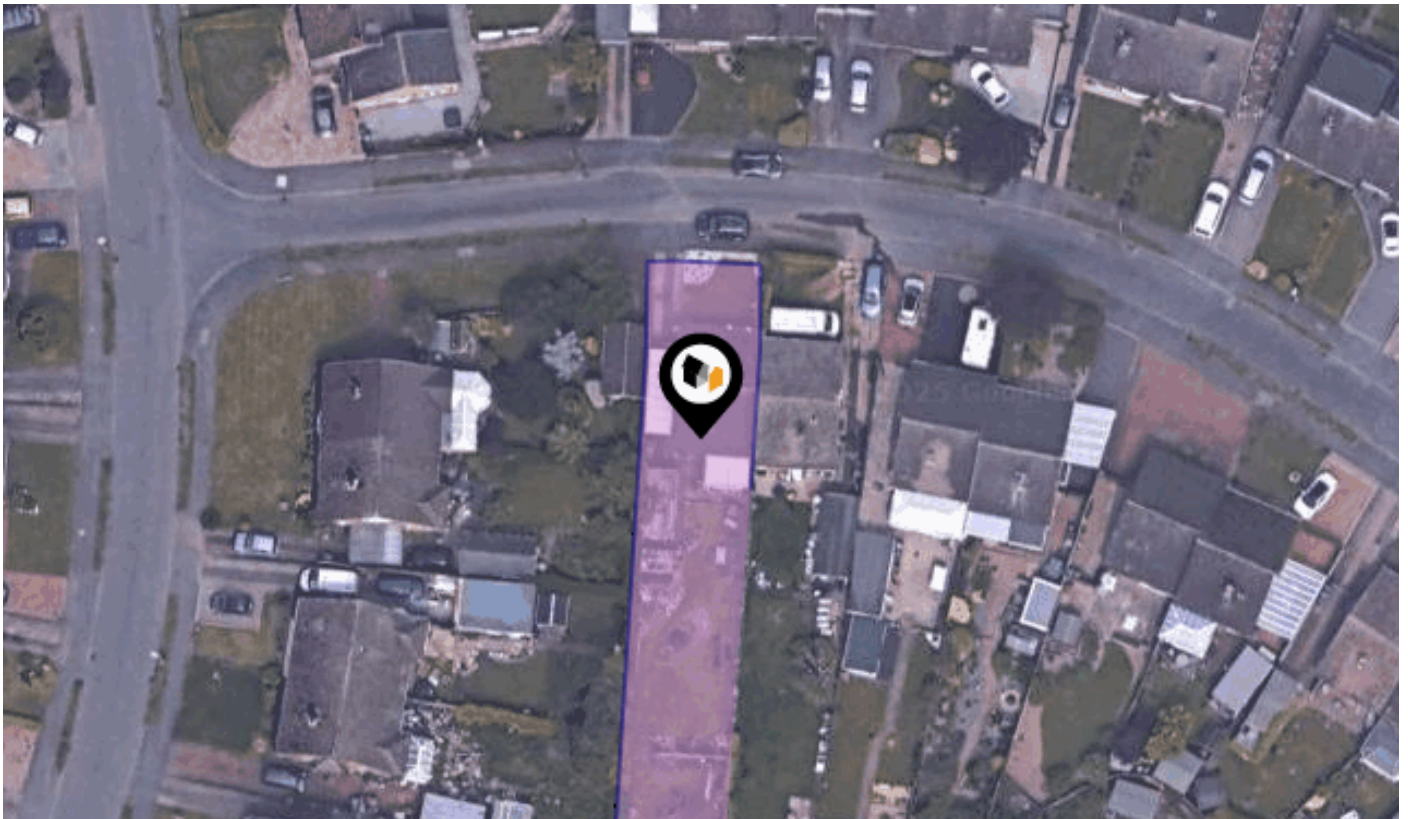




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 20th February 2025



4, ALFRETON CLOSE, BURBAGE, HINCKLEY, LE10 2RD

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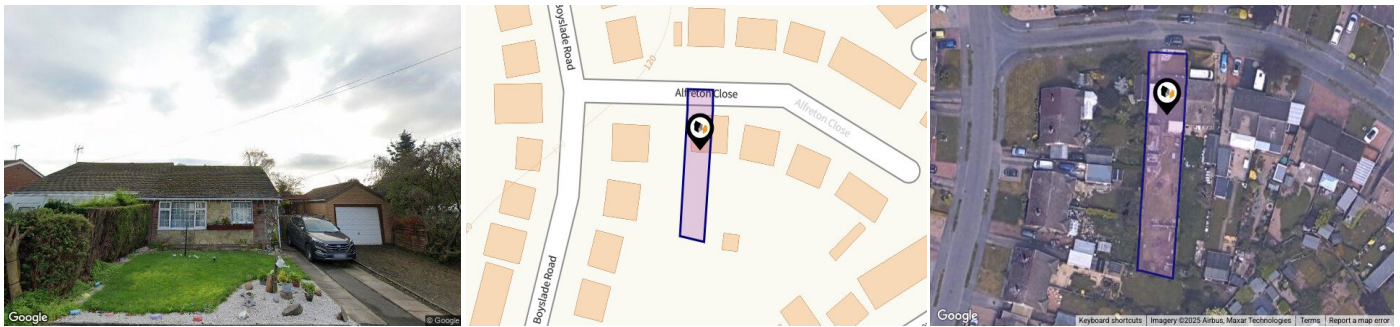
77 Deansgate Manchester M3 2BW

0161 710 2010

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<https://landwoodgroup.com/>





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	656 ft ² / 61 m ²		
Plot Area:	0.12 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,950		
Title Number:	LT154300		
UPRN:	100030496200		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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4, Alfreton Close, Burbage, LE10 2RD

Energy rating

D

Valid until 01.07.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	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:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 29% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	61 m ²

Area Schools

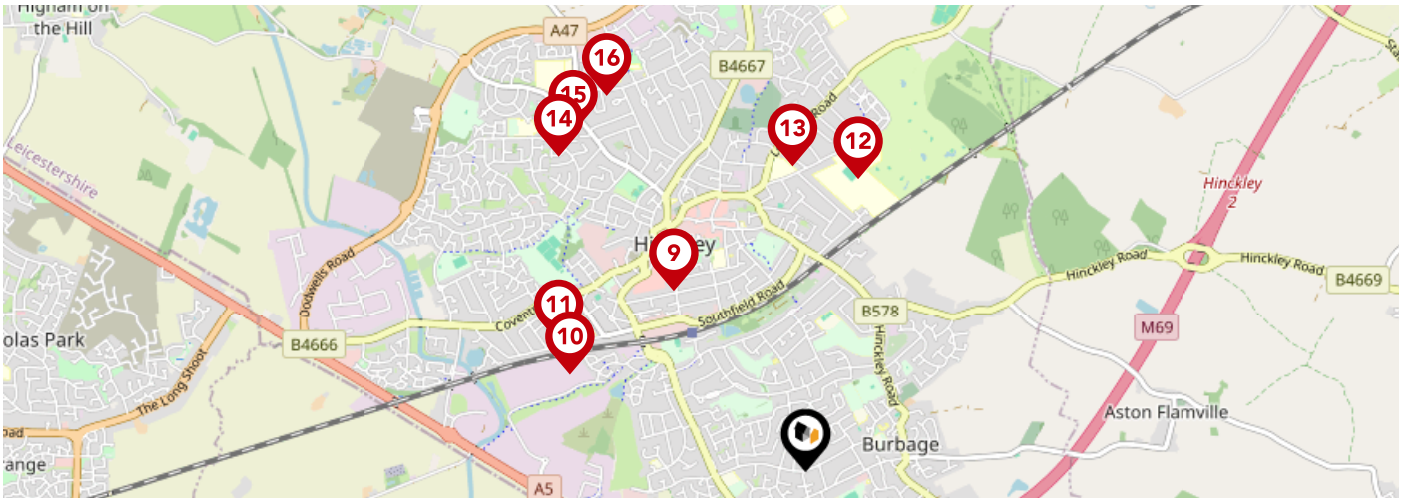
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	Nursery	Primary	Secondary	College	Private
<p>1 Sketchley Hill Menphys Nursery School, Burbage Ofsted Rating: Good Pupils: 57 Distance:0.25</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Sketchley Hill Primary School Burbage Ofsted Rating: Good Pupils: 579 Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Burbage Church of England Infant School Ofsted Rating: Good Pupils: 249 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Burbage Junior School Ofsted Rating: Good Pupils: 362 Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Hastings High School Ofsted Rating: Good Pupils: 854 Distance:0.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Sketchley School Ofsted Rating: Good Pupils: 61 Distance:0.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 R.E.A.L Independent Schools Hinckley Ofsted Rating: Good Pupils: 16 Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Saint Peter's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 206 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

