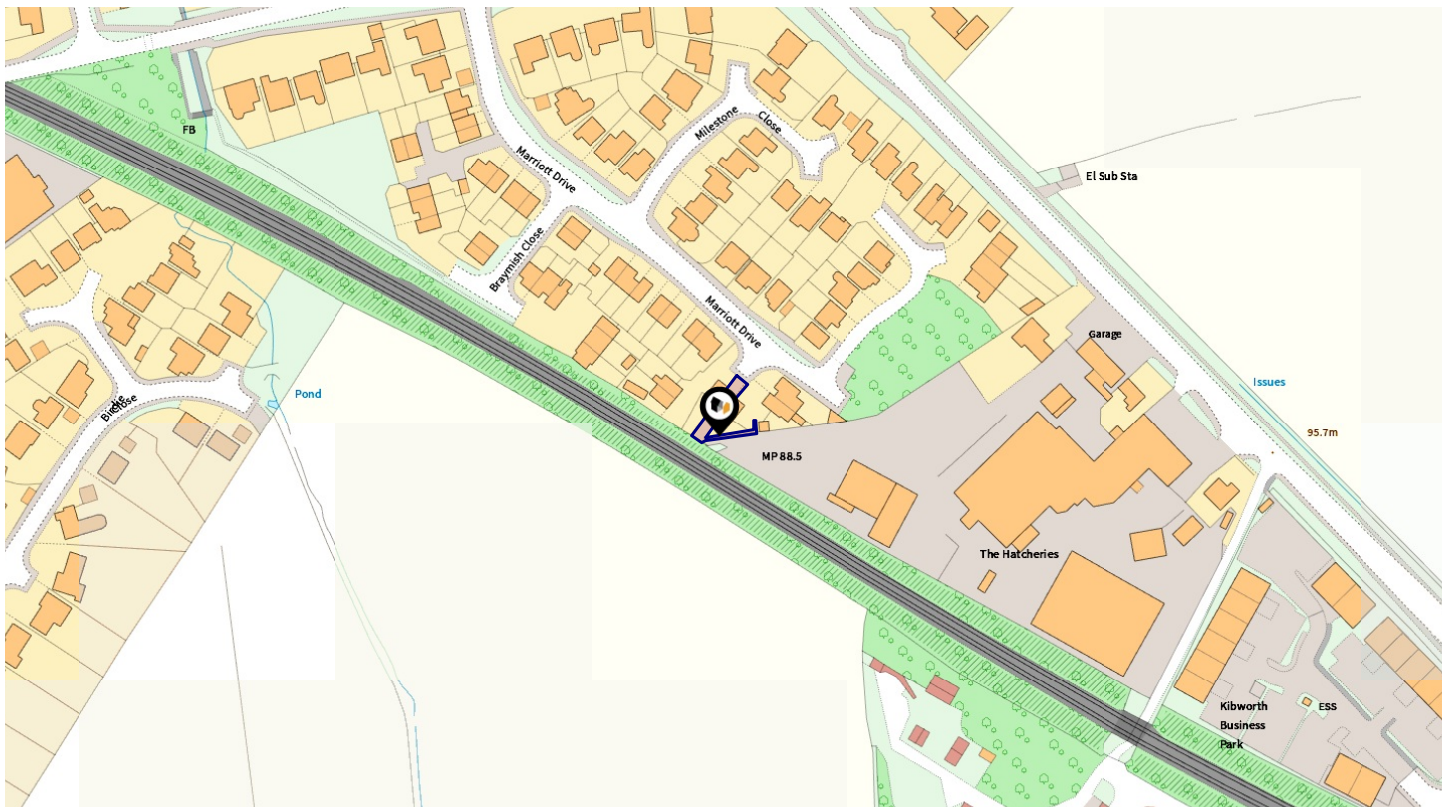


KEY FACTS FOR BUYERS

Marriott Drive, Leicester, LE8

July 2021



A guide to this property and the local area

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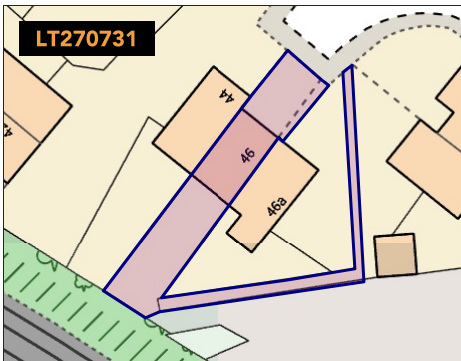
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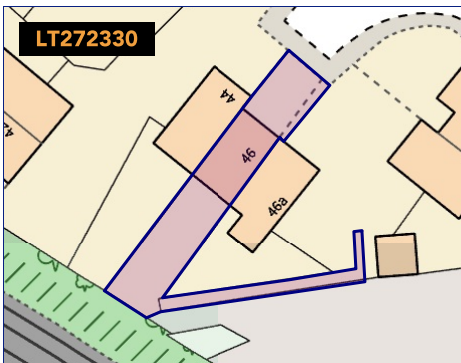
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
09 Dec 1994	09 Dec 2093	99 years	72 years

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PROPERTY OVERVIEW

MARRIOTT DRIVE, LEICESTER, LE8



 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Terraced
2 Bedrooms

Floor Area: 602.78 ft²
56.00 m²

Plot Size: 0.04 acres

Council Tax Band: B

Annual Cost: £1,478.77 (avg)

