

PROPERTY REPORT



03 September 2025

 35 John Bold Avenue, Stoney Stanton, Leicester LE9 4DP



PROPERTY STATISTICS



Tenure
Freehold



Flood Risk
None



Property Type
Detached



Bedrooms
3



Listed Building/
Conservation Area
No



Title Number
LT20879



Bathrooms
1



Floor Area
119.8 sq m.



Date Last Sold
31-08-2015



Last Sale
£183,500



Council Tax Band
C



Plot Size
369.23 sq m.

EweMove

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FLOOR PLANS



35 John Bold Avenue

Approximate Gross Internal Area = 119.80 sq m / 1289.51 sq ft
(Excluding Garage)

Garage Area = 18.55 sq m / 199.67 sq ft

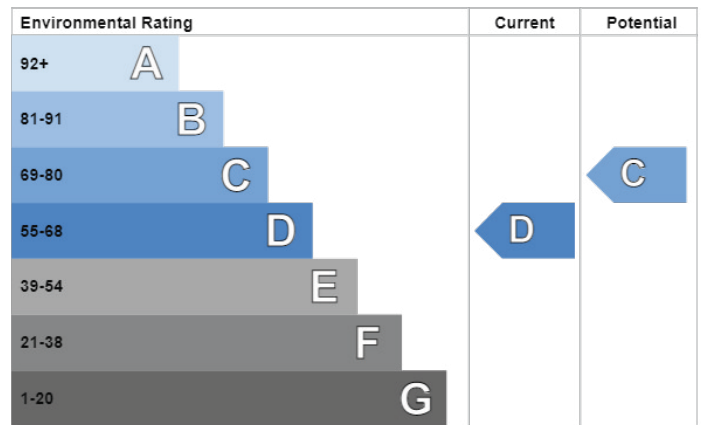
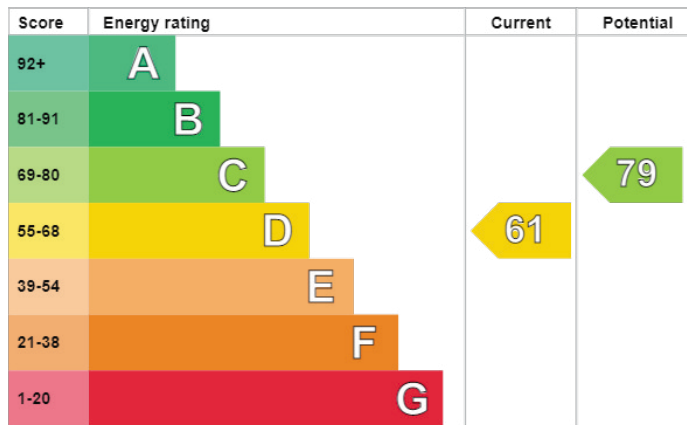
Illustration for identification purposes only, measurements are approximate, not to scale.



EPC INFORMATION



The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: The average energy rating is D. The average energy score is 60.



Your current energy rating is D, but potentially, it could be C.
Your current energy score is 61, but potentially, it could be 79.

Property Features

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 56% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

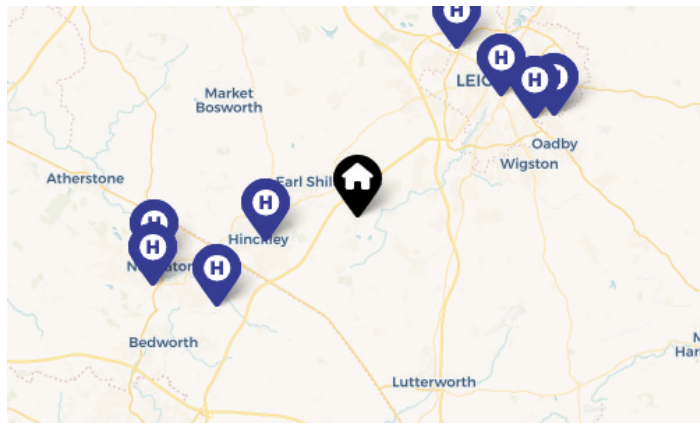
Suggested Changes

You could save £465 per year if you complete the suggested steps for improving this property's energy rating.

