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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03<sup>rd</sup> January 2024



**MARIGOLD CRESCENT, SHEPSHED, LOUGHBOROUGH,  
LE12**

**Abbie McArthur Powered By EXP**

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# Introduction

## Our Comments

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Introducing a Severn by William Davis – a home that captivates with its impressive interior. Step inside to be greeted by a generous entrance hall leading to a spacious lounge, a dedicated study, a convenient downstairs cloakroom, and an expansive open-plan kitchen, dining family area. The added bonus of a separate utility room enhances the functionality of daily living.

The contemporary kitchen space is a particular highlight featuring French doors that seamlessly open onto a private rear garden, creating a bright and beautiful space for the entire family to enjoy. Ideal for remote work, the private study offers a retreat when needed.

Upstairs, the three bedrooms share a well-appointed family bathroom. The master bedroom takes luxury to the next level with its en-suite shower room and walk in wardrobe. "The Severn" is a perfect blend of style, functionality, and comfort for modern family living.

# Property Overview

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## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£254
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,474 ft <sup>2</sup> / 137 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	2022		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,464		
<b>Title Number:</b>	LT539613		
<b>UPRN:</b>	10095774302		

## Local Area

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

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

<b>7</b> mb/s	<b>45</b> mb/s	<b>1000</b> mb/s

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



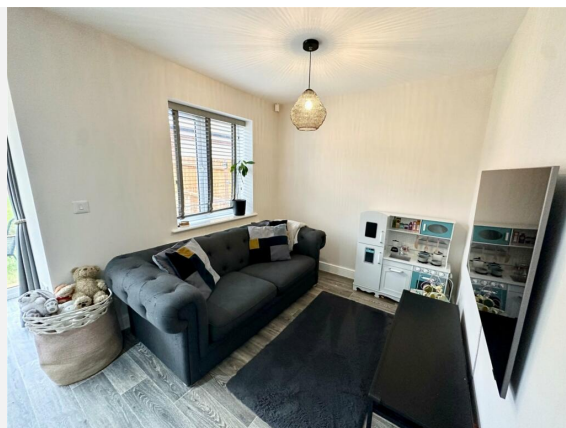
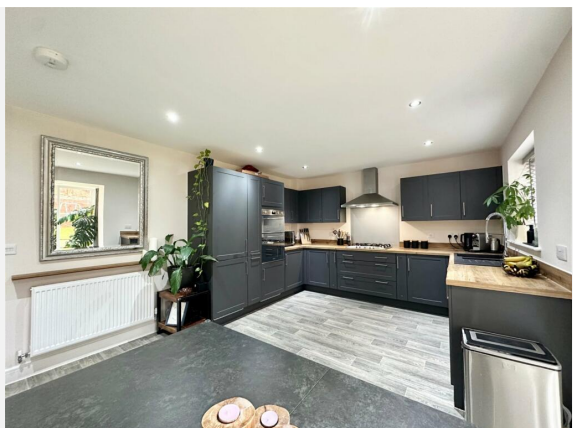
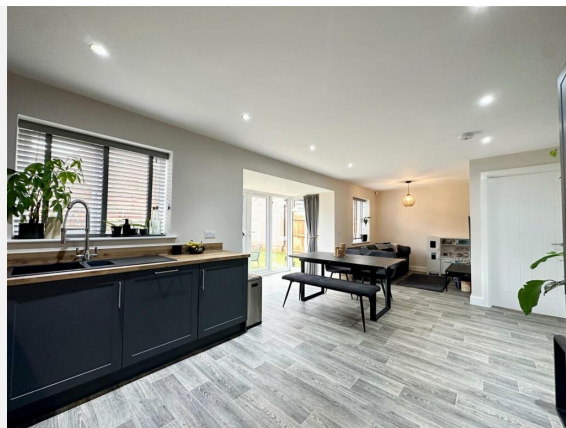
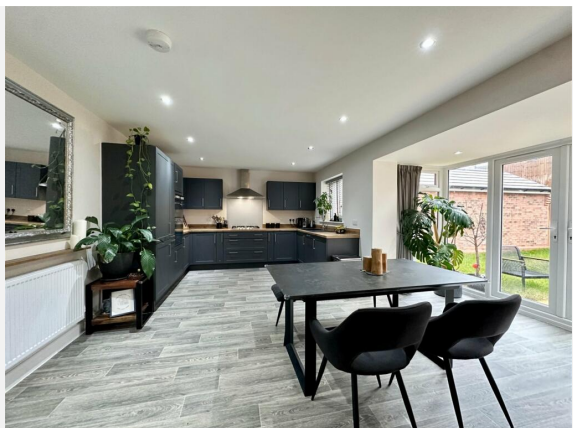
### Satellite/Fibre TV Availability:





