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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26th April 2024



SPRING LANE, SHEPSHED, LOUGHBOROUGH, LE12

Abbie McArthur Powered By EXP

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Introduction

Our Comments

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Nestled in Shepshed discover a truly unique gem of a home. This captivating four/five-bedroom detached residence exudes character and charm, offering an exceptional blend of modern comfort and timeless elegance.

Upon entering, you're greeted by the original flooring in the welcoming entrance hallway, complemented by a stunning stained glass window at the rear, casting colorful patterns throughout.

The lounge beckons with its cozy ambiance, centered around a feature fireplace that invites relaxation and gatherings. Original french doors seamlessly connect to the dining room, creating an ideal space for entertaining or family meals.

Prepare to be impressed by the refitted kitchen, seamlessly flowing into a sunlit conservatory with a lounge seating area – perfect for enjoying the warmth of the sun or a morning cup of coffee. A walk-in pantry ensures ample storage, keeping the kitchen organised and clutter-free as well as a utility space to keep the washing machine and storage nicely tucked away.

To the front of the property you'll find the second lounge with a continuation of the original flooring and feature fireplace with electric log burner.

To finish off the ground floor accommodation convenience meets luxury in the refitted shower room.

Ascend the split-level staircase to the first floor, where you will find four spacious bedrooms. The master bedroom boasts an ensuite bathroom for added luxury and privacy, while a family bathroom serves the remaining bedrooms.

A standout feature of this home is the inclusion of a lift from the corridor into bedroom 4/5, ensuring accessibility for all residents and guests.

Outside, the property is surrounded by lush greenery, providing a serene outdoor retreat for relaxation and entertainment. Whether you're hosting a barbecue on the patio or simply relaxing in the garden, this outdoor space is sure to become a favourite retreat.

To the front a large driveway provides off road parking to multiple cars and access to the integral single garage.

Don't miss the chance to make this enchanting residence your own – schedule a viewing today.

Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,120 ft ² / 197 m ²		
Plot Area:	0.2 acres		
Council Tax :	Band F		
Annual Estimate:	£3,206		
Title Number:	LT304703		
UPRN:	100030462697		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	71 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Shepshed, LOUGHBOROUGH, LE12

Energy rating

D

Valid until 25.04.2034

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

Property

EPC - Additional Data

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Additional EPC Data

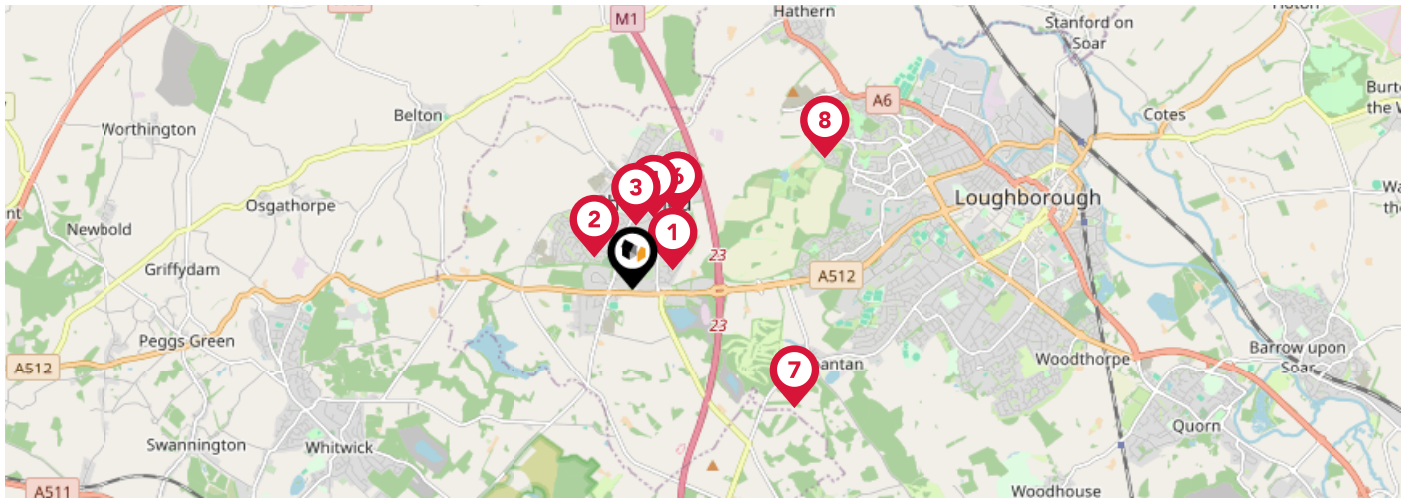
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 87% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	197 m ²