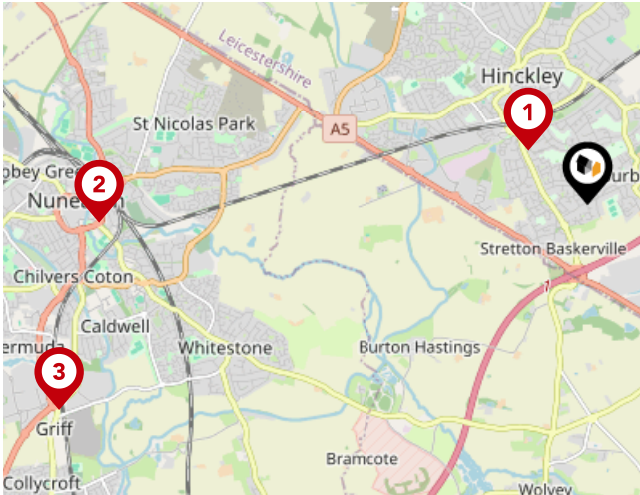
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	Nursery	Primary	Secondary	College	Private
 St Mary's Church of England Primary School, Hinckley Ofsted Rating: Good Pupils: 252 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Westfield Junior School Ofsted Rating: Requires improvement Pupils: 366 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Westfield Infant School Ofsted Rating: Outstanding Pupils: 275 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Hinckley School Ofsted Rating: Good Pupils: 1166 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Dovetree School Ofsted Rating: Good Pupils: 49 Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Dorothy Goodman School Hinckley Ofsted Rating: Good Pupils: 387 Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Richmond Primary School Ofsted Rating: Good Pupils: 515 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

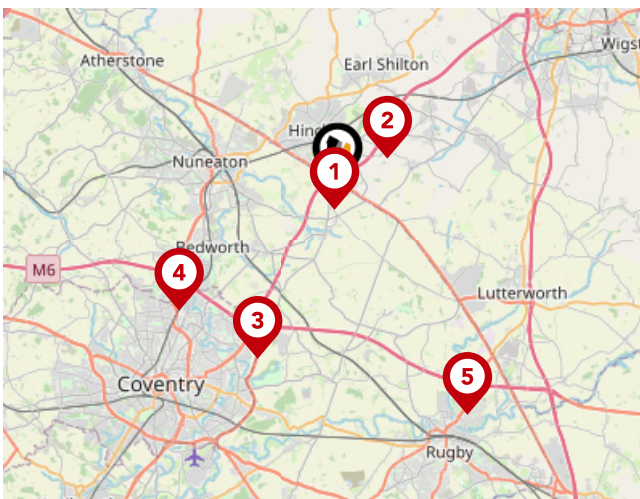
Area

Transport (National)



