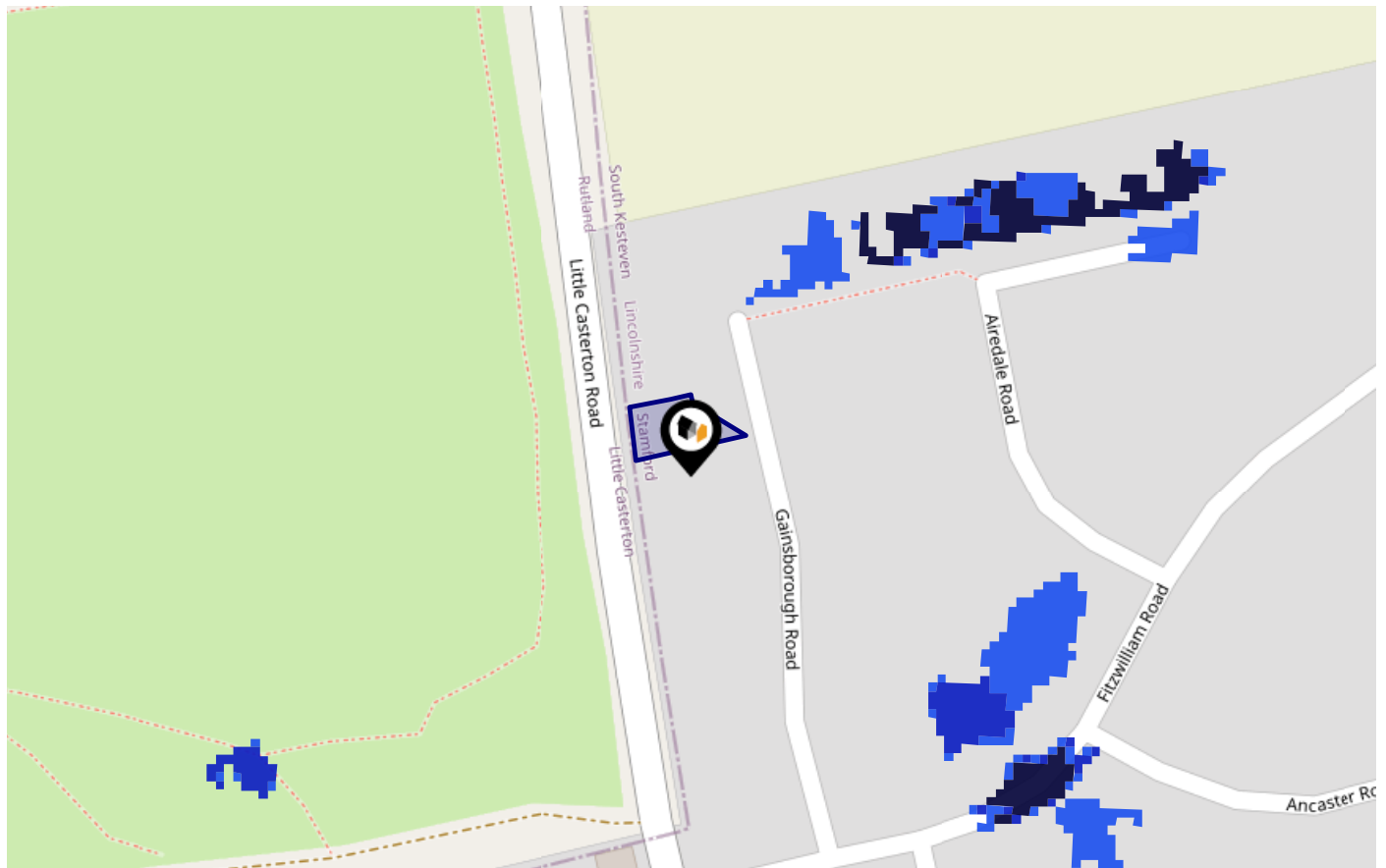
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

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: 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.