Step	Recommendation	Installation Cost	Yearly Saving	Potential Rating	Potential Grade
1	Increase loft insulation to 270 mm	£100 - £350	£29	62	D
2	Floor insulation (solid floor)	£4,000 - £6,000	£66	65	D
3	Low energy lighting	£35	£21	66	D
4	Solar water heating	£4,000 - £6,000	£36	67	D
5	Replacement glazing units	£1,000 - £1,400	£39	68	D
6	Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£274	79	C

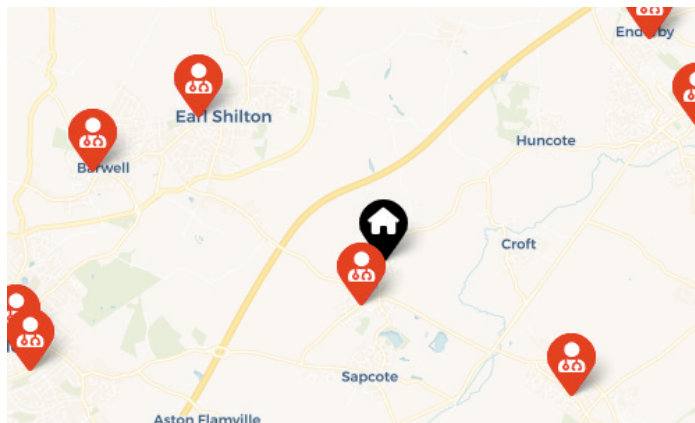


Hospitals



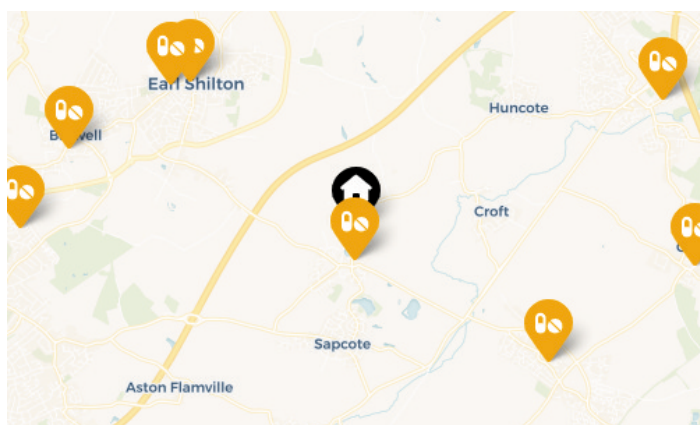
Hospitals	Distance
Hinckley & District Hosp	3.95 miles
Bramcote Hospital	6.9 miles
Leicester Royal Infirmary	7.82 miles
Glenfield Hospital	8.09 miles

GP Surgeries



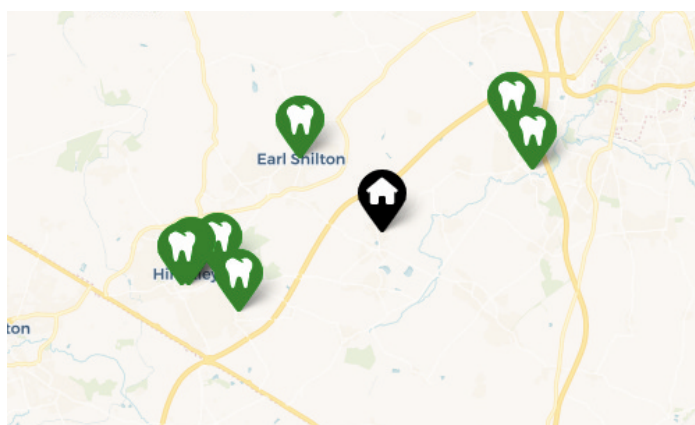
GP Surgeries	Distance
The Old School Surgery	0.49 miles
The Orchard Med Practice	2.41 miles
Heath Lane Surgery	2.44 miles
Barwell & Hollycroft Medical Centre	3.17 miles

Pharmacies



Pharmacies	Distance
Stanton Pharmacy	0.32 miles
Earl Shilton Pharmacy	2.3 miles
Main Chemist	2.43 miles
Well	2.44 miles

