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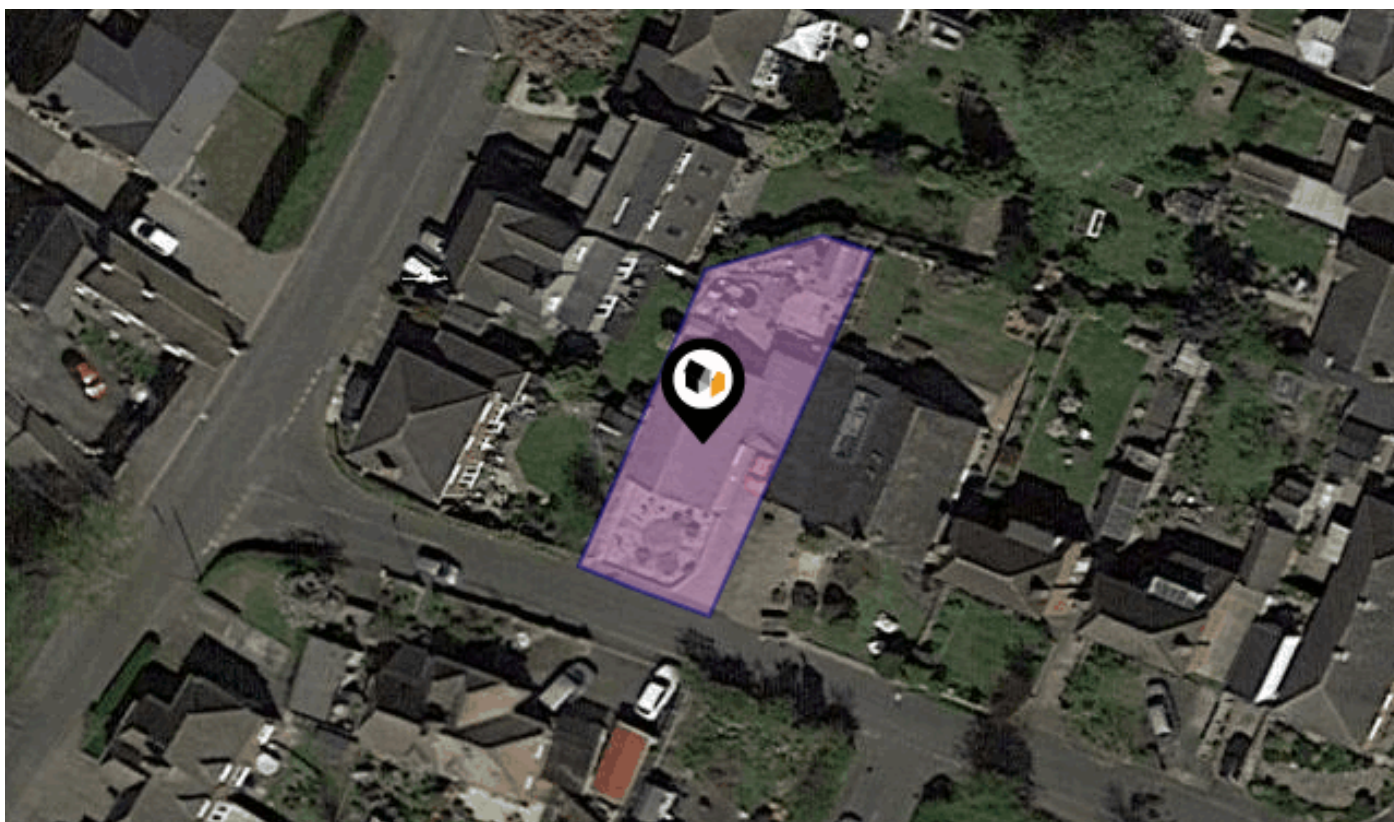


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th February 2024



CHAPEL STREET, SHEPSHED, LOUGHBOROUGH, LE12

Abbie McArthur Powered By EXP

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Property Overview

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Property

Type:	Detached	Last Sold £/ft²:	£202
Bedrooms:	2	Tenure:	Freehold
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band C		
Annual Estimate:	£1,792		
Title Number:	LT361107		
UPRN:	100030438021		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

