



The Shieling, Kintore Drive

Property Information Questionnaire

The Shieling Kintore Drive, Grantham, NG31 9DH

Kotini has gathered this property information, and the sellers have confirmed it to be accurate as of:

20/07/2024 16:21

Introduction

Estate agents are required to provide consumers with 'material information' in property listings to ensure they can make an informed decision when buying a property. Material information is information that the average person needs to make an informed transactional decision#basically, whether a buyer decides to enquire further, view, or buy a property.

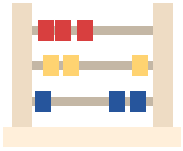
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive report of the property you're looking to buy, helping you to make an informed purchasing decision.

If you have any questions about the information contained in this report, please contact your estate agent.



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Additional information

Other material issues

No

Other charges not mentioned elsewhere

No

Non-compliant with restrictions on use and alterations

No

End of section



Alterations & changes

↓ Change of use

Property subject to a change of use

No

↓ Windows, roof windows, roof lights or glazed doors installations

Windows, roof windows, roof lights or glazed doors installed since 1st April 2002

Yes

Details of the window replacements

All new double glazed efficient windows and doors

Window replacements complete

Yes

Work completed by the current owner

No

↓ Extensions

Extension added to the property

Yes

Details of the extension

Extended to the rear on both sides

Extension complete

Yes

Work completed by the current owner

No

↓ Conservatories

Conservatory added to the property

No

↓ Loft conversion

Loft converted

No

↓ Garage conversion

Garage converted

Yes

Date of the garage conversion

01/03/2023

Details of the garage conversion

New garage

Garage conversion complete

Yes

Work completed by the current owner

No

↓ Internal wall removal

Internal wall removed

No

↓ Chimney removal

Chimney removed

No

↓ Insulation

Insulation installed

Yes

Date of the insulation installation

01/04/2023

Details of the insulation installation

Full roof insulation and underfoot heating

Insulation installation complete

Yes

Work completed by the current owner

No

↓ Other works

Other works

Yes

Date of the other works

01/04/2023

Details of the other works

New slate roof, solar panels, air conditioning, garage, double and single electric gate, new water mains supply, new driveway, new windows and doors, new underfloor heating system including boiler, new air conditioning, landscaping of garden, new kitchen, new wetroom, new toilet.

Other works complete

Yes

Work completed by the current owner

No

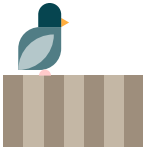
Planning permission breaches

No

Unresolved planning issues

No

End of section



Boundaries

↓ Boundary ownership

Front boundary

Seller

Left boundary

Not known

Rear boundary

Neighbour

Right boundary

Neighbour

Boundaries are uniform

Yes

Boundaries have been moved

No

Property boundaries differ from the title plan

No

Proposal to alter the boundaries

No

Adjacent land included in the sale

No

Neighbour taking over or building on any part of the property

No

Part of the property on separate deed

No

Part of the property are outside the legal ownership of the seller

No

Flying freehold at the property

No

End of section



Completion & moving

Any dates the seller can't move on

No

Property in a chain

No

Sale price sufficient to settle the mortgage

No mortgage

Seller will leave all keys

true

Seller will remove any rubbish

true

Seller will replace any light fittings

true

Seller will take reasonable care

true

End of section



Connectivity

↓ Telephone

Telephone line connected to the property

Yes

Telephone supplier

Virgin

↓ Broadband

Broadband connection at the property

Cable

↓ Mobile coverage

Mobile signal issues at the property

No

End of section



Council Tax

Council Tax band

D

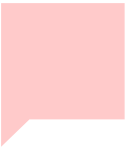
Annual Council Tax

2255.86

Alterations affecting Council Tax band

No

End of section



Disputes & complaints

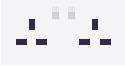
Past disputes and complaints

No

Potential disputes and complaints

No

End of section



Electricity

↓ Mains electricity

Property connected to mains electricity

Yes

Mains electricity supplier

E-on

Electricity meter location

In cabinet

↓ Solar or photovoltaic panels

Solar or photovoltaic panels installed at the property

Yes

Services provided by the solar or photovoltaic panels

Electricity, Heating, Hot water

Year the solar or photovoltaic panels were installed

2021

Solar or photovoltaic panels owned outright

Yes

Lease of the roof/air space provided to a panel provider

No

Maintenance agreement in place

No

Date the panels were last maintained

01/05/2026

Panels in good working order

Yes

Solar panels connected to national grid

No

Solar batteries installed at the property

Yes

Details of the batteries make and model

Not known at this point

↓ **Other electricity sources**

Other sources of electricity connected to the property

No

End of section



Electrical works

Electrical works

Yes

Details of the electrical works

Complete system certificatio

Certificates for electrical works

Yes

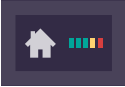
Electrics tested by a qualified electrician