# Gallery Photos

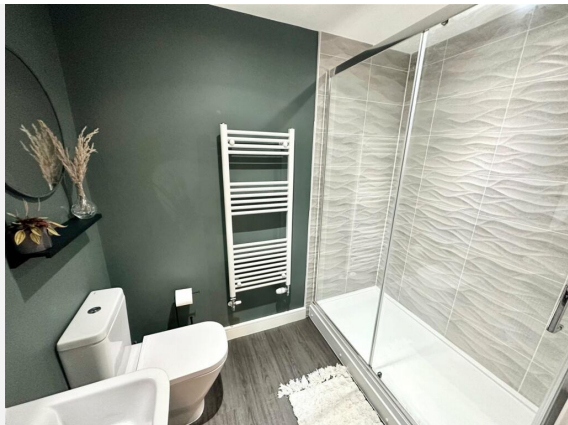
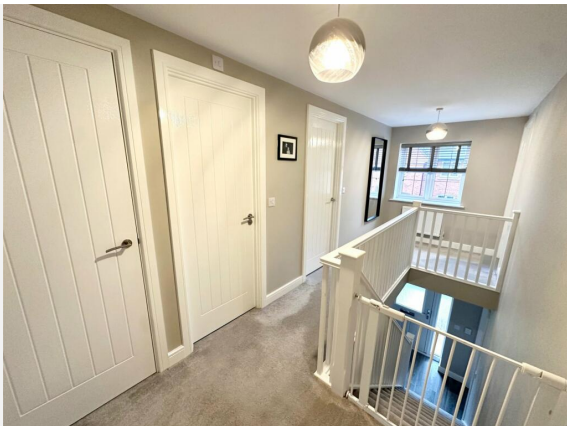
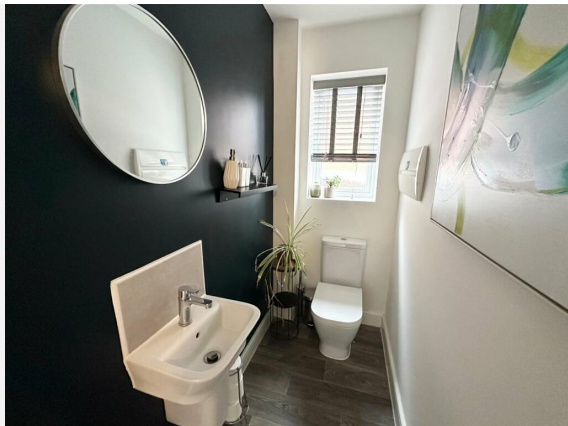
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# Gallery Photos