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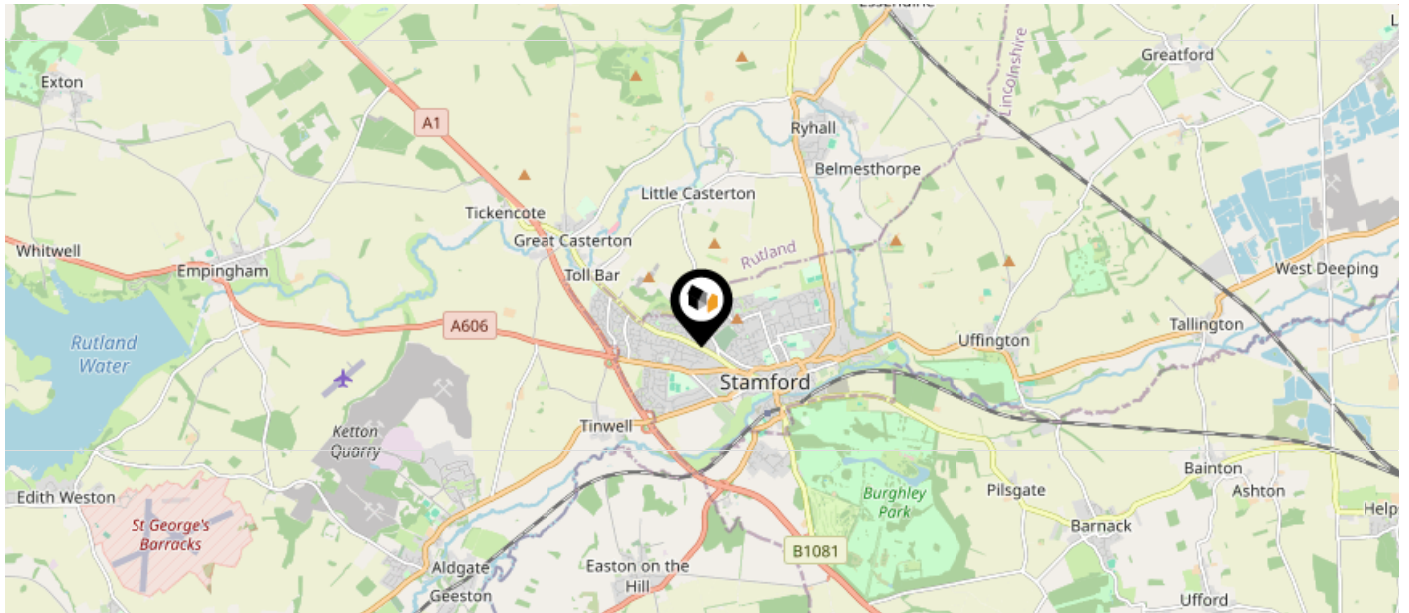
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

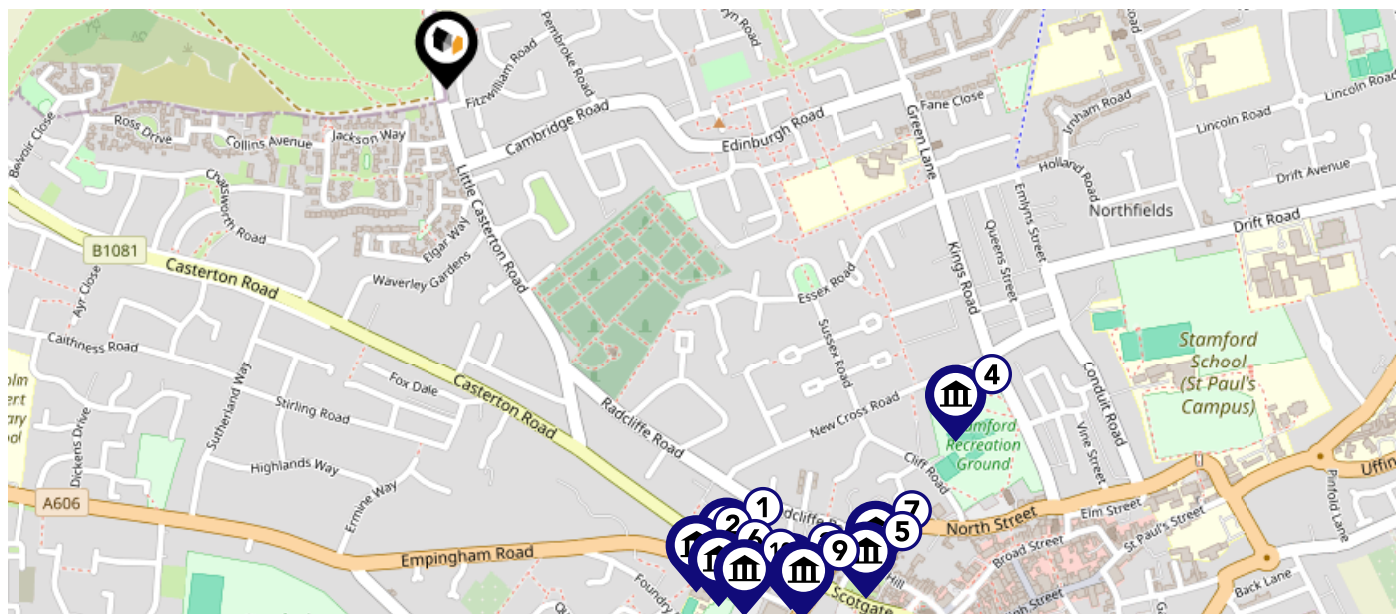
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

