

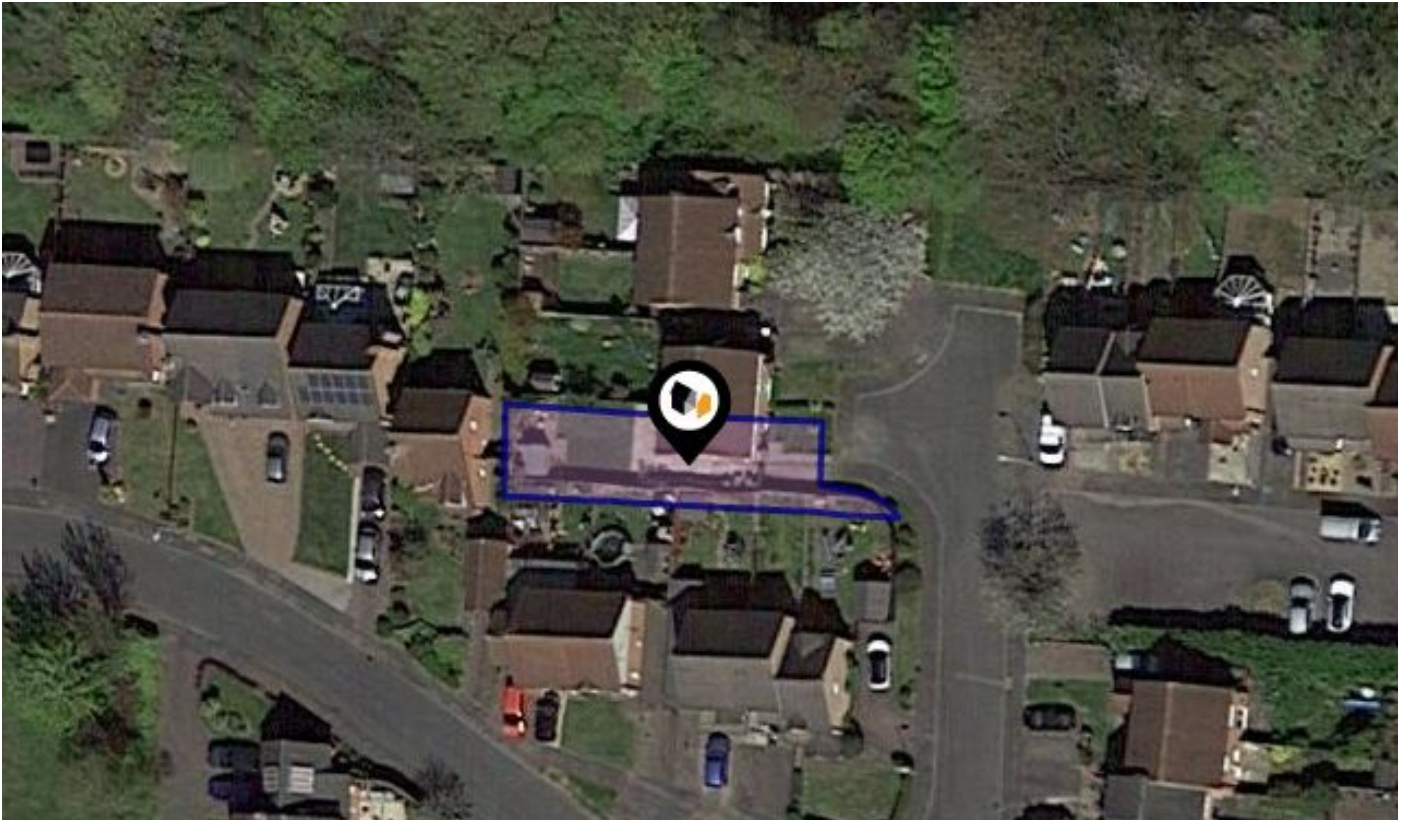


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19<sup>th</sup> March 2024



**NELSON CLOSE, SHEPSHED, LOUGHBOROUGH, LE12**

**Abbie McArthur Powered By EXP**

SHEPSHED, LE12 9JY

07736331709

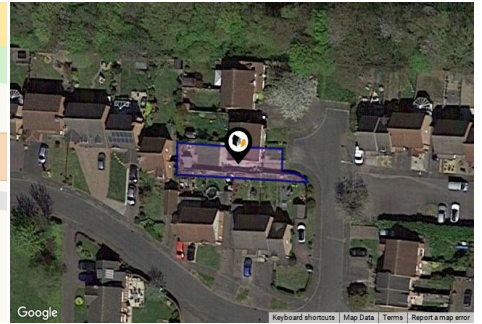
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# Property Overview