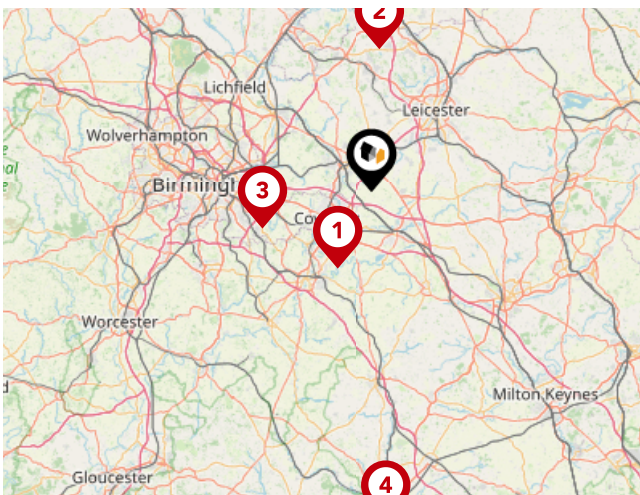
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	0.73 miles
2	Nuneaton Rail Station	4.42 miles
3	Bermuda Park Rail Station	5.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J1	0.9 miles
2	M69 J2	2.05 miles
3	M6 J2	6.88 miles
4	M6 J3	7.26 miles
5	M6 J1	9.55 miles

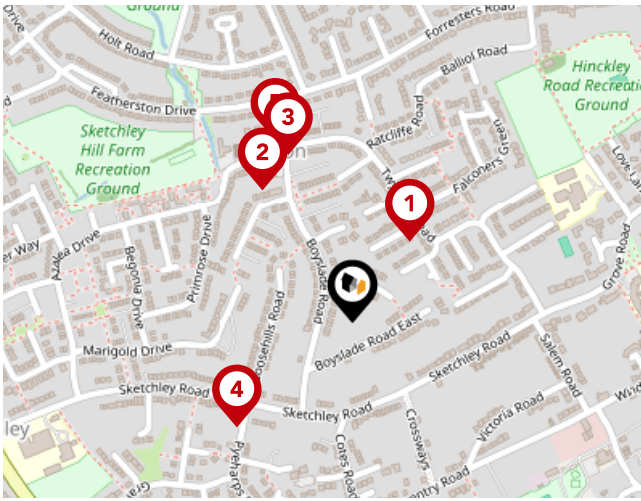


Airports/Helipads

Pin	Name	Distance
1	Baginton	12.12 miles
2	East Mids Airport	20.66 miles
3	Birmingham Airport	16.52 miles
4	Kidlington	48.2 miles

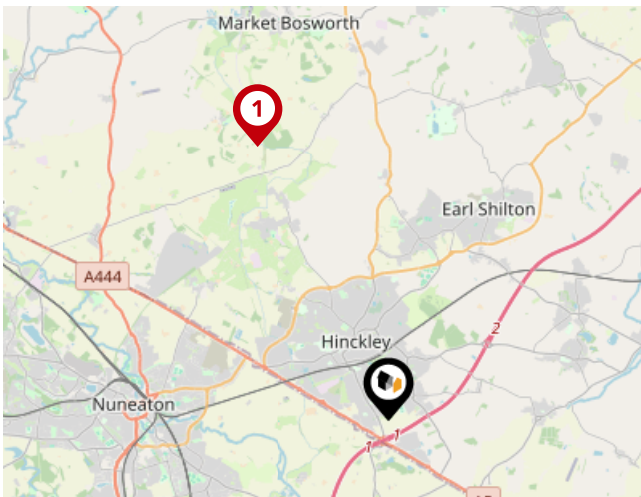
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Squires Green	0.11 miles
2	Co-operative Store	0.18 miles
3	Shops	0.2 miles
4	Sketchley Road	0.18 miles
5	Shops	0.22 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	5.49 miles

Landwood Group

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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