25 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

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Gallery Photos

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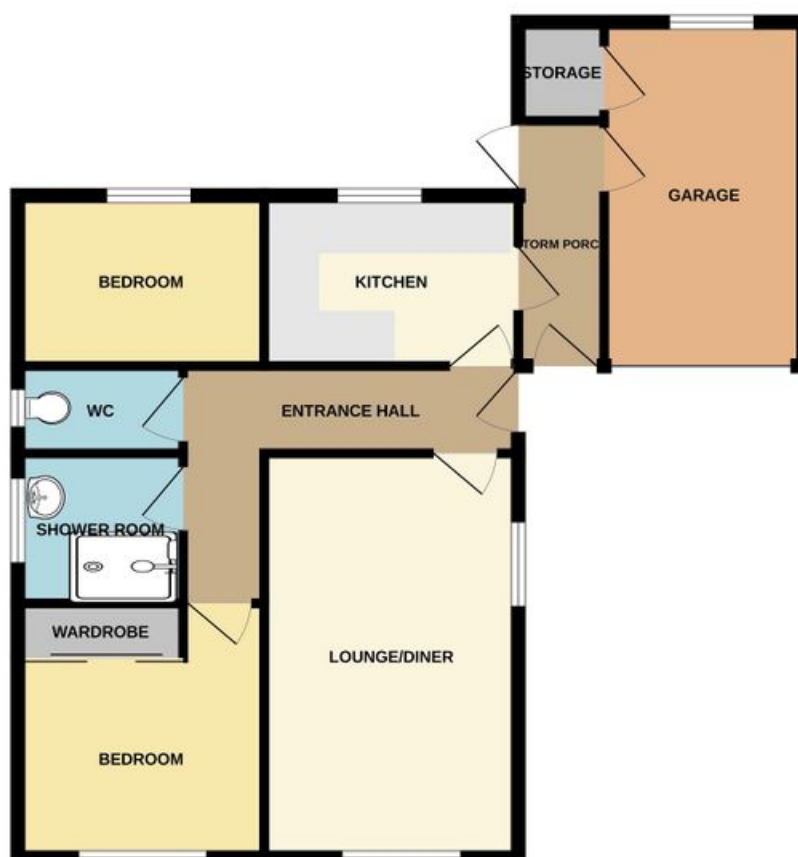
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GROUND FLOOR



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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Energy rating

D

Valid until 28.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

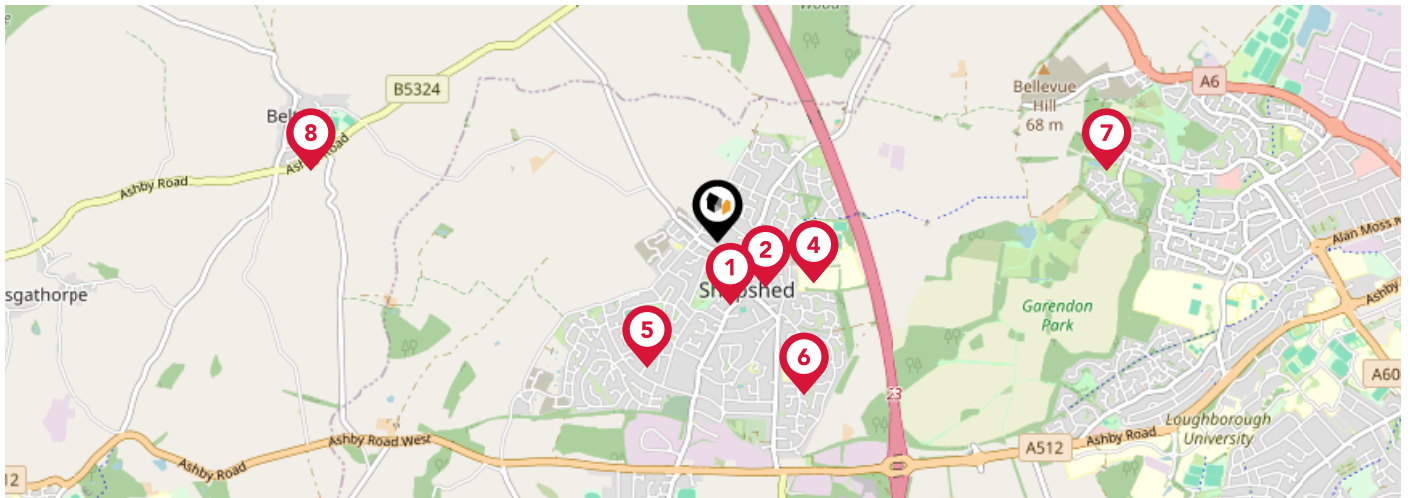
Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched limited insulation (assumed)
Roof Energy:	Very poor
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	68 m ²