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## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	613 ft <sup>2</sup> / 57 m <sup>2</sup>
Plot Area:	0.05 acres
Year Built :	1991-1995
Council Tax :	Band B
Annual Estimate:	£1,568
Title Number:	LT249969
UPRN:	100030454868

Last Sold £/ft <sup>2</sup> :	£237
Tenure:	Freehold

## Local Area

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

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

<b>16</b> mb/s	<b>44</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:









# Gallery Photos

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# Property EPC - Certificate

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Nelson Close, Shepshed, LE12

Energy rating

**C**

Valid until 15.05.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	69   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



# Property

## EPC - Additional Data

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### Additional EPC Data

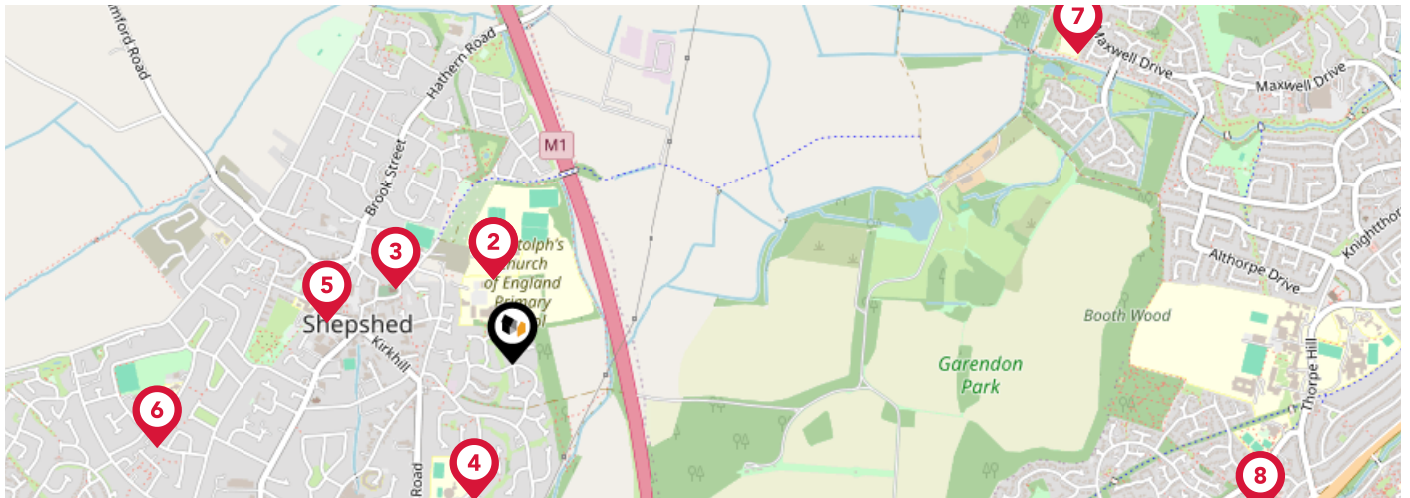
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 40% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	57 m <sup>2</sup>

# Area Schools

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		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Oakfield School</b> Ofsted Rating: Good   Pupils: 9   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Iveshead School</b> Ofsted Rating: Requires Improvement   Pupils: 809   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Botolph's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 297   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Newcroft Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 374   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Saint Winefride's Catholic Voluntary Academy, Shepshed, Leicestershire</b> Ofsted Rating: Good   Pupils: 156   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Oxley Primary School Shepshed</b> Ofsted Rating: Good   Pupils: 255   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stonebow Primary School Loughborough</b> Ofsted Rating: Good   Pupils: 270   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Booth Wood Primary School</b> Ofsted Rating: Outstanding   Pupils: 229   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