Dentists



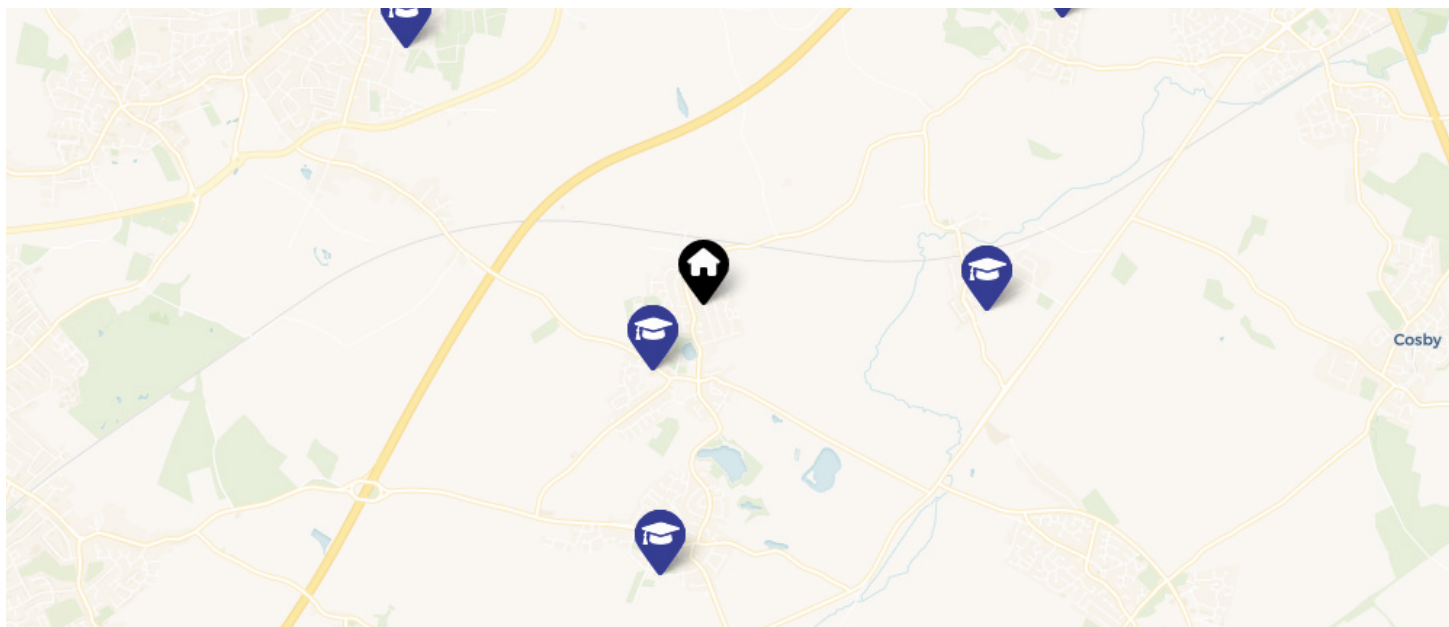
Dentists	Distance
Earl Shilton Dental Practice	2.3 miles
The Avenue Dental Practice	3.37 miles
Narborough Dental Practice	3.39 miles
Burbage Dental Practice	3.41 miles



LOCAL SERVICES



Education



Name	Rating	Type	Gender	Distance
Manorfield Church of England Primary School		Primary	Mixed	0.42 miles
All Saints Church of England Primary School, Sapcote	Requires improvement	Primary	Mixed	1.36 miles
Croft Church of England Primary School		Primary	Mixed	1.41 miles
Townlands Church of England Primary School	Good	Primary	Mixed	1.96 miles
St Simon and St Jude CofE Primary School	Good	Primary	Mixed	2.03 miles
Sharnford Church of England Primary School	Good	Primary	Mixed	2.04 miles

Transport

Train Stations	Distance
Narborough	3.35 miles
Hinckley (Leics)	4.19 miles
South Wigston	6.35 miles
Nuneaton	8.09 miles

Bus Stops	Distance
James Street	0.05 miles
James Street	0.06 miles
Manor Brook Close	0.1 miles
Manor Brook Close	0.12 miles