Area Schools

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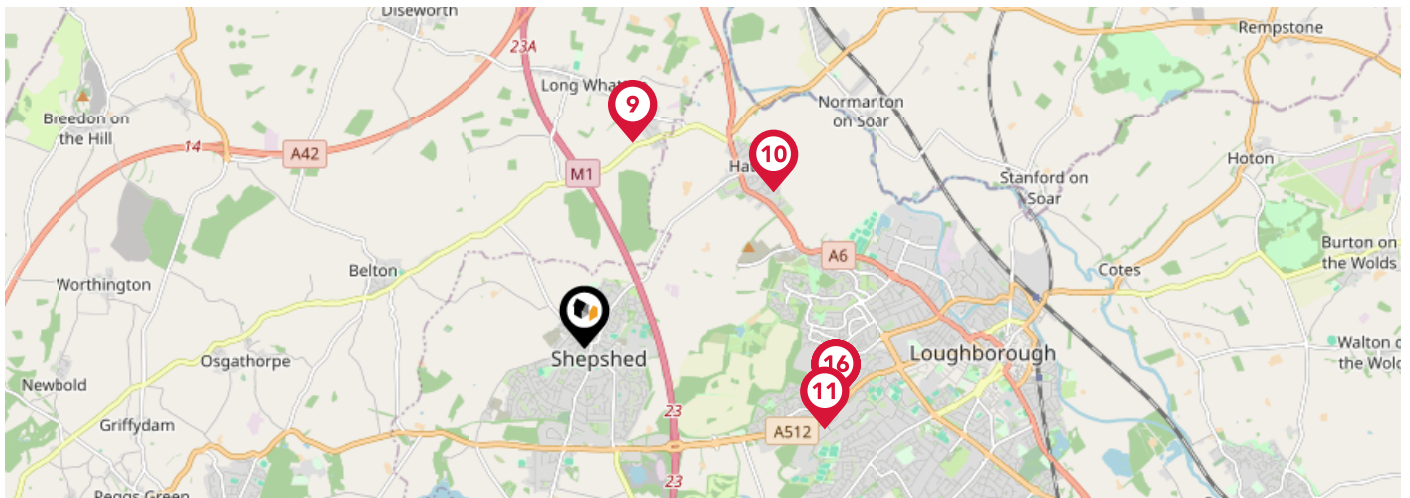
		Nursery	Primary	Secondary	College	Private
1	Saint Winefride's Catholic Voluntary Academy, Shepshed, Leicestershire Ofsted Rating: Good Pupils: 156 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Botolph's Church of England Primary School Ofsted Rating: Good Pupils: 297 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oakfield School Ofsted Rating: Good Pupils: 9 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Iveshead School Ofsted Rating: Requires Improvement Pupils: 809 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oxley Primary School Shepshed Ofsted Rating: Good Pupils: 255 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Newcroft Primary Academy Ofsted Rating: Outstanding Pupils: 374 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stonebow Primary School Loughborough Ofsted Rating: Good Pupils: 270 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Belton Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>









Area Schools

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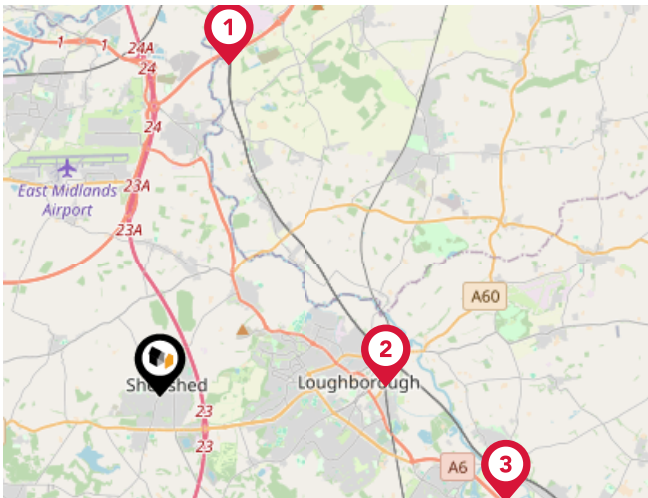
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		Nursery	Primary	Secondary	College	Private
 <p>Long Whatton Church of England Primary School and Community Centre Ofsted Rating: Good Pupils: 94 Distance:1.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p>Hathern Church of England Primary School Ofsted Rating: Good Pupils: 168 Distance:2.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p>Booth Wood Primary School Ofsted Rating: Outstanding Pupils: 229 Distance:2.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p>Thorpe Acre Junior School Ofsted Rating: Good Pupils: 178 Distance:2.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p>Thorpe Acre Infant School Ofsted Rating: Good Pupils: 128 Distance:2.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p>De Lisle College Loughborough Leicestershire Ofsted Rating: Good Pupils: 1261 Distance:2.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p>Ashmount School Ofsted Rating: Outstanding Pupils: 181 Distance:2.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p>Charnwood College Ofsted Rating: Requires Improvement Pupils: 467 Distance:2.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