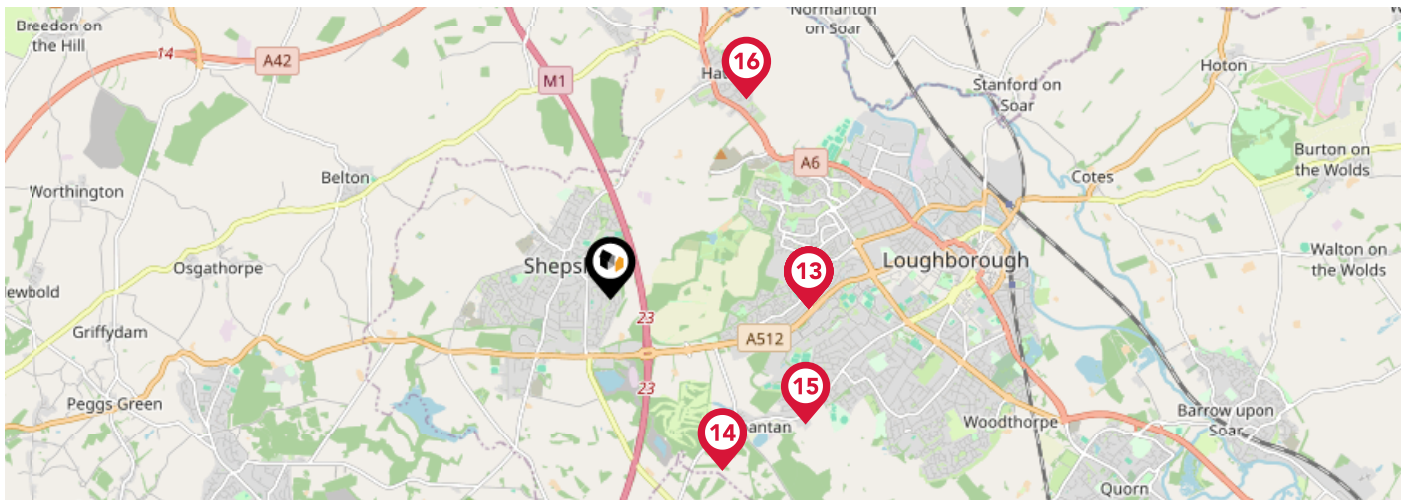


# Area Schools

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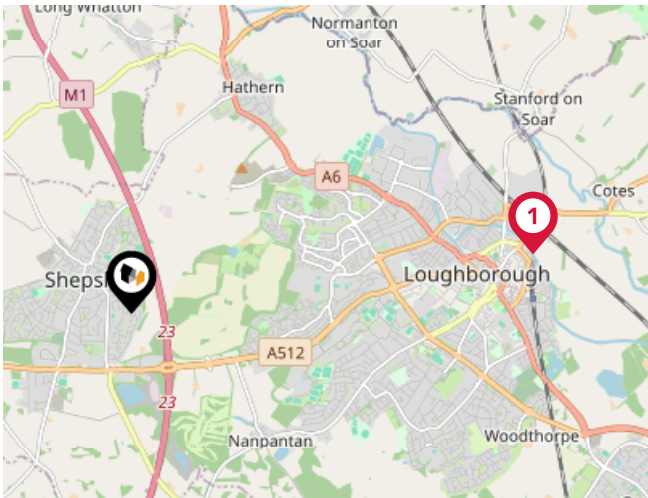
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		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Thorpe Acre Junior School</b> Ofsted Rating: Good   Pupils: 178   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Thorpe Acre Infant School</b> Ofsted Rating: Good   Pupils: 128   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>De Lisle College Loughborough Leicestershire</b> Ofsted Rating: Good   Pupils: 1261   Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Ashmount School</b> Ofsted Rating: Outstanding   Pupils: 181   Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Charnwood College</b> Ofsted Rating: Requires Improvement   Pupils: 467   Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Nanpantan Hall Nurture Centre</b> Ofsted Rating: Not Rated   Pupils: 4   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Holywell Primary School</b> Ofsted Rating: Outstanding   Pupils: 416   Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Hathern Church of England Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