Network

Average Broadband Speed

Package	Download Speed	Upload Speed
Maximum	10000 Mbps	10000 Mbps
Basic	6 Mbps	0.7 Mbps
Superfast	37 Mbps	8 Mbps
Ultrafast	10000 Mbps	10000 Mbps

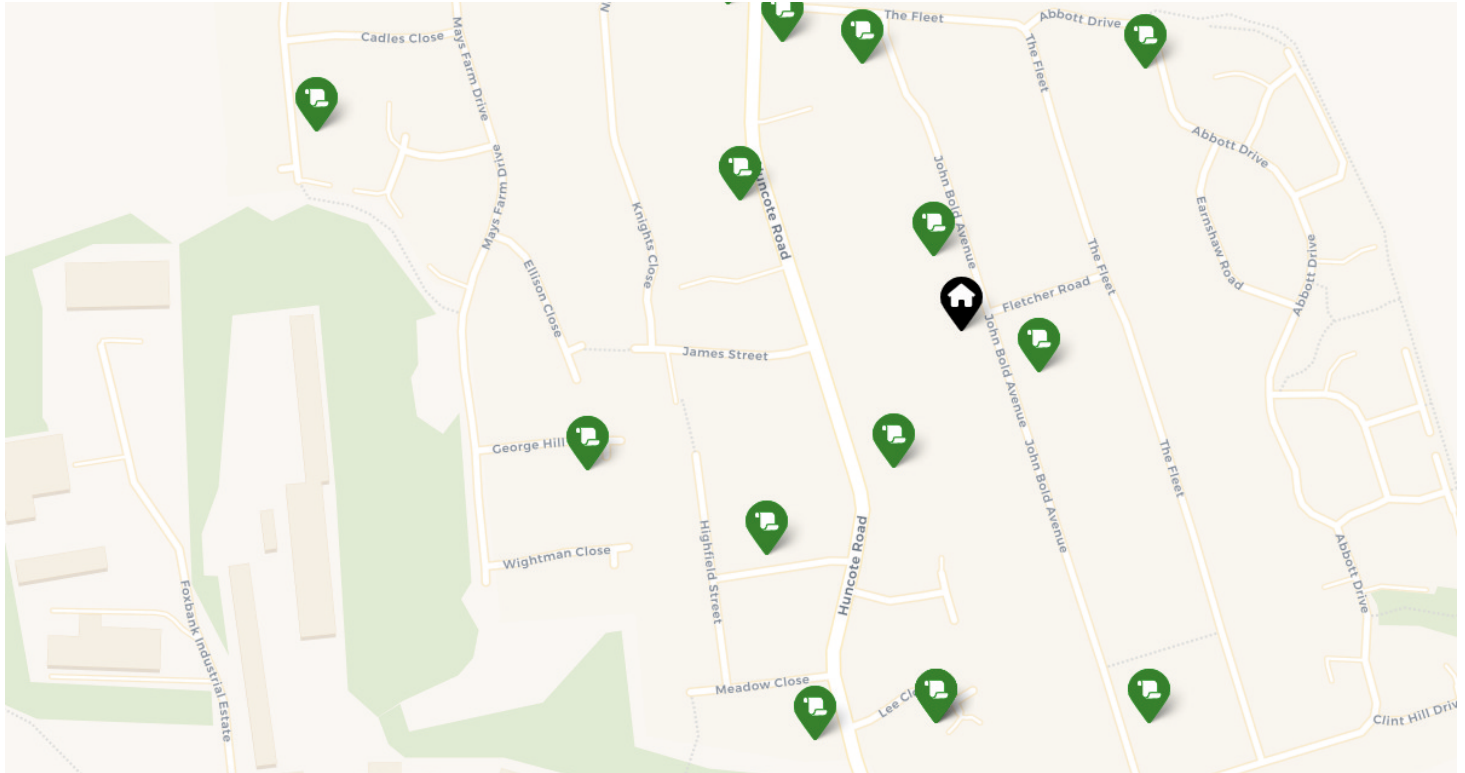
Mobile Coverage

Provider	Voice	Data
EE	●●●●●	●●●●●
3	●●●●●	●●●●●
O2	●●●●○	●●●●○
4	○●●●○	○●●●○

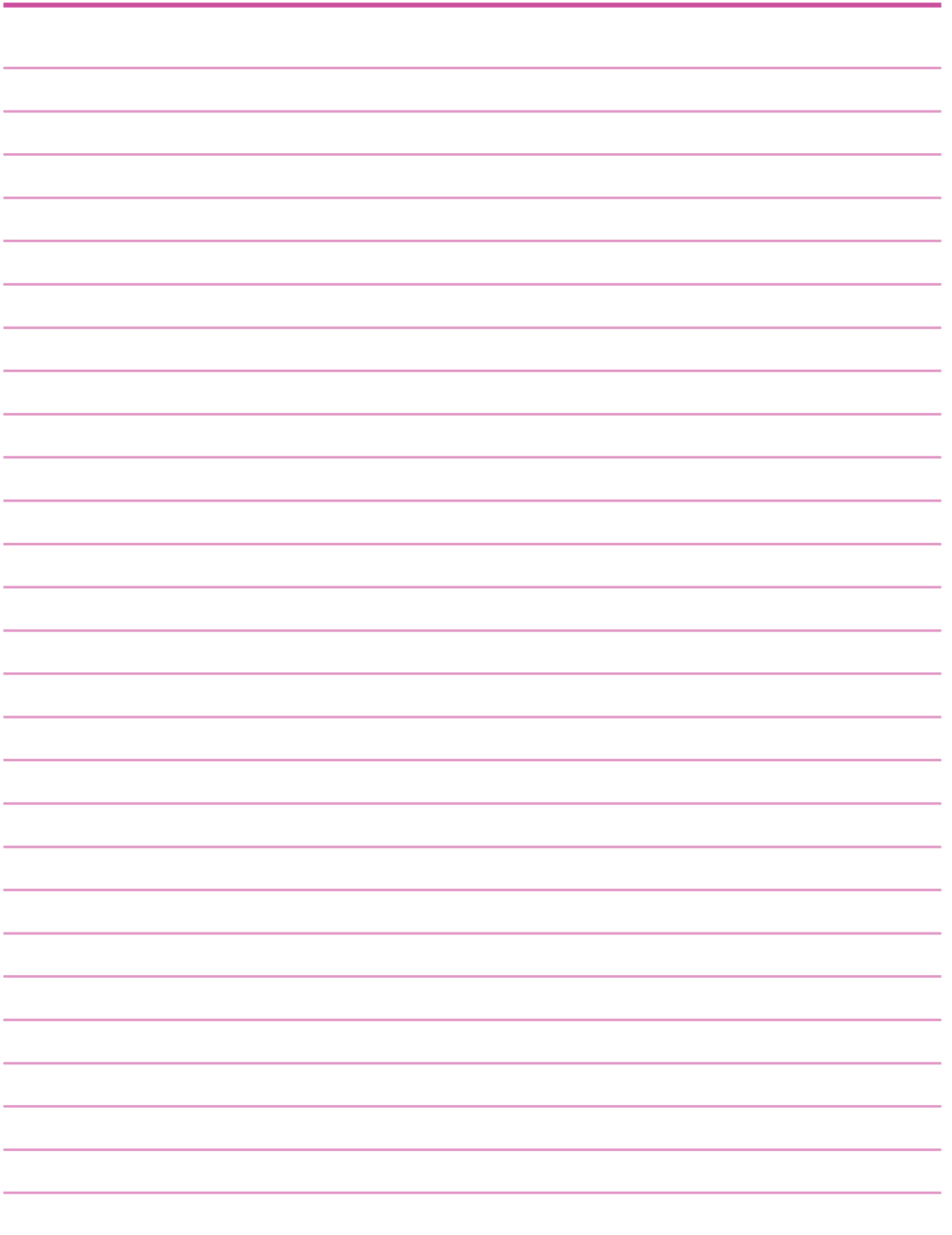
Data provided by OFcom

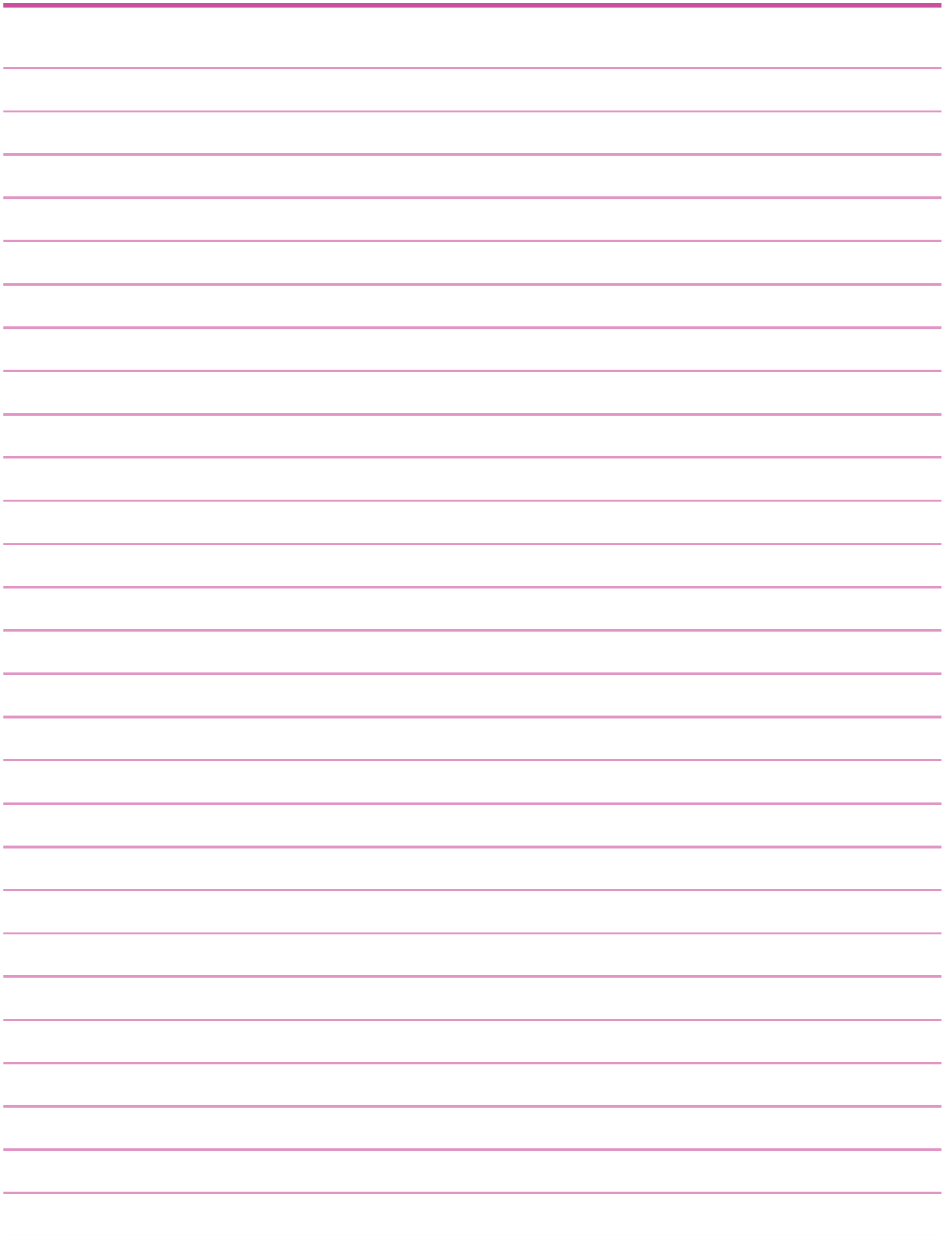


LOCAL PLANNING



Address	Reference	Description	Date	Decision
25 JOHN BOLD AVENUE STONEY STANTON LEICESTERSHIRE LE9 4DP	21/1277/HHPD	The erection of a single storey rear extension which would extend beyond the rear wall of the original dwellinghouse by 6.8m, for which the maximum height would be 3.5m and the height to the eaves would be 3.5m	10/18/2021	Prior Approval is Not Required
34 JOHN BOLD AVENUE STONEY STANTON LEICESTERSHIRE LE9 4DN	21/1456/HH	Single storey rear extension	12/9/2021	Application Permitted
7 HUNCOTE ROAD STONEY STANTON LEICESTERSHIRE LE9 4DH	22/0907/HH	Two storey side and single storey rear extensions, construction of porch and conversion of workshop to annexe	9/1/2022	Application Permitted
52 HUNCOTE ROAD STONEY STANTON LEICESTERSHIRE LE9 4DG	22/0304/HH	Single storey rear extension	3/24/2022	Application Permitted
21 JOHN BOLD AVENUE STONEY STANTON LEICESTERSHIRE LE9 4DP	23/0482/HH	Two storey side extension	6/6/2023	Application Permitted