Yes

Year the electrics were tested

2026

End of section



Energy efficiency

Date of inspection

2018-11-12

Certificate date (valid for 10yrs)

2018-11-14

Certificate number

8708-7629-5079-7542-7996

Current Energy Performance rating

E

Current energy efficiency

52

Potential Energy Performance rating

C

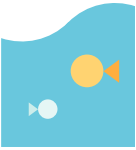
Potential energy efficiency

77

Green deal loan in place

No

End of section



Environmental issues

↓ Flooding

Property flooded before

No

Property at risk of flooding

No

Flood defences in place

No

↓ Radon

Radon remedial measures on construction

No

Radon test carried out

Yes

Radon test result below recommended action level

Yes

↓ Coal mining

Coal mining risk

No

↓ Other mining

Other mining risk

No

↓ Coastal erosion

Coastal erosion risk

No

↓ Other

Other environmental risks

No

End of section



Guarantees, warranties, and indemnity insurances

Guarantees or warranties available for the property

Not known

Guarantes or warranties for central heating and/or plumbing

No

Guarantes or warranties for damp proofing treatment

No

Guarantes or warranties for double glazing

No

Guarantes or warranties for roofing work

No

Guarantes or warranties for subsidence work

No

Guarantes or warranties for timber rot infestation treatment

No

New home warranty

No

Any other guarantees or warranties

No

Outstanding claims or applications against the guarantees or warranties

No

Title defect insurance in place

No

End of section



Heating

Type of heating system

Central heating

Central heating fuel

Electricity

Excluding the boiler, has the heating system been replaced?

Yes

Heating system installation date (if known)

01/05/2026

Date of the last service or maintenance

01/05/2026

Is the heating system in good working order

Yes

Other heating features at the property

Air conditioning, Double glazing, Solar water, Underfloor heating

End of section



Insurance

Property insured

Yes

Difficulties obtaining insurance

No

Past insurance claims

Yes

Details of past insurance claims

Water leak from faulty valve in roof

End of section



Listing & conservation

↓ Listing status

Listed building in England or Wales

No

↓ Conservation

Located in a designated conservation area

No

↓ Tree Preservation

Tree preservation order in place

No

End of section



Notices

Infrastructure project notice(s)

No

Neighbour development notice(s)

No

Listed building application notice(s)

No

Party wall act notice(s)

No

Planning application notice(s)

No

Required maintenance notice(s)

No

Alterations to neighbouring properties

No

Other notices

No

End of section



Ownership - LL156339

Tenure of the property

Freehold

Title number

LL156339

Whole freehold being sold

Yes

End of section



Parking

Type of parking available

Garage, Driveway, Gated, Off Street, Rear, Private

Controlled parking in place

No

Disabled parking available

Yes

Electrical vehicle charging point at the property

No

End of section



Rights and informal arrangements

↓ Shared contributions

Seller asked to make shared contributions

No

Seller requested others to make shared contributions

No

↓ Rights over other properties

Is the seller aware of any rights over other properties

No

↓ Rights over the sale property

Is the seller aware of any rights over the property being sold

Yes

Public right of way

Yes

Details of public right of way

Use of part of driveway to the property

Rights of light

No

Rights of support

No

Rights created through custom

No

Rights to take from land

No

Other rights

No

Disagreements relating to these rights

No

End of section



Services crossing the property

Pipes, wires, cables, drains from property

No

Pipes, wires, cables, drains coming to property

No

Formal or informal agreements for services crossing the property

No

End of section



Specialist issues

Subsidence or structural faults

No

Property treated for dry rot, wet rot or damp

No

Japanese knotweed at the property or neighbouring land

No

Japanese knotweed survey taken place

No

Asbestos at the property

No

End of section



Type of construction

Date of ownership (if known)

07/04/2023

Property type

Bungalow

Property used for non-residential purposes

No

Property is built with standard forms of construction

Yes

Spray foam installed at the property

No

Details of any accessibility adaptations at the property

Wide doorways, Level access shower

↓ Building safety

Building safety issues at the property

No

↓ Loft

Property has access to a loft

Yes

How the loft is accessed

Hatch

Loft boarded

No

Loft insulated

Yes

End of section



Water & drainage

↓ Water

Mains water connected to the property

Yes

Mains water supplier

Anglian water

Location of the stopcock

Entry hallway by back door

Mains water supply metered

Yes

Location of the water meter

Cabinet on external wall

↓ Drainage

Surface water drainage connected to the property

Yes

Mains foul drainage connected to the property

Yes

Mains foul drainage supplier

Anglian water

Maintenance agreements in place for the drainage system

No

End of section