No data available.

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



1062928 - Rock House

Grade II

0.6 miles



1360379 - Clock House

Grade II

0.6 miles



1062929 - 52, Scotgate

Grade II

0.7 miles



1389639 - Victorian Bandstand, Stamford Recreation Ground

Grade II

0.7 miles



1360349 - 9a, Barn Hill

Grade II

0.7 miles



1062927 - 1-10 Rock Terrace

Grade II

0.7 miles



1447156 - Gateway At Stukeley House

Grade II

0.7 miles



1062930 - 57, Scotgate

Grade II

0.7 miles



1170342 - 58, Scotgate

Grade II

0.7 miles



1062926 - The Green Man Public House

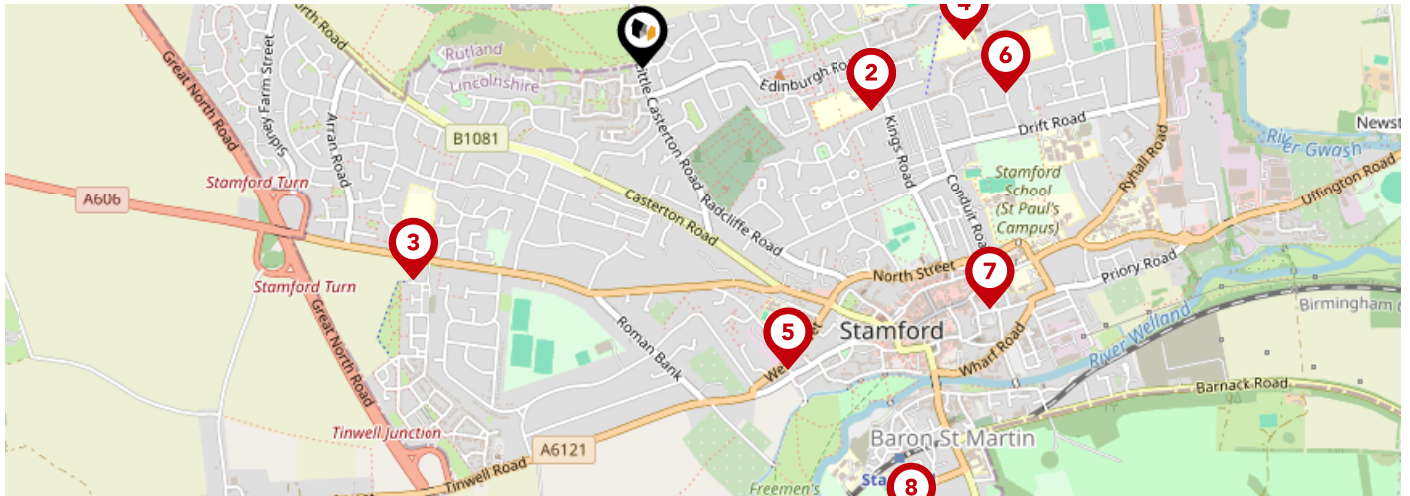
Grade II

0.7 miles



# Area Schools

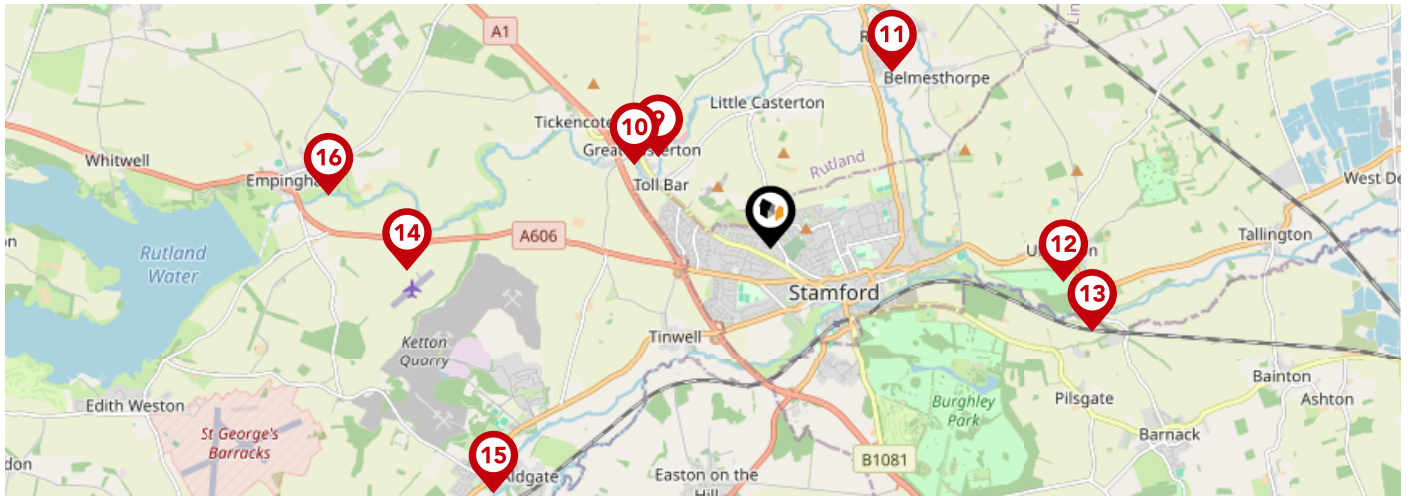
Boutique Estate Agency











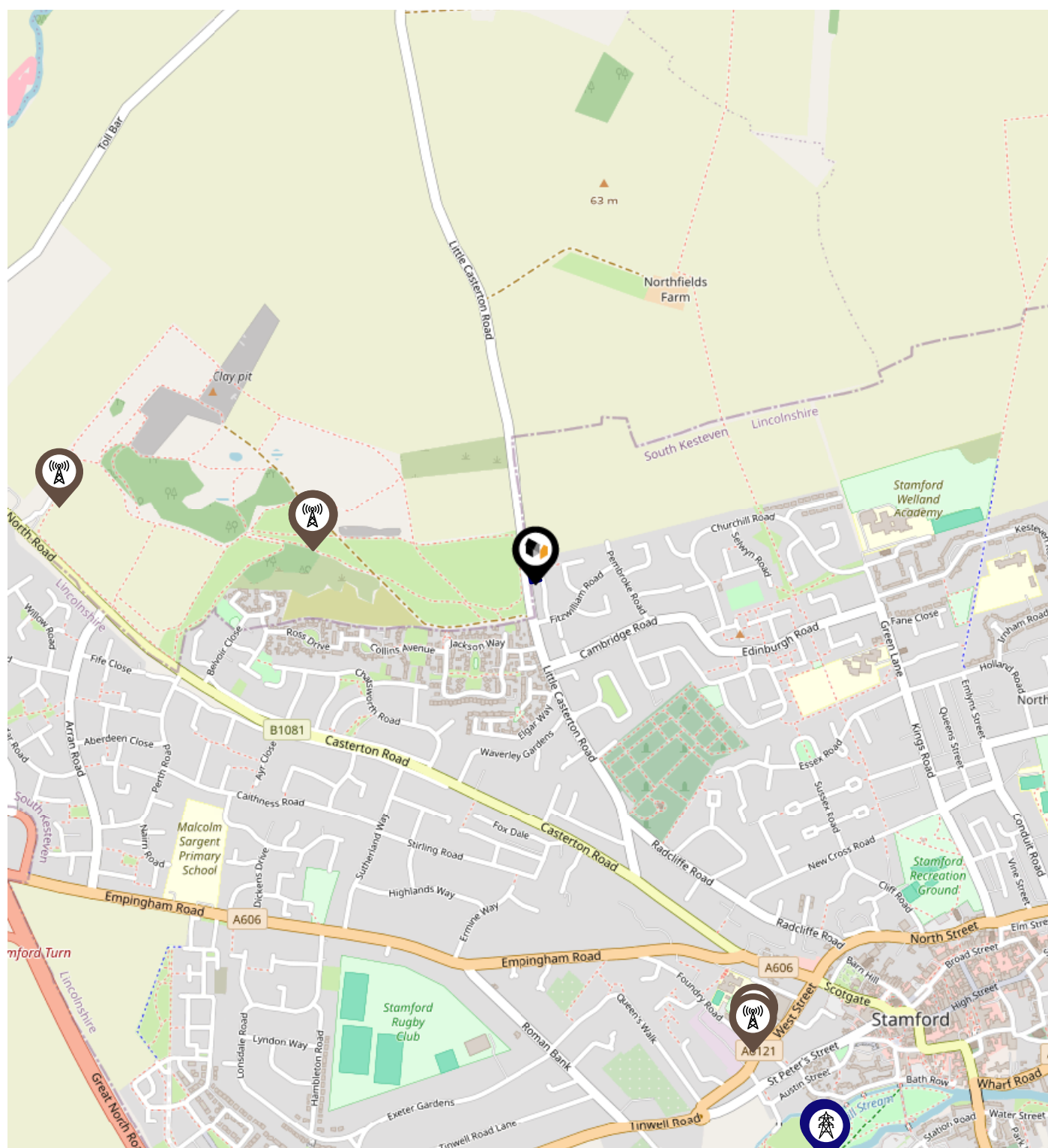
		Nursery	Primary	Secondary	College	Private
1	<b>The Bluecoat School</b> Ofsted Rating: Requires improvement   Pupils: 143   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<b>Stamford Welland Academy</b> Ofsted Rating: Good   Pupils: 583   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>Malcolm Sargent Primary School</b> Ofsted Rating: Good   Pupils: 648   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<b>St Augustine's Catholic Voluntary Academy</b> Ofsted Rating: Requires improvement   Pupils: 110   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>Stamford St Gilberts Church of England Primary School</b> Ofsted Rating: Good   Pupils: 300   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<b>St George's Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 173   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<b>Stamford Endowed Schools</b> Ofsted Rating: Not Rated   Pupils: 1230   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Stamford Junior School</b> Ofsted Rating: Not Rated   Pupils: 334   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Area Schools