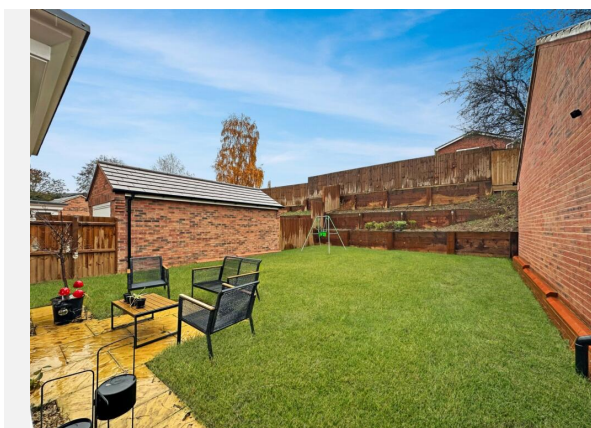
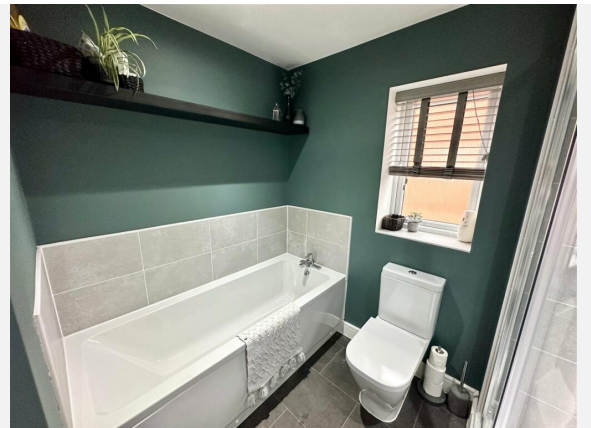
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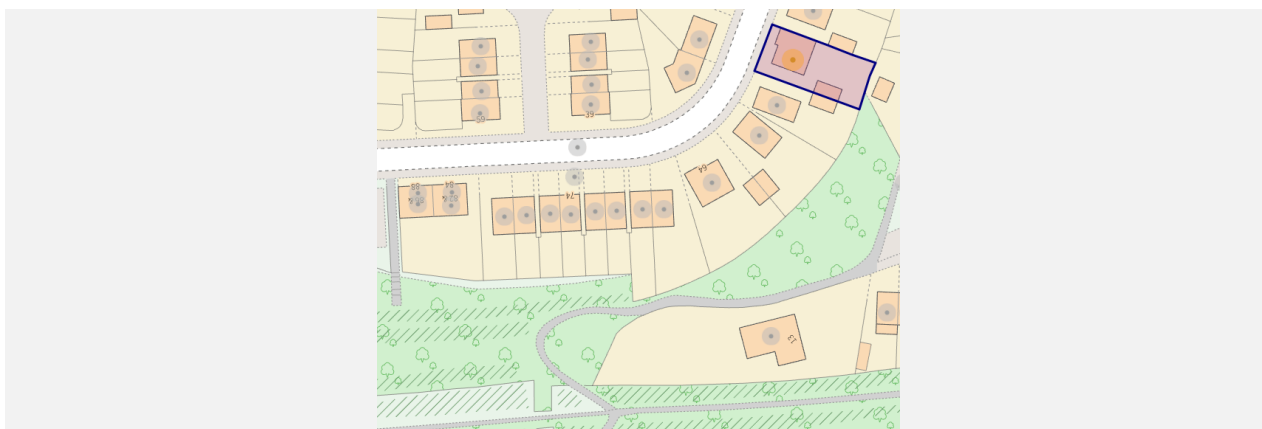