Area Schools

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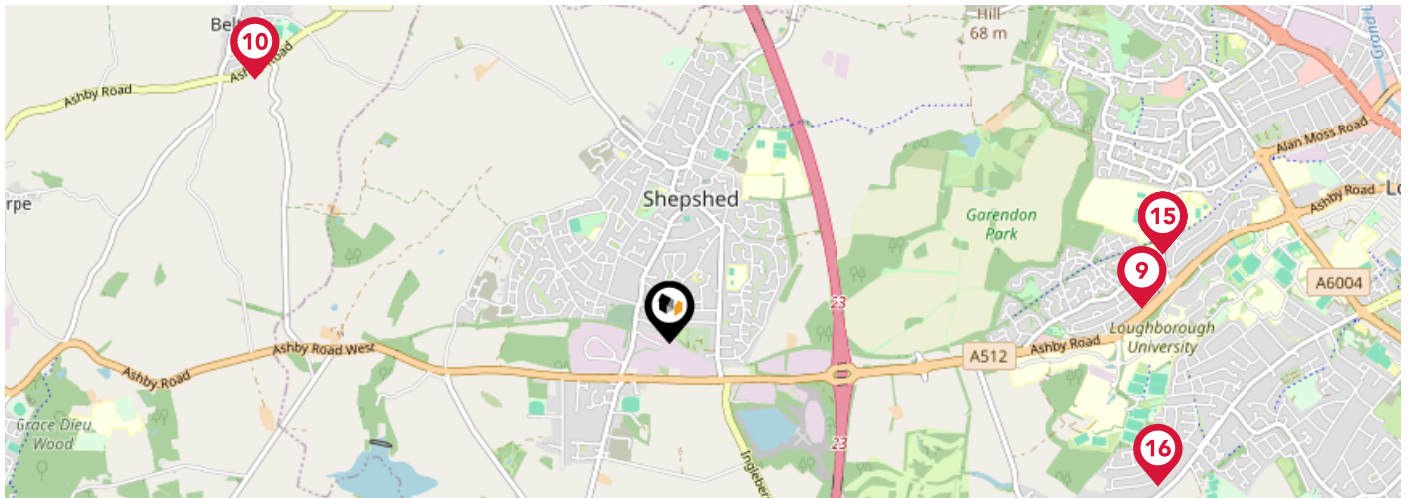
		Nursery	Primary	Secondary	College	Private
1	Newcroft Primary Academy Ofsted Rating: Outstanding Pupils: 374 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oxley Primary School Shepshed Ofsted Rating: Good Pupils: 255 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Saint Winefride's Catholic Voluntary Academy, Shepshed, Leicestershire Ofsted Rating: Good Pupils: 156 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Botolph's Church of England Primary School Ofsted Rating: Good Pupils: 297 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oakfield School Ofsted Rating: Good Pupils: 9 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Iveshead School Ofsted Rating: Requires Improvement Pupils: 809 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Nanpantan Hall Nurture Centre Ofsted Rating: Not Rated Pupils: 4 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stonebow Primary School Loughborough Ofsted Rating: Good Pupils: 270 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>









