

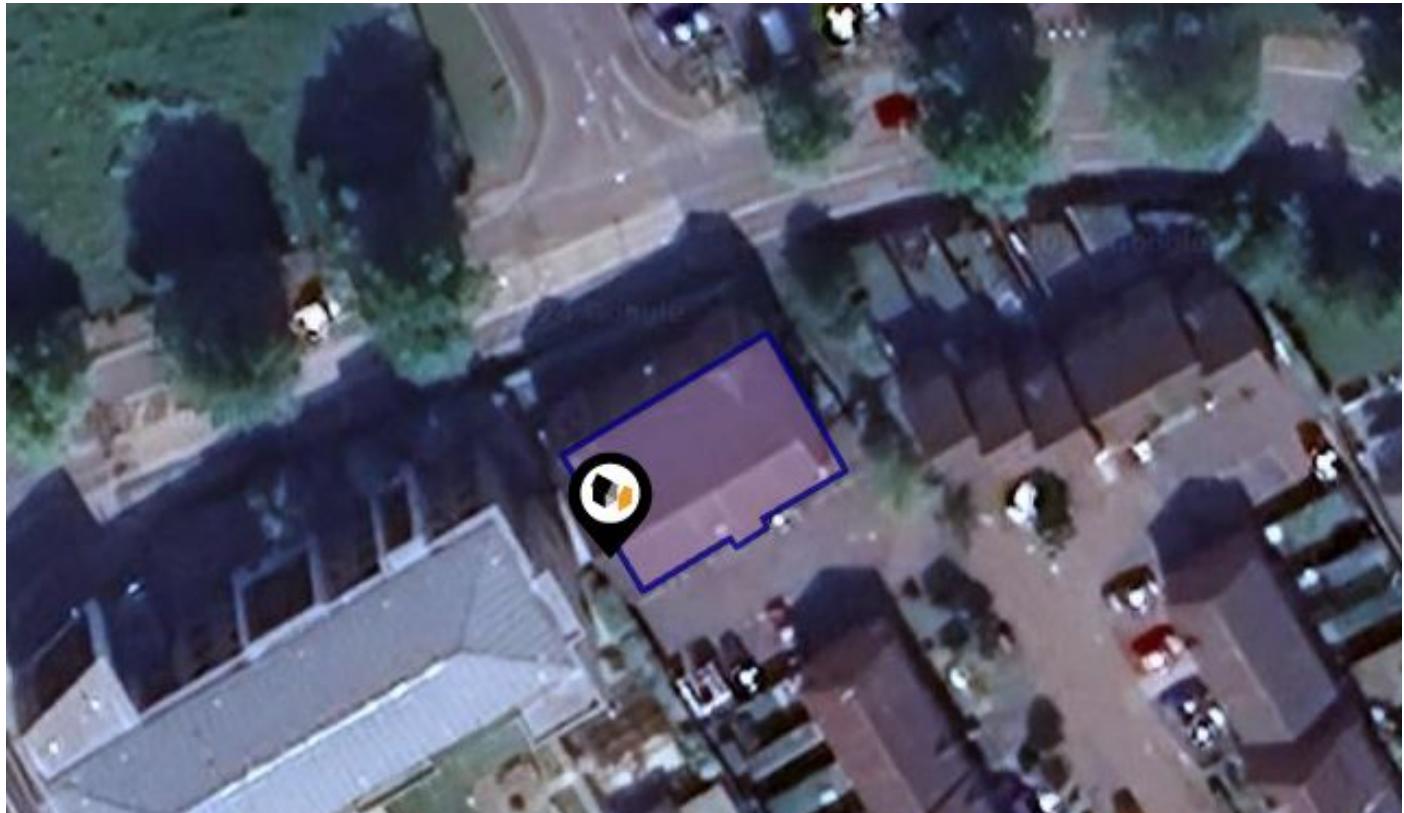


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th October 2024



HATHERSAGE CLOSE, GRANTHAM, NG31

Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham, NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk

charlesdyson.co.uk



Introduction

Our Comments

Dear Potential Buyer,

Please find attached a useful, Key Facts for Buyers, which contains material information in respect of the property.