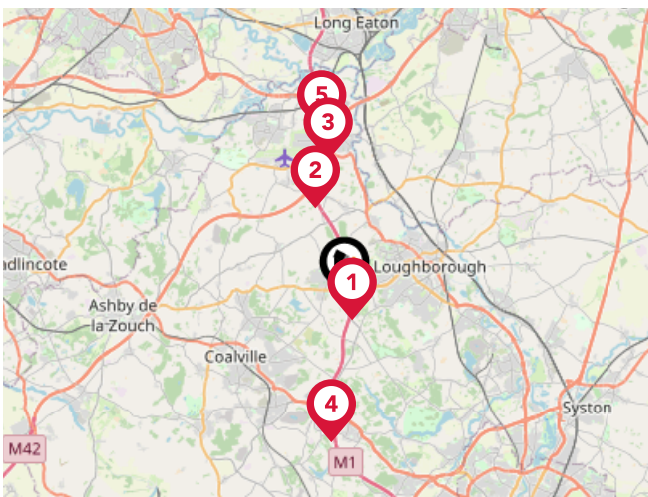
# Area Transport (National)

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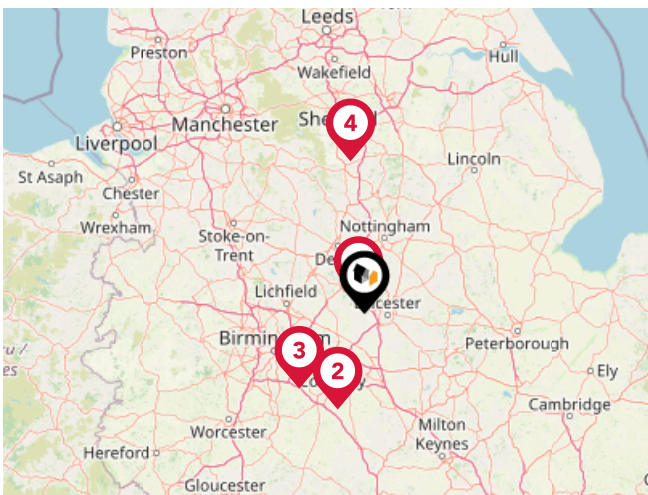
## National Rail Stations

Pin	Name	Distance
1	Loughborough (Leics) Rail Station	3.64 miles
2	East Midlands Parkway Rail Station	6.36 miles
3	Barrow upon Soar Rail Station	5.93 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J23	0.83 miles
2	M1 J23A	3.39 miles
3	M1 J24	5.03 miles
4	M1 J22	5.12 miles
5	M1 J24A	6.03 miles



## Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	4.34 miles
2	Coventry Airport	29.06 miles
3	Birmingham International Airport	28.99 miles
4	Sheffield City Airport	43.39 miles