Area Schools

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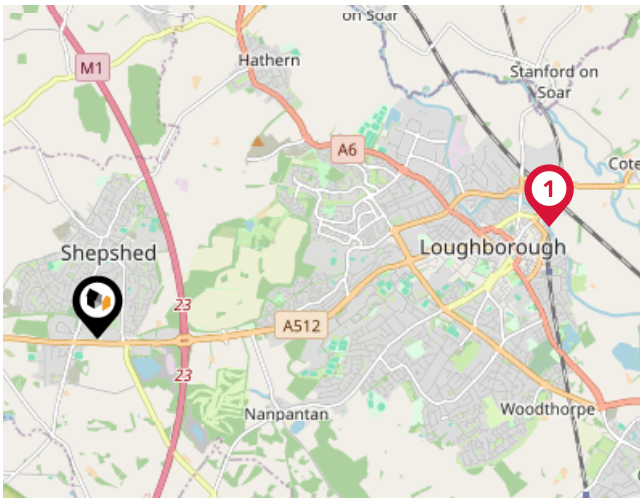
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		Nursery	Primary	Secondary	College	Private
	Booth Wood Primary School Ofsted Rating: Outstanding Pupils: 229 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Belton Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thorpe Acre Junior School Ofsted Rating: Good Pupils: 178 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thorpe Acre Infant School Ofsted Rating: Good Pupils: 128 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	De Lisle College Loughborough Leicestershire Ofsted Rating: Good Pupils: 1261 Distance:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashmount School Ofsted Rating: Outstanding Pupils: 181 Distance:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charnwood College Ofsted Rating: Requires Improvement Pupils: 467 Distance:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holywell Primary School Ofsted Rating: Outstanding Pupils: 416 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

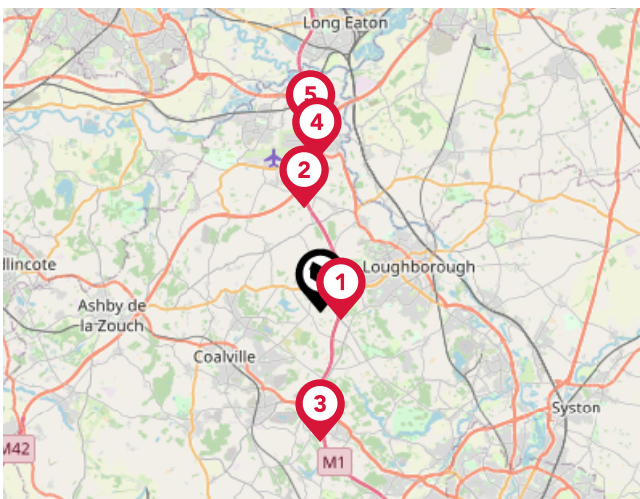
Area Transport (National)

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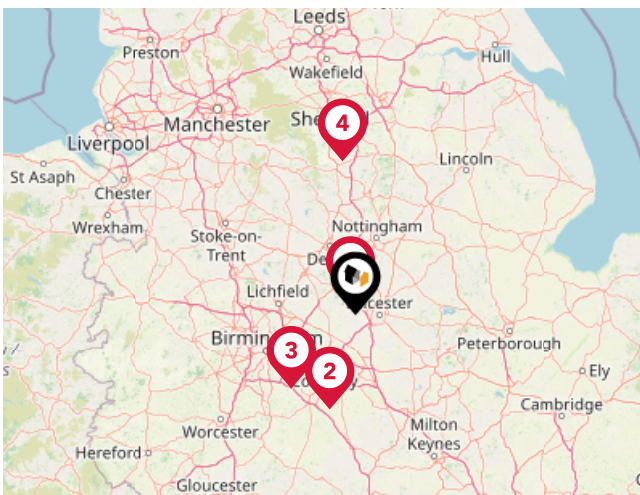
National Rail Stations

Pin	Name	Distance
1	Loughborough (Leics) Rail Station	4.17 miles
2	East Midlands Parkway Rail Station	6.9 miles
3	Barrow upon Soar Rail Station	6.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J23	0.82 miles
2	M1 J23A	3.77 miles
3	M1 J22	4.61 miles
4	M1 J24	5.49 miles
5	M1 J24A	6.47 miles



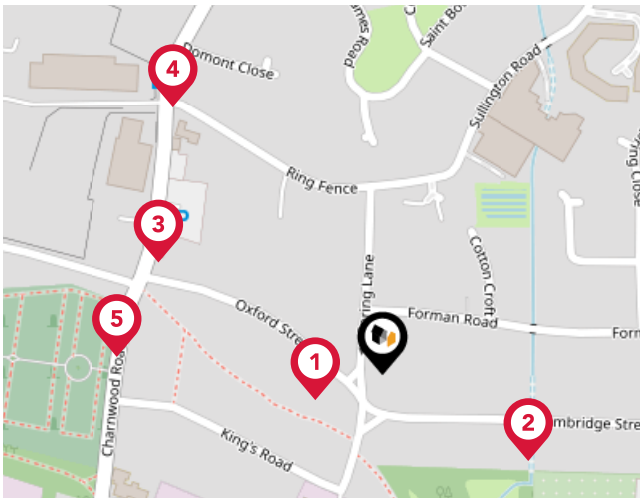
Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	4.6 miles
2	Coventry Airport	28.47 miles
3	Birmingham International Airport	28.34 miles
4	Sheffield City Airport	43.83 miles