19A HIGHFIELD STREET STONEY STANTON LEICESTERSHIRE LE9 4DF	22/1035/FUL	Erection of 1 no. detached dwelling and associated amenity space and parking (including demolition of workshop)	10/17/2022	Application Permitted
6 ABBOTT DRIVE STONEY STANTON LEICESTERSHIRE LE9 4AB	22/0640/HH	Single storey rear extension, garage conversion and internal alterations	6/24/2022	Application Permitted
65 HUNCOTE ROAD STONEY STANTON LEICESTERSHIRE LE9 4DH	21/0841/HH	Two storey side and single storey rear extensions, with porch	6/30/2021	Application Permitted
6 LEE CLOSE STONEY STANTON LEICESTERSHIRE LE9 4ED	21/0149/TPO	Fell one Ash tree (T2)	2/3/2021	Application Permitted
6 LEE CLOSE STONEY STANTON LEICESTERSHIRE LE9 4ED	21/0570/HH	Two storey front & side extensions with repositioning of the existing fence and reinstatement of hedging (revised scheme 20/1231/HH)	4/22/2021	Application Permitted







NOTES



A series of horizontal pink lines for writing notes.



NOTES



A series of horizontal pink lines for writing notes.



DATA QUALITY



At EweMove, we prioritise the accessibility of thorough property data to streamline the process of buying and selling homes, making it faster, simpler, and more cost-effective. That's why we have joined forces with Information Works, the foremost provider of property-specific data in the UK.

Disclaimer

The information provided in this report is intended solely for general informational purposes and serves as a guide to effectively market your property at the desired asking price.