We recommend confirming any points within this report prior to considering making an offer.

If you have any queries or questions, please contact us on 01476 576688.

Charles Dyson Estate Agents

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	19/12/2012
Plot Area:	0.06 acres	End Date:	01/01/2135
Year Built :	2012	Lease Term:	125 years commencing on 1 January 2010
Council Tax :	Band A	Term	110 years
Annual Estimate:	£1,410	Remaining:	
Title Number:	LL338521		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15
mb/s **160**
mb/s **1000**
mb/s



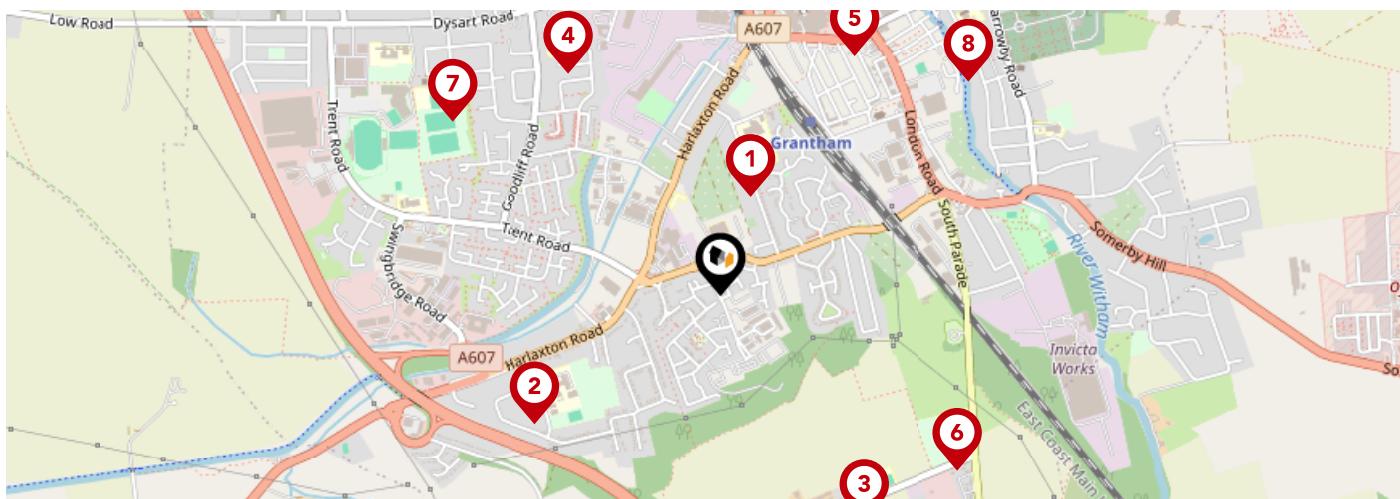
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



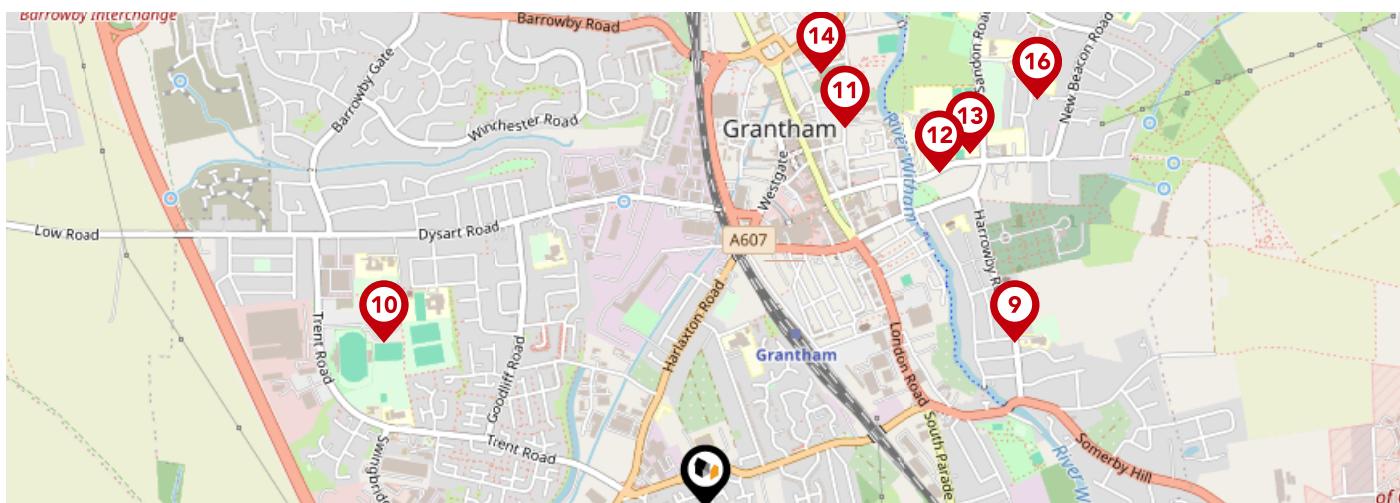
Area Schools



Nursery Primary Secondary College Private

 Huntingtower Community Primary Academy Ofsted Rating: Good Pupils: 416 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Walton Academy Ofsted Rating: Good Pupils: 997 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Grantham Preparatory International School Ofsted Rating: Not Rated Pupils: 116 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Isaac Newton Primary School Ofsted Rating: Requires improvement Pupils: 408 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Charles Read Academy Ofsted Rating: Good Pupils: 276 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Greenfields Academy Ofsted Rating: Good Pupils: 82 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 West Grantham Church of England Secondary Academy Ofsted Rating: Good Pupils: 346 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Dudley House School Ofsted Rating: Good Pupils: 18 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



Nursery Primary Secondary College Private



St Anne's Church of England Primary School, Grantham

Ofsted Rating: Good | Pupils: 210 | Distance:0.78



West Grantham Church of England Primary Academy

Ofsted Rating: Good | Pupils: 207 | Distance:0.81



St Wulfram's National Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 215 | Distance:0.9



Grantham College

Ofsted Rating: Good | Pupils: 0 | Distance:0.91



Kesteven and Grantham Girls' School

Ofsted Rating: Outstanding | Pupils: 1188 | Distance:0.99



The King's School, Grantham

Ofsted Rating: Good | Pupils: 1200 | Distance:1



Saint Mary's Catholic Voluntary Academy

Ofsted Rating: Good | Pupils: 200 | Distance:1.18

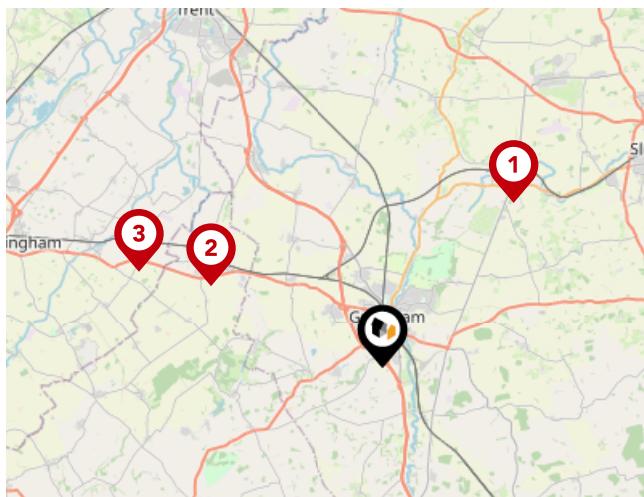


Grantham Additional Needs Fellowship

Ofsted Rating: Outstanding | Pupils: 251 | Distance:1.18

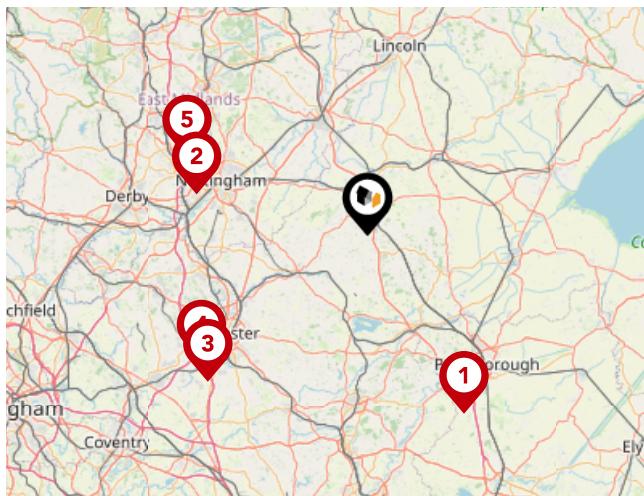


Area Transport (National)



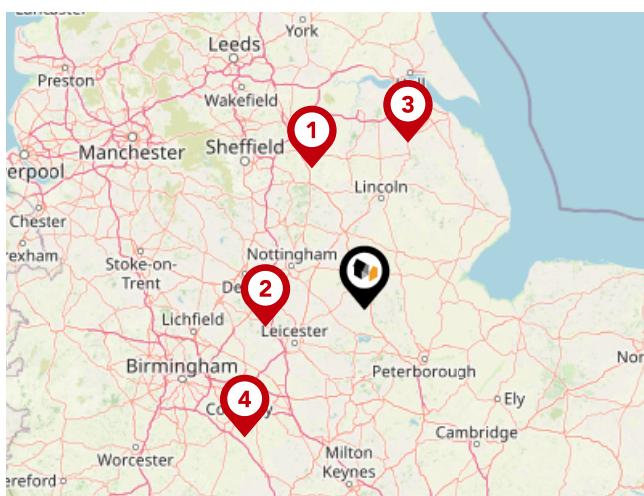
National Rail Stations

Pin	Name	Distance
1	Ancaster Rail Station	7.56 miles
2	Bottesford Rail Station	6.8 miles
3	Elton & Orston Rail Station	9.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J17	29.16 miles
2	M1 J26	25.22 miles
3	M1 J21	30.97 miles
4	M1 J21A	30.07 miles
5	M1 J27	28.17 miles



Airports/Helpads

Pin	Name	Distance
1	Finningley	42.77 miles
2	East Mids Airport	28.93 miles
3	Humberside Airport	48.73 miles
4	Baginton	50.7 miles

Area Transport (Local)

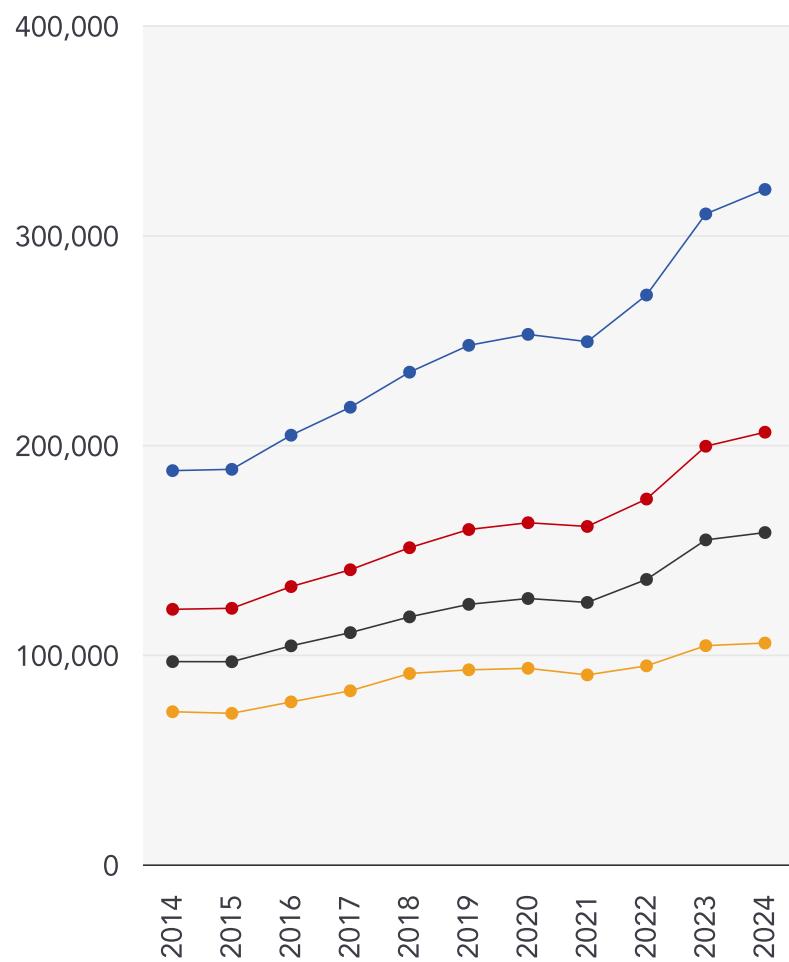


Bus Stops/Stations

Pin	Name	Distance
1	Retail Park	0.6 miles
2	Walton Academy	0.49 miles
3	Surgery	0.64 miles
4	Stour Court	0.49 miles
5	Brading Avenue	0.73 miles

Market House Price Statistics

10 Year History of Average House Prices by Property Type in NG31



Detached

+71.41%

Semi-Detached

+69.43%

Terraced

+63.64%

Flat

+44.99%



Charles Dyson Estate Agents

Specialising in Grantham and the surrounding villages, Charles Dyson Estate Agents is committed to providing exceptional levels of customer service, through our dedicated and experienced team.

As most people choose their agent based on their location and experience, we are proud that the majority of our vendors and landlords are either recommended to us or are repeat customers who value the local knowledge of our friendly and experienced staff.

Whether you are buying, renting or selling we guarantee to offer a genuine one-to-one service at an affordable price.

Call us today to discuss your requirements with one of our team who will always be pleased to offer friendly impartial advice.

Charles Dyson Estate Agents

Testimonials



Testimonial 1



I bought my property through this team so they weren't directly representing me, though I did find them to be very friendly and helpful.

I couldn't get along with my conveyancer who didn't seem to want to know me, but Kristie was able to make up that shortfall by keeping me informed of what was going on from the buyer's side.

On the day I collected my keys they even gave me a welcome box full of some new home goodies.

Testimonial 2



I use Charles Dyson Estate & Letting Agents to manage all of my properties in the Grantham area. It is always my preference to deal with a local estate agent with a family feel, rather than a regional or national agency (that don't really care!).

I first started to use Charles Dyson Estate & Letting Agents in 2021, and three years on, their service continues to be exceptional.

Testimonial 3



Charles Dyson have been absolutely brilliant. A phenomenal service with great communication throughout our property sale. The team were so friendly and warm and made selling our home easy. We received regular updates during the sale and were impressed with the timely and professional service provided. We will definitely use Dysons again in the future.

Testimonial 4



Absolutely fantastic experience using Charles Dyson Estate agents to sell our property. The communication and level of efficiency was outstanding, they were really proactive and made the selling process as easy as possible for us.

Would highly recommend.



/CharlesDysonEstateAgents



/charlesdysonestateagents/



/DysonEA

Charles Dyson Estate Agents 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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham,
NG31 6QZ
01476 576688
David.carter@charlesdyson.co.uk
charlesdyson.co.uk