Land Registry
Title Number: LT272330

Tenure: Leasehold

Lease Start Date: 09 Dec 1994

Lease End Date: 09 Dec 2093

Lease Term: 99 years from 9
December 1994

Term Remaining: 72 years

£/sqft: £132.67

AREA KEY FACTS

Local Authority: HARBOROUGH

Flood Risk: Very Low

Conservation Area: Pending for this local
authority,
Harborough


Predicted Broadband Speeds

Basic: 18 Mbps

Superfast: 226 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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PROPERTY OVERVIEW

PHOTO GALLERY



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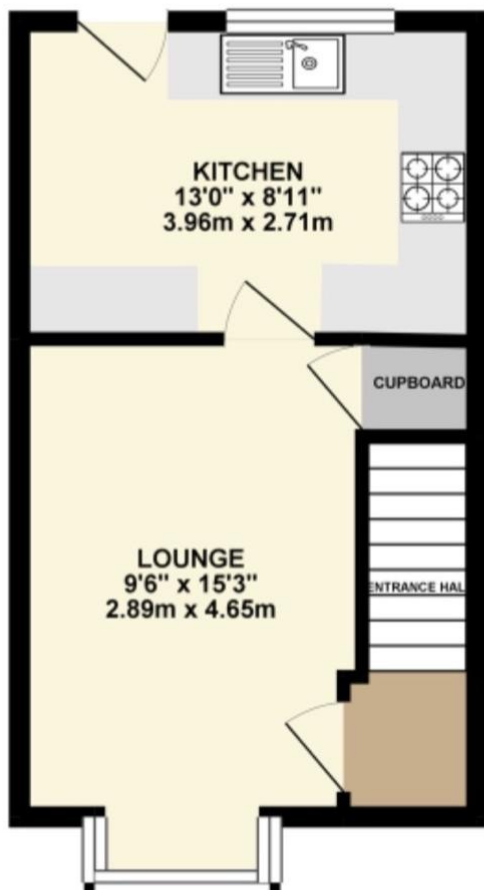
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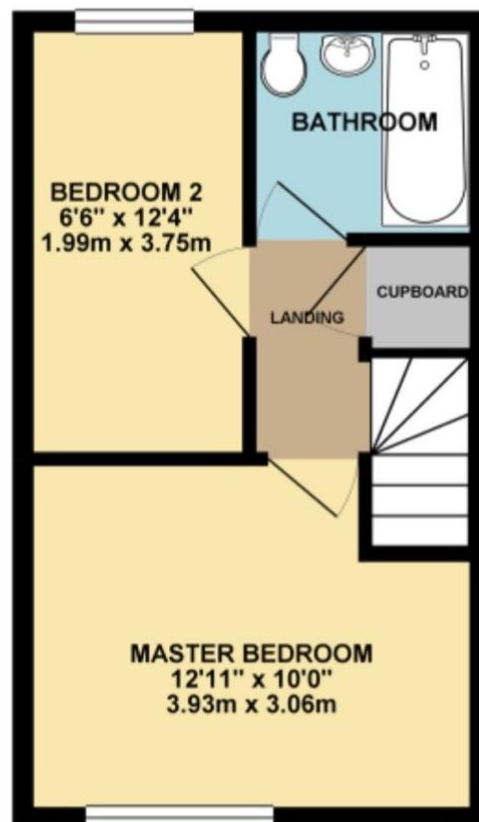
PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR 288.36 sq. ft.
(26.79 sq. m.)



1ST FLOOR 279.45 sq. ft.
(25.96 sq. m.)



TOTAL FLOOR AREA : 567.81 sq. ft. (52.75 sq. m.) approx.

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 OVERVIEW

EPC

Marriott Drive, Kibworth Harcourt, LEICESTER, LE8

Energy rating

D

Valid until 27.03.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	73 C
39-54	E		
21-38	F		
1-20	G		

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SOLD ON YOUR STREET SINCE 1995

25, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
26/02/2021	£346,000
18/03/2011	£187,000
04/08/2005	£187,000
26, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
07/02/2020	£205,000
17, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
03/12/2018	£250,000
6, Marriott Drive, Marriott Drive - Semi-Detached House	
Dates Sold	Price
28/11/2018	£220,000
19, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
24/07/2018	£230,000
46, Marriott Drive, Marriott Drive - Terraced House	
Dates Sold	Price
16/05/2018	£80,000
28/06/2013	£64,000
29/09/2003	£50,000
32, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
26/01/2018	£167,500
16/01/2004	£130,000
42, Marriott Drive, Marriott Drive - Semi-Detached House	
Dates Sold	Price
12/01/2018	£170,000
06/12/2013	£122,500
16/05/2007	£77,500

4, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
26/10/2017	£385,000
29, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
30/06/2017	£255,000
22/08/2014	£245,000
18/10/2013	£175,000
2, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
08/06/2017	£340,000
19/12/2014	£300,000
13, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
21/12/2016	£215,000
24/01/2003	£173,500
46a, Marriott Drive, Marriott Drive - Terraced House	
Dates Sold	Price
09/09/2016	£159,950
33, Marriott Drive, Marriott Drive - Terraced House	
Dates Sold	Price
21/09/2015	£198,000
19/12/2014	£162,500
21/05/2007	£172,000
28, Marriott Drive, Marriott Drive - Terraced House	
Dates Sold	Price
15/11/2013	£150,000
31/07/2003	£139,950
20, Marriott Drive, Marriott Drive - Semi-Detached House	
Dates Sold	Price
30/09