This report contains information sourced from various public sector databases, licensed under the Open Government License v3.0. Information Works collects and aggregates this data from diverse sources such as The Office of National Statistics, Historic England, Environmental Agency, Ordnance Survey, Ofcom, Valuation Office Agency (VOA), and The National Archives.

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Dataloft offers expert residential property market insights and content, utilising a diverse range of both proprietary and open-source datasets. Their team of skilled analysts meticulously interprets this data to deliver comprehensive and robust insights. These insights are invaluable for guiding investment decisions and driving effective marketing campaigns with a strong foundation in real, actionable data.

ValPal stands at the forefront of the automated valuation model (AVM) sector, boasting a highly sophisticated algorithm fueled by over 43 million data points gathered from an extensive array of sources. This robust approach enables ValPal to provide accurate and realistic estimates of both sales and rental values, offering a comprehensive and reliable valuation tool.

Data Partners



Historic England



Valuation Office
Agency



Ordnance
Survey



Office for
National Statistics



Environment
Agency



Google Maps

HM Land
Registry



dataloft
by PriceHubble



ABOUT US



I started in Estate Agency in 2015 with EweMove following a career and lifestyle change in order to have the flexibility to be a larger part of my daughter's life, particularly as she goes through schooling. Having decided on a franchise business, I was immediately drawn to the massive change that the founders were adopting in positioning EweMove as a new breed of Estate Agent bringing the highest level of customer service back to an industry that was full of complacent agents. I wanted to be a part of that!

"Since then I've assisted so many people find their dream home, that I've got a reputation for selling homes quickly and for a higher value than the local competition, with great customer service throughout. I guess that's why so many people I have helped in the past have come back the next time they want to move. I really love my job, I know it sounds cheesy, but helping people find their dream home and assisting them to navigate what is often the most stressful episode in our lives has given me great satisfaction. I find it genuinely fulfilling working for myself, and the fact that I can be there from start to finish for my customers is how so many people I have helped move became personal friends.

And that's all there is to know really, I can't wait to hear more about you though. Get in touch and tell me all about why you want to move, and what it is you're looking for. Talk soon!"

EweMove

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