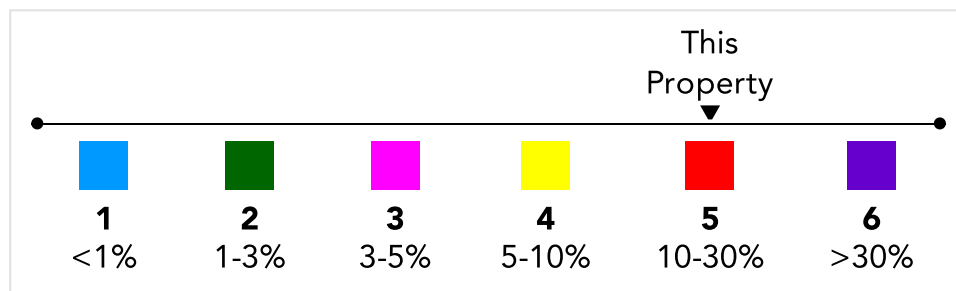
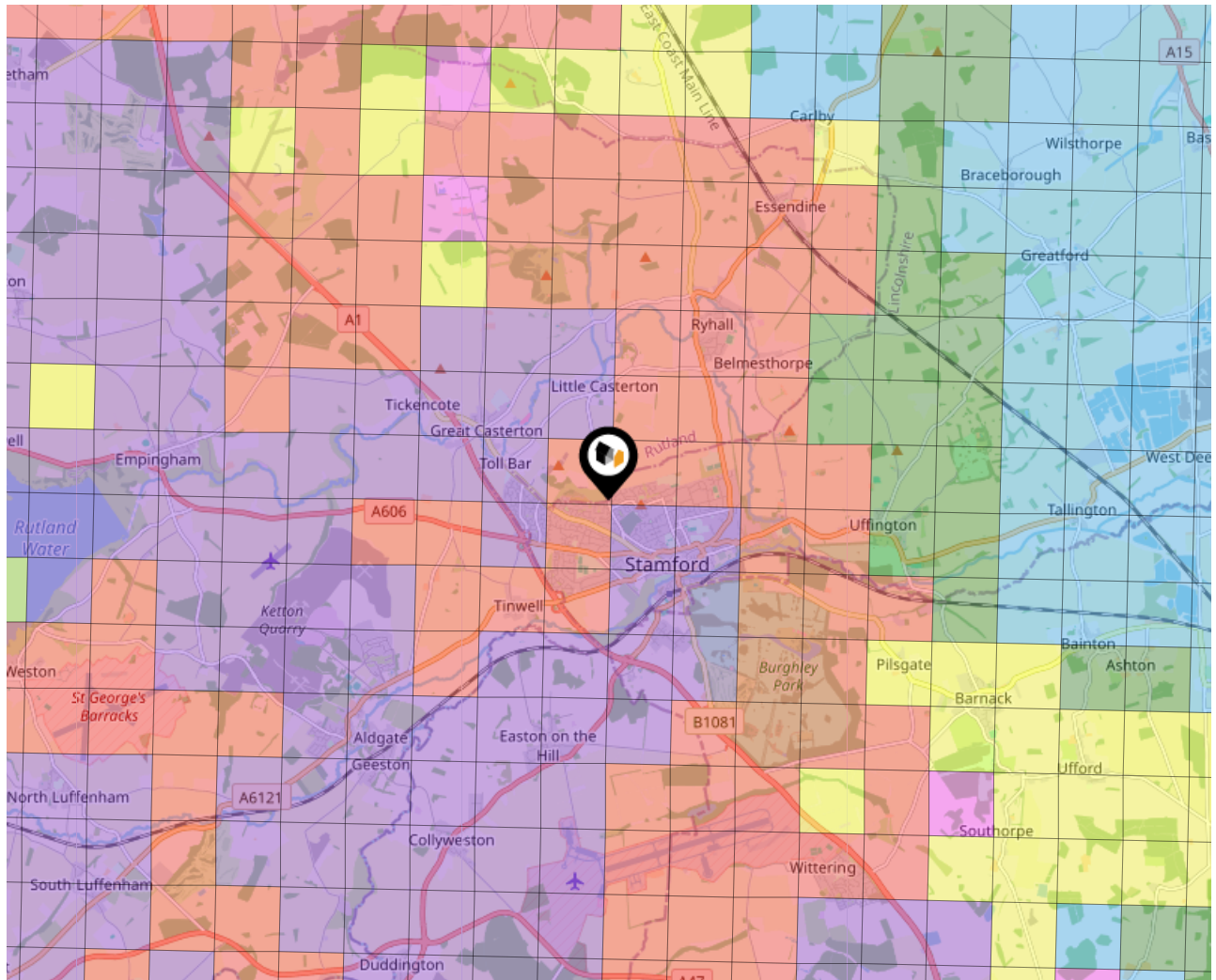
		Nursery	Primary	Secondary	College	Private
	<b>Casterton College Rutland</b> Ofsted Rating: Good   Pupils: 943   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Casterton Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 84   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ryhall CofE Academy</b> Ofsted Rating: Good   Pupils: 192   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Uffington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 89   Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Copthill Independent Day School &amp; Nursery</b> Ofsted Rating: Not Rated   Pupils: 300   Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilds Lodge School</b> Ofsted Rating: Good   Pupils: 86   Distance:3.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ketton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Empingham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