# Gallery Photos

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## MARIGOLD CRESCENT, SHEPSHED, LOUGHBOROUGH, LE12

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property EPC - Certificate

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LE12

Energy rating  

# B

Valid until 10.05.2032

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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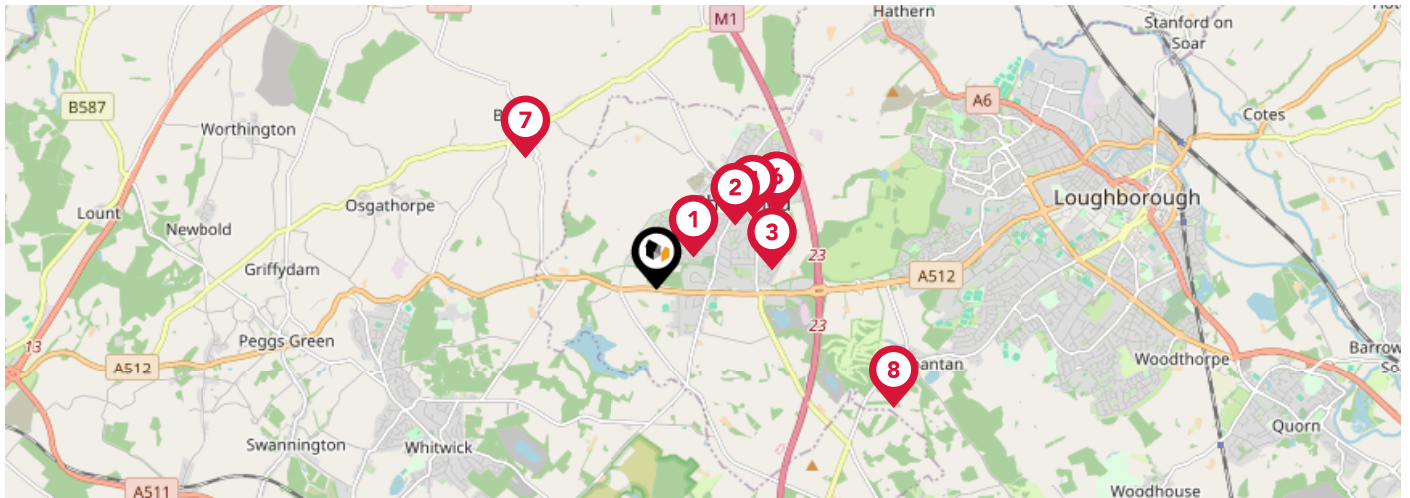
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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<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 0.20 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.12 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 0.13 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	137 m <sup>2</sup>





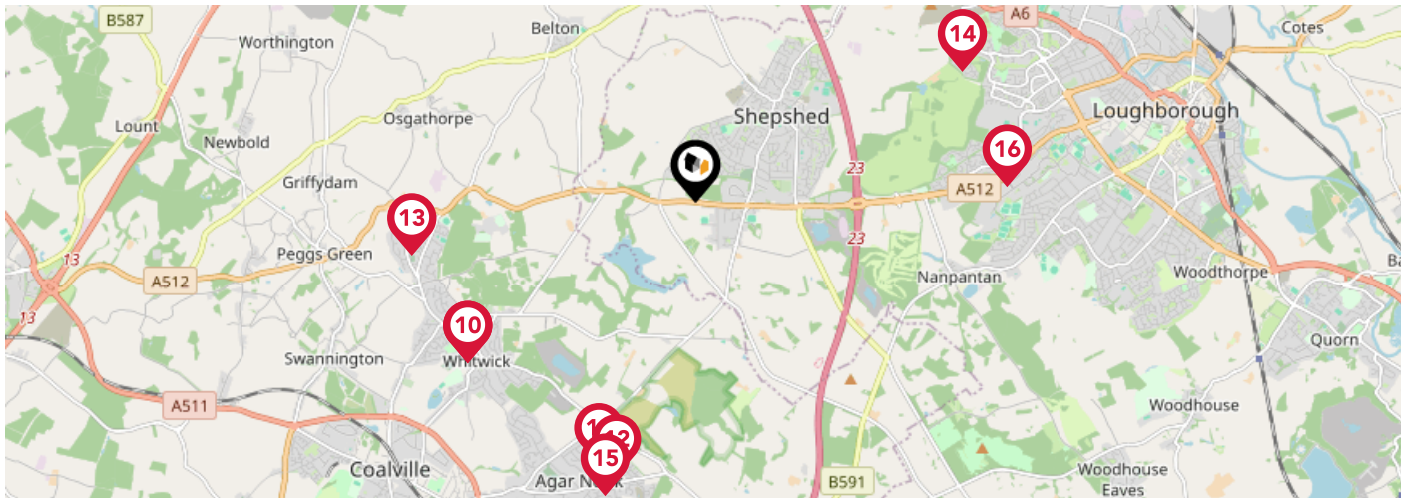
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Oxley Primary School Shepshed</b> Ofsted Rating: Good   Pupils: 255   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Saint Winefride's Catholic Voluntary Academy, Shepshed, Leicestershire</b> Ofsted Rating: Good   Pupils: 156   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Newcroft Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 374   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Botolph's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 297   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oakfield School</b> Ofsted Rating: Good   Pupils: 9   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Iveshead School</b> Ofsted Rating: Requires Improvement   Pupils: 809   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Belton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Nanpantan Hall Nurture Centre</b> Ofsted Rating: Not Rated   Pupils: 4   Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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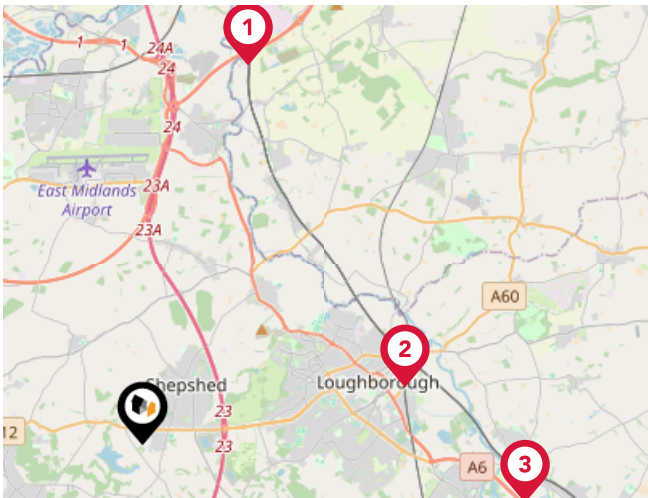