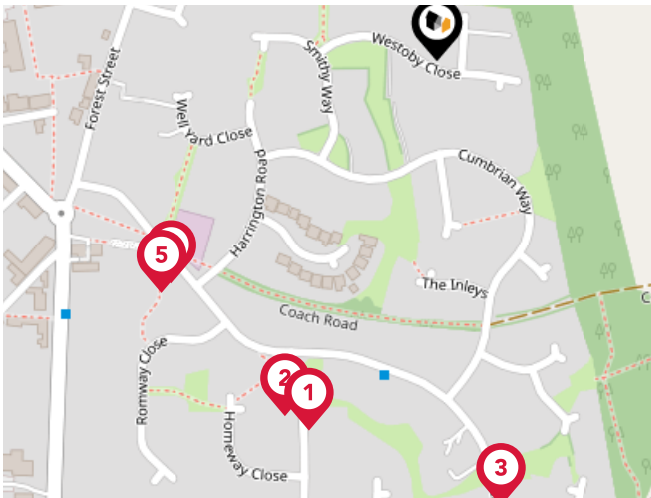


# Area Transport (Local)

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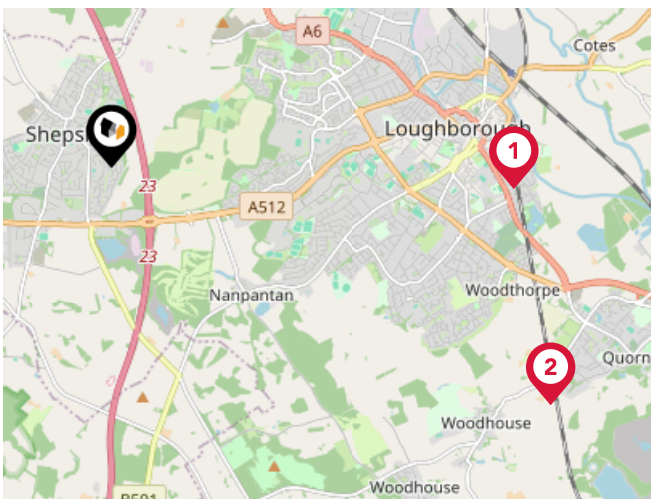
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## Bus Stops/Stations

Pin	Name	Distance
1	Cheviot Drive	0.22 miles
2	Cheviot Drive	0.22 miles
3	Cumbrian Way	0.25 miles
4	Harrington Road	0.19 miles
5	Harrington Road	0.2 miles



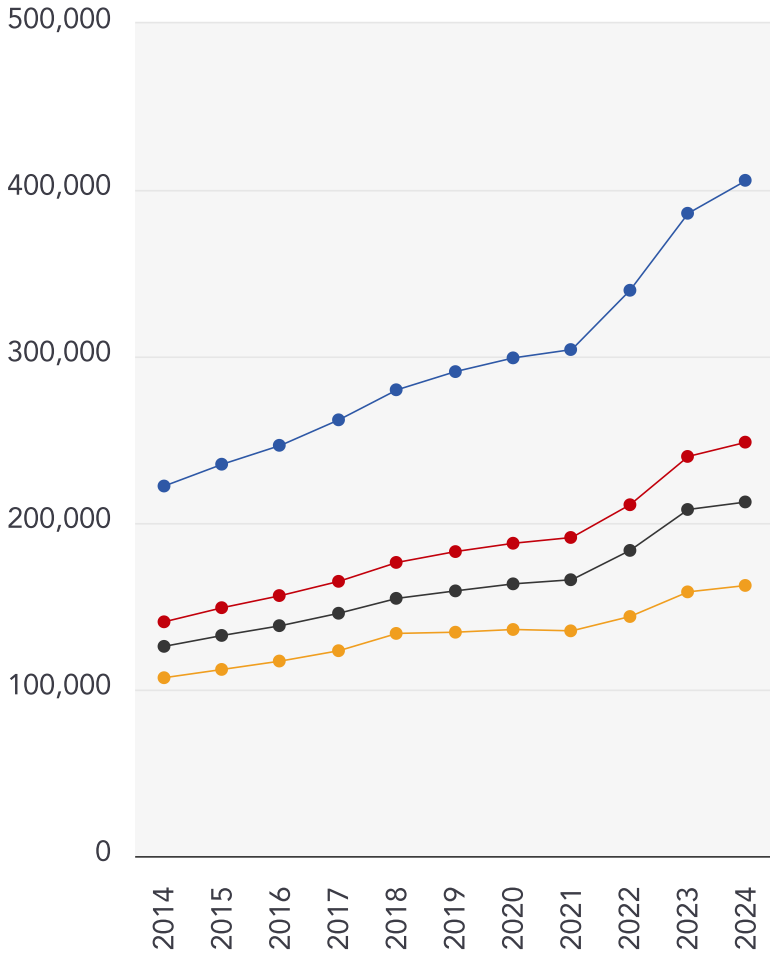
## Local Connections

Pin	Name	Distance
1	Loughborough Central (Great Central Railway)	3.61 miles
2	Quorn & Woodhouse (Great Central Railway)	4.47 miles
3	Rothley (Great Central Railway)	6.88 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

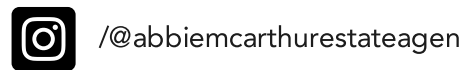


Abbie is great, weather she is working for a big firm or on her own I would recommend her in a heartbeat, I've had a few dealings with her in a world that confuses me but she made every step easy and stress free, I can honestly say that I hope she is involved in all my house buying/selling deals for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



# 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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