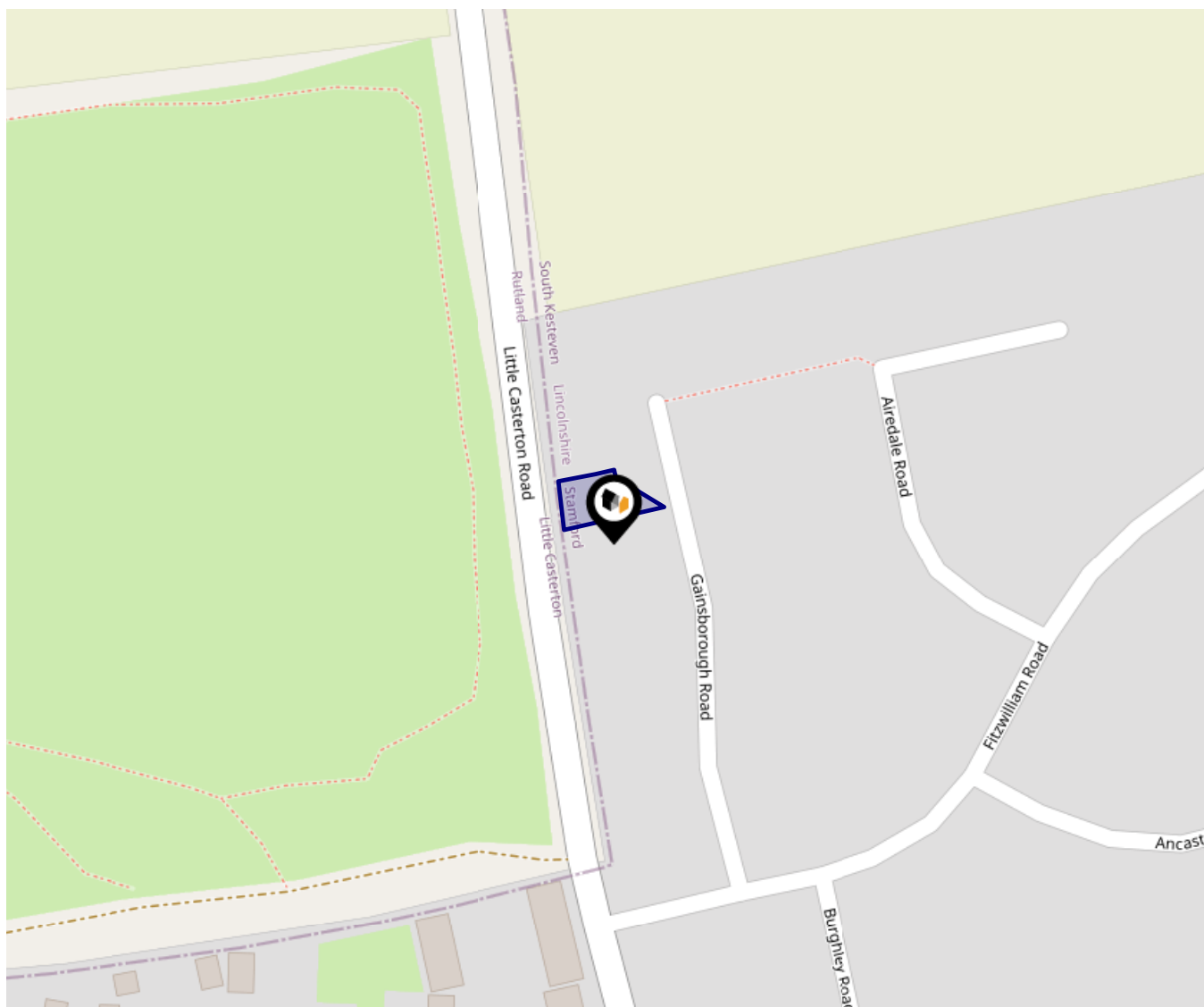
**Key:**

-  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/m<sup>3</sup>).



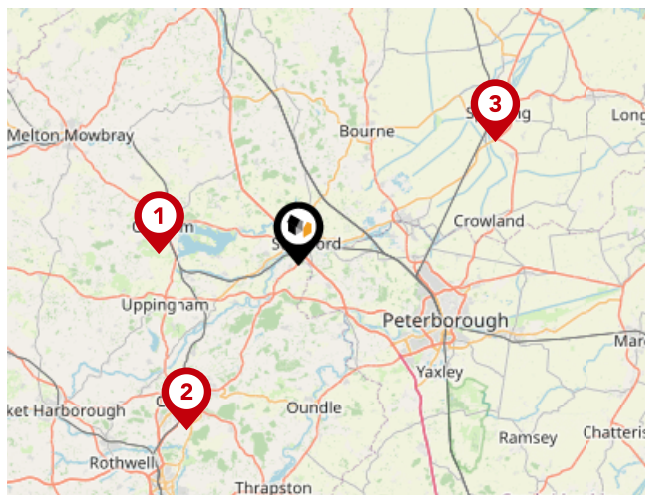


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

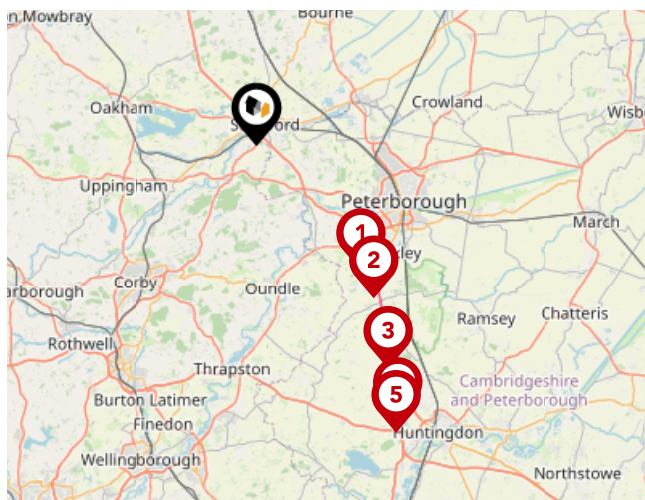
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB










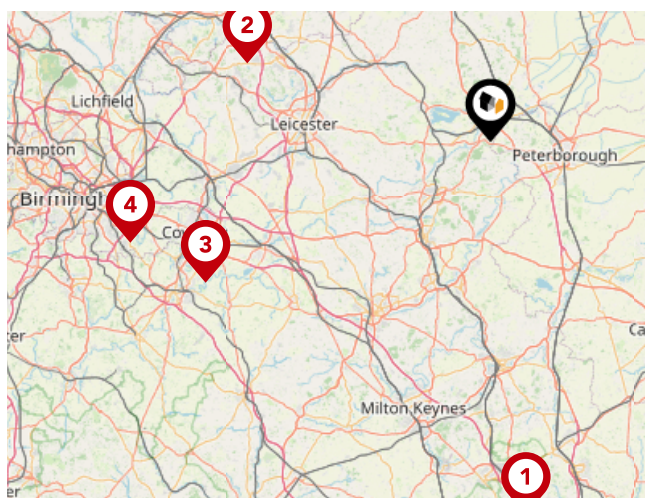
## National Rail Stations

Pin	Name	Distance
	Oakham Rail Station	10.1 miles
	Corby Rail Station	14.44 miles
	Spalding Rail Station	16.64 miles







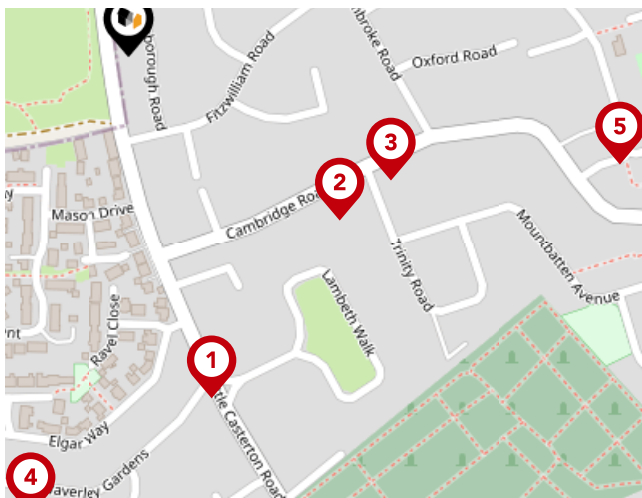
## Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J17	11.7 miles
	A1(M) J16	13.81 miles
	A1(M) J15	18.59 miles
	A1(M) J14	22.19 miles
	A1(M) J13	23.01 miles








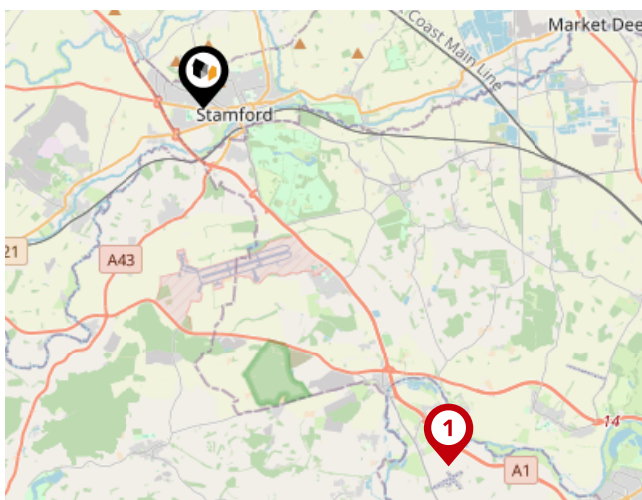
## Airports/Helipads

Pin	Name	Distance
	Luton Airport	54.29 miles
	East Mids Airport	36.8 miles
	Baginton	46.02 miles
	Birmingham Airport	54 miles




## Bus Stops/Stations

Pin	Name	Distance
	Lambeth Walk	0.2 miles
	Trinity Road	0.15 miles
	Trinity Road	0.16 miles
	29 Waverley Gardens	0.26 miles
	Charles Road	0.28 miles



## Local Connections

Pin	Name	Distance
	Wansford (Nene Valley Railway)	7.82 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.



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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 Ellie Hinton-Bardwell Powered by eXp 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.

Powered by



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Valuation Office  
Agency