Area

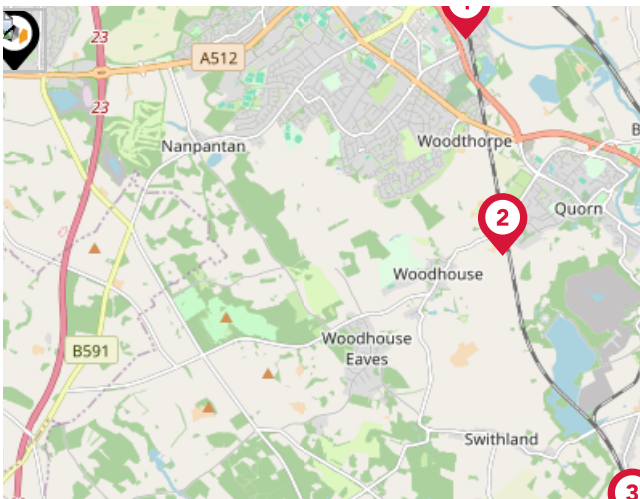
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Spring Lane	0.04 miles
2	Cambridge Street	0.09 miles
3	Anson Road	0.14 miles
4	Domont Close	0.19 miles
5	Anson Road	0.15 miles



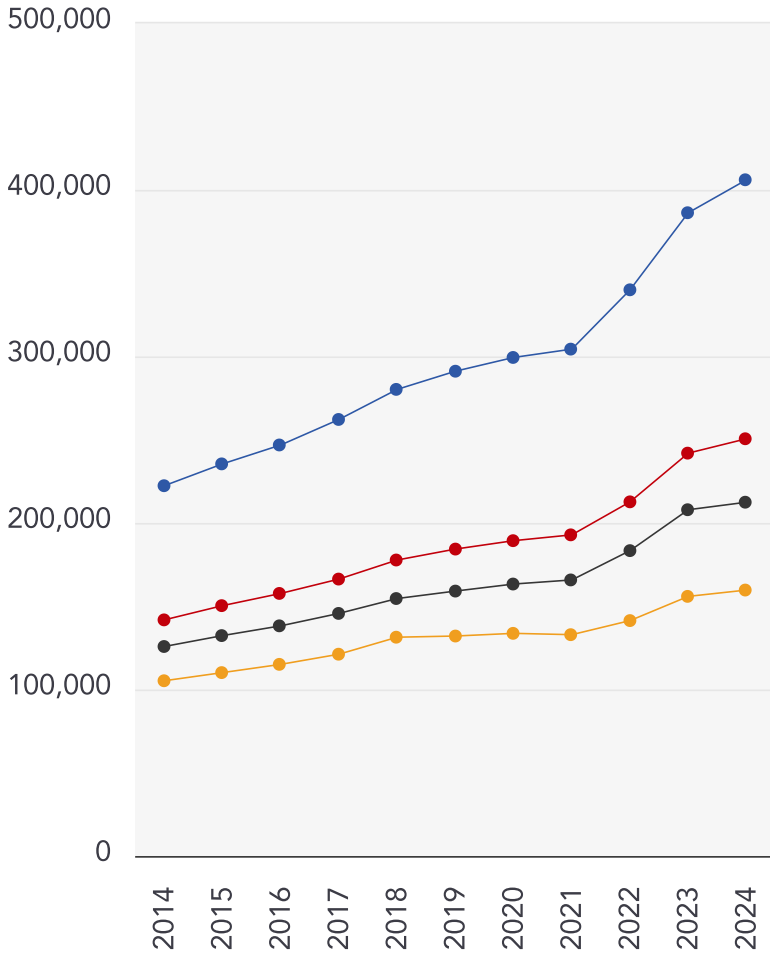
Local Connections

Pin	Name	Distance
1	Loughborough Central (Great Central Railway)	4.06 miles
2	Quorn & Woodhouse (Great Central Railway)	4.68 miles
3	Rothley (Great Central Railway)	6.91 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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