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> Holy Cross School A Catholic Voluntary Academy</p> <p>Ofsted Rating: Good   Pupils: 140   Distance:2.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> Whitwick St John The Baptist Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 338   Distance:2.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> The Castle Rock School</p> <p>Ofsted Rating: Inadequate   Pupils: 591   Distance:2.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> Forest Way School</p> <p>Ofsted Rating: Outstanding   Pupils: 231   Distance:2.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> Thringstone Primary School</p> <p>Ofsted Rating: Good   Pupils: 181   Distance:2.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> Stonebow Primary School Loughborough</p> <p>Ofsted Rating: Good   Pupils: 270   Distance:2.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> Warren Hills Community Primary School</p> <p>Ofsted Rating: Good   Pupils: 196   Distance:2.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> Booth Wood Primary School</p> <p>Ofsted Rating: Outstanding   Pupils: 229   Distance:2.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



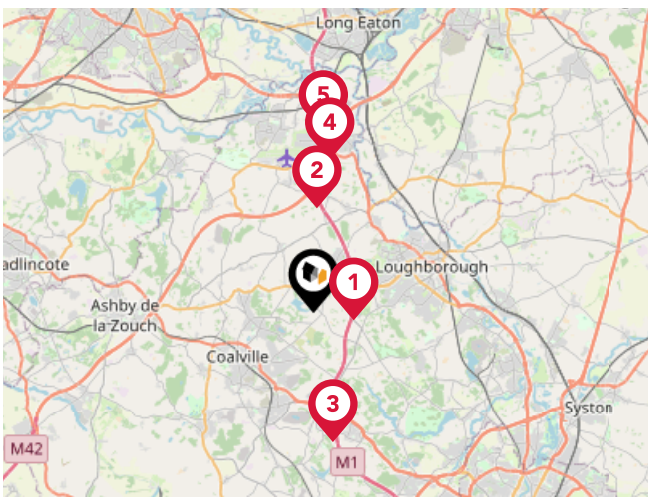
# Area Transport (National)

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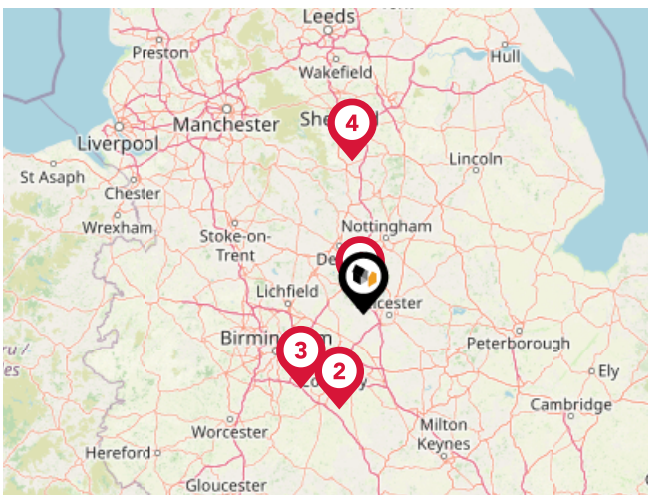
## National Rail Stations

Pin	Name	Distance
	East Midlands Parkway Rail Station	7.06 miles
	Loughborough (Leics) Rail Station	4.83 miles
	Barrow upon Soar Rail Station	6.94 miles



## Trunk Roads/Motorways

Pin	Name	Distance
	M1 J23	1.48 miles
	M1 J23A	3.73 miles
	M1 J22	4.66 miles
	M1 J24	5.51 miles
	M1 J24A	6.47 miles

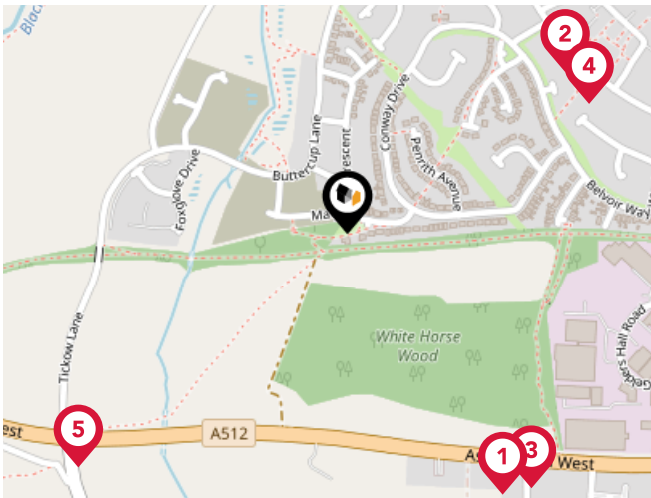


## Airports/Helipads

Pin	Name	Distance
	East Midlands Airport	4.42 miles
	Coventry Airport	28.3 miles
	Birmingham International Airport	27.9 miles
	Sheffield City Airport	43.78 miles

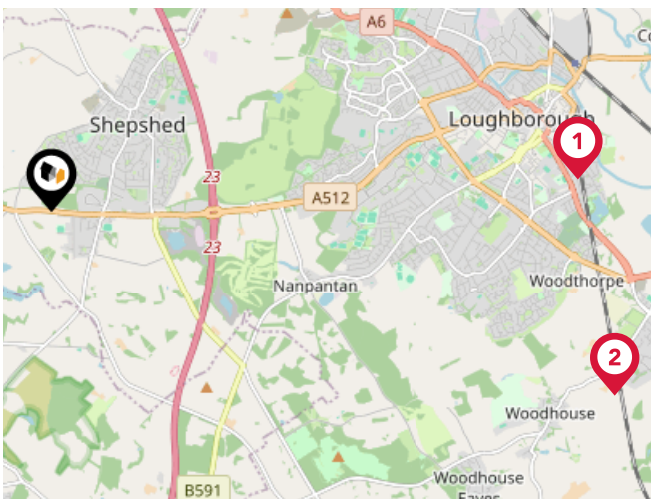
# Area Transport (Local)

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## Bus Stops/Stations

Pin	Name	Distance
1	Brick Kiln Lane	0.34 miles
2	Griffin Close	0.31 miles
3	Brick Kiln Lane	0.35 miles
4	Griffin Close	0.31 miles
5	Charley Road	0.4 miles



## Local Connections

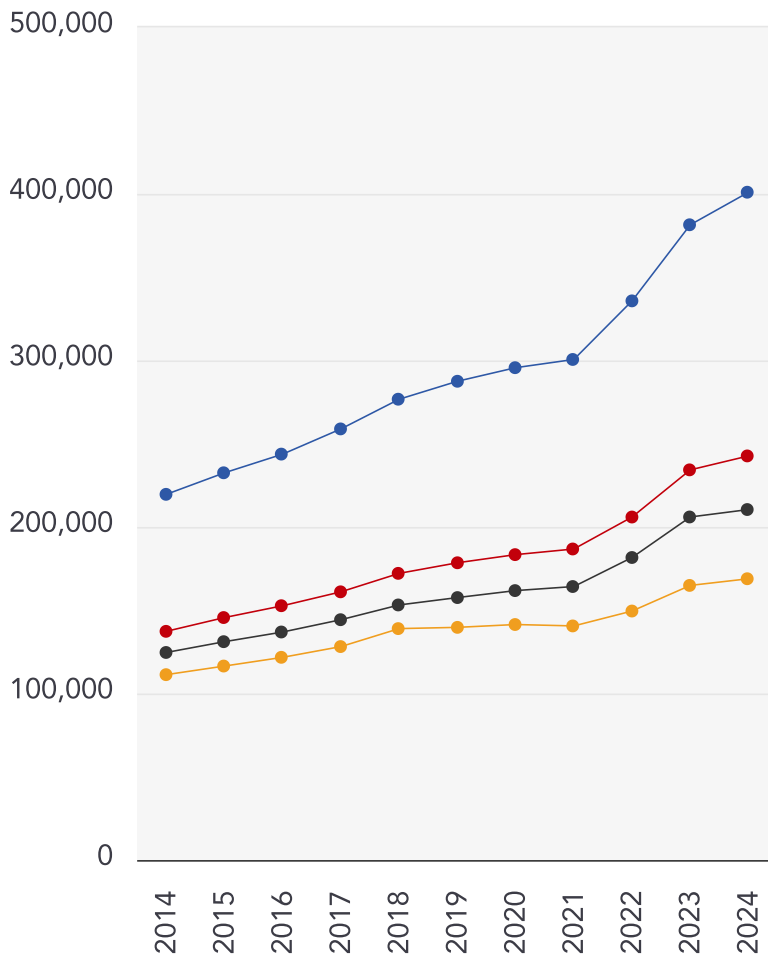
Pin	Name	Distance
1	Loughborough Central (Great Central Railway)	4.74 miles
2	Quorn & Woodhouse (Great Central Railway)	5.32 miles
3	Rothley (Great Central Railway)	7.47 miles



# Market House Price Statistics

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### 10 Year History of Average House Prices by Property Type in LE12



Detached

**+82.61%**

Semi-Detached

**+76.69%**

Terraced

**+68.86%**

Flat

**+51.73%**

# Abbie McArthur Powered By EXP

## About Us

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### Abbie McArthur Powered By EXP

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Estate agency business located in North West Leicestershire focusing on Shepshed and Loughborough villages. Believing in a bespoke service, I have focused my attention on what I believe to be the most important factors for you, my clients. Supporting you from the start in market appraisal and marketing, right through the legal process to finally handing your keys over.

By starting this bespoke agency, my aim is to ensure that you, my clients, selling experience is smooth, hassle-free, and enjoyable every step of the way.

To ensure this, I will only ever work with a select number of clients at any one time. Investing the time to deliver the service and results that you deserve!

The fee represents the value for money we offer in getting you the BEST price possible while providing you with a high end business service.

# Abbie McArthur Powered By EXP Testimonials

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## Testimonial 1



Abbie has assisted myself in various ways along my property journey. Including property sales, negotiations and EPC compliance just to name a few.

She has always been very efficient, professional and reliable. I would highly recommend her services!!

## Testimonial 2



Abbie is great, weather she is working for a big firm or on her own I would recommend her in a heartbeat, I've had a few dealings with her in a world that confuses me but she made every step easy and stress free, I can honestly say that I hope she is involved in all my house buying/selling deals for the future!

## Testimonial 3



I highly recommend Abbie, she makes life so easy to sell your home, she was there at the end of the phone, at unsociable hours, even on little things, I wouldn't be able to do the things I do now if it wasn't for her help today, stress free, I never sold a house before, everything was there, (paperwork, everything) many thanks to you Abbie, good luck, you will do well.



/abbiemcarthurexp



/@abbiemcarthurestateagen



# Abbie McArthur Powered By EXP 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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