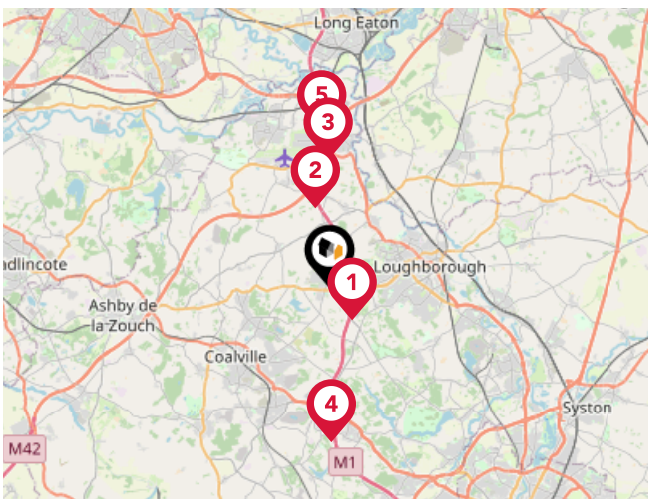
Area Transport (National)

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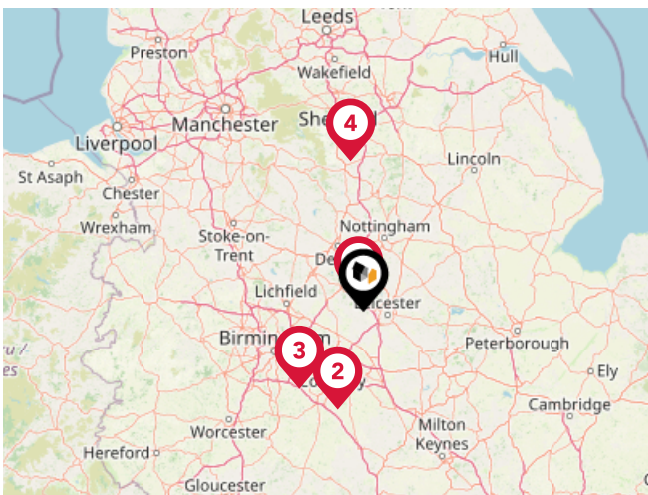
National Rail Stations

Pin	Name	Distance
1	East Midlands Parkway Rail Station	6.06 miles
2	Loughborough (Leics) Rail Station	4.07 miles
3	Barrow upon Soar Rail Station	6.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J23	1.39 miles
2	M1 J23A	2.91 miles
3	M1 J24	4.63 miles
4	M1 J22	5.47 miles
5	M1 J24A	5.61 miles

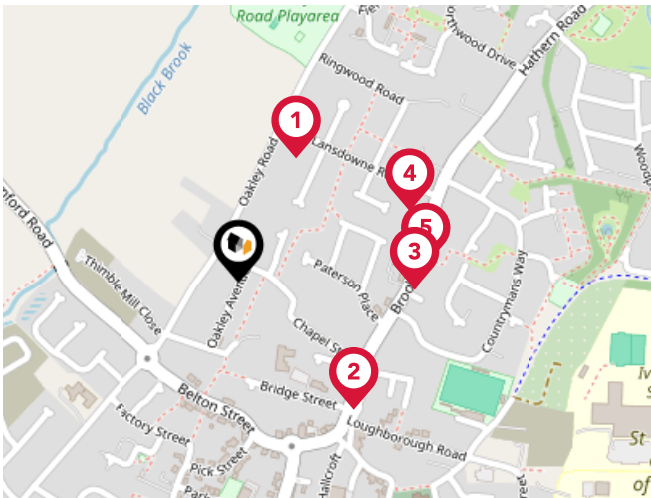


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	3.79 miles
2	Coventry Airport	29.3 miles
3	Birmingham International Airport	28.97 miles
4	Sheffield City Airport	42.97 miles

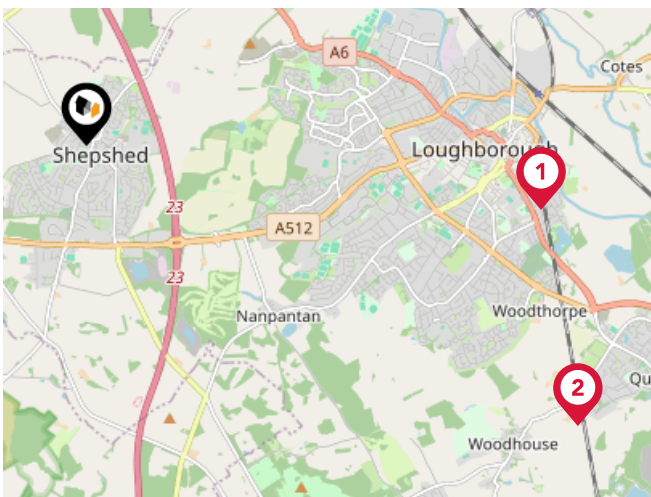
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Radnor Drive	0.15 miles
2	Market Place	0.19 miles
3	Countrymans Way	0.2 miles
4	Woodlands Drive	0.21 miles
5	Countrymans Way	0.21 miles



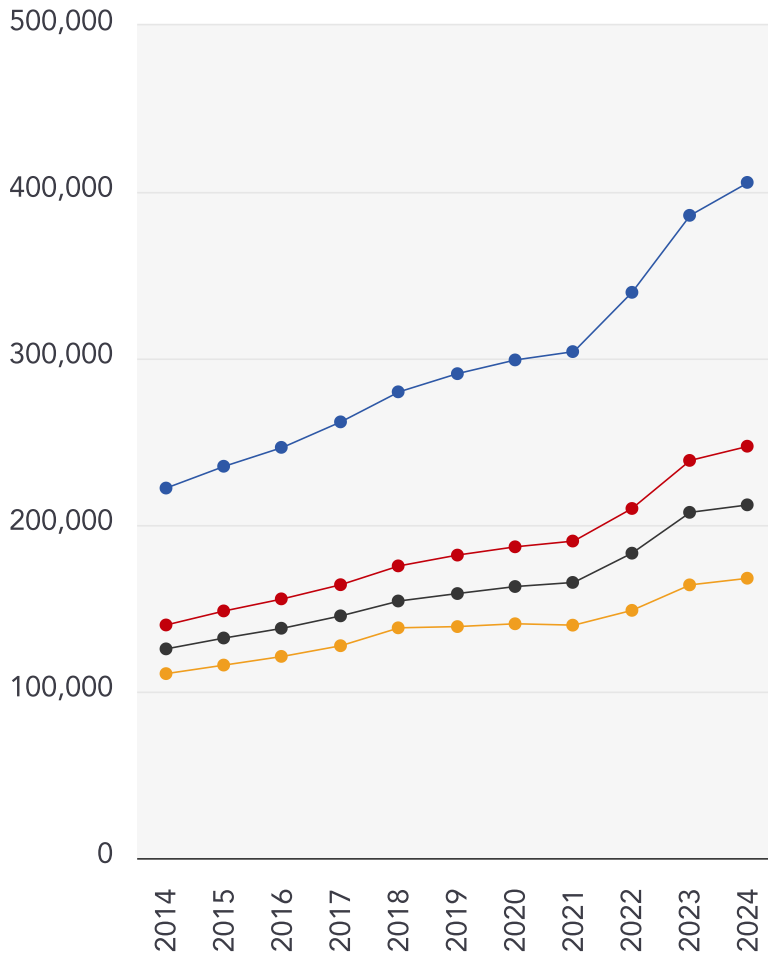
Local Connections

Pin	Name	Distance
1	Loughborough Central (Great Central Railway)	4.11 miles
2	Quorn & Woodhouse (Great Central Railway)	5.07 miles
3	Rothley (Great Central Railway)	7.48 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%

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About Us

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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

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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.



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