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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27<sup>th</sup> January 2025



## LINSEED GROVE, MANSFIELD, NG18

### Mansfield Sales and Lettings Ltd.

3 Carrion Place Berry Hill Mansfield NG18 6BE

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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	871 ft <sup>2</sup> / 81 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	2019		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,121		
<b>Title Number:</b>	NT549779		

## Local Area

<b>Local Authority:</b>	Nottinghamshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

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

<b>5</b> mb/s	<b>45</b> mb/s	<b>1000</b> mb/s

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


### Satellite/Fibre TV Availability:


# Property EPC - Certificate



Linseed Grove, NG18

Energy rating

# B

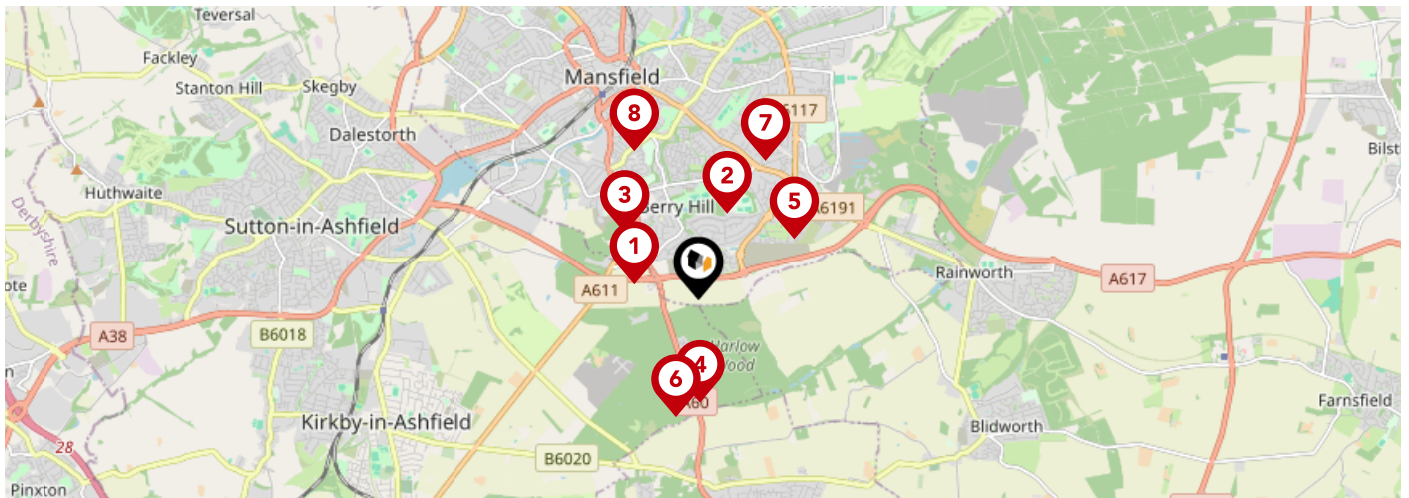
Valid until 02.07.2029

Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

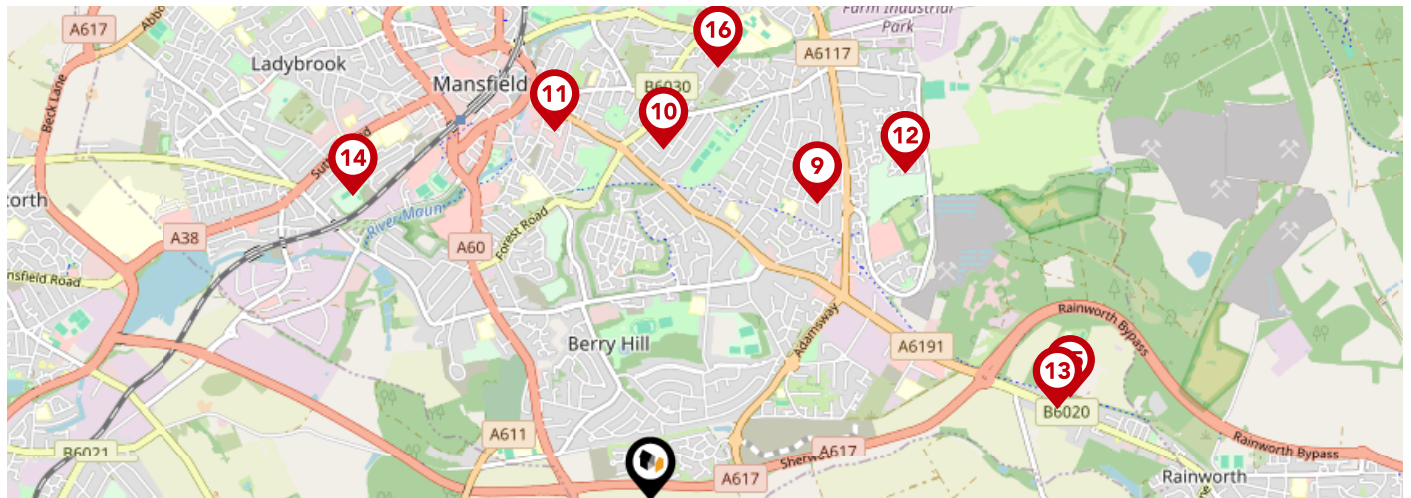
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<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>	Average thermal transmittance 0.12 W/m <sup>2</sup> K
<b>Total Floor Area:</b>	81 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>West Nottinghamshire College</b> Ofsted Rating: Good   Pupils:0   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Berry Hill Primary School</b> Ofsted Rating: Good   Pupils: 451   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>High Oakham Primary School</b> Ofsted Rating: Good   Pupils: 465   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Portland College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Peter's CofE Primary Academy, Mansfield</b> Ofsted Rating: Good   Pupils: 206   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Fountaindale School</b> Ofsted Rating: Not Rated   Pupils: 84   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wynndale Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>King Edward Primary School &amp; Nursery</b> Ofsted Rating: Good   Pupils:0   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Patrick's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Asquith Primary School</b> Ofsted Rating: Requires improvement   Pupils: 326   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mansfield Primary Academy</b> Ofsted Rating: Good   Pupils: 225   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oak Tree Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heathlands Primary School</b> Ofsted Rating: Good   Pupils: 169   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sutton Road Primary School</b> Ofsted Rating: Good   Pupils: 616   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dawn House School</b> Ofsted Rating: Outstanding   Pupils: 94   Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Samworth Church Academy</b> Ofsted Rating: Requires improvement   Pupils: 1011   Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



### **Mansfield Sales and Lettings Ltd.**

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Mansfield sales and lettings was established in 2023, after Rich had been working in the financial service industry, Rich was helping solicitors mortgage advisors etc put together sales and purchases of residential properties for buyers and sellers it was a natural progression to take a leap of faith and set up a estate agent's, Rich has a passion for customer service and looking at customer needs Mansfield sales and lettings open hours are a simple example of this they are open 10-8 Monday to Saturday. We have established links to local solicitors mortgage advisors and insurance advisors to help you step by step. We also have Shaun (Development director) who deals with Property Development and Jayne (Operations coordinator) is a member of the British landlords association and has a number of her own properties she rents out, she has been managing lettings for over 25 years.



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### Testimonial 1



Great place, friendly, knowledgeable, professional and go above and beyond.

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### Testimonial 2



Fantastic company, extremely professional and eager to help with any questions or enquiries I had! Definitely recommend!

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### Testimonial 3



Excellent service. Very friendly and knowledgeable and really put me at ease straight away. The communication was great and kept in touch with regular updates.. I would happily recommend to all my friends and family.



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/accounts/login



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# Mansfield Sales and Lettings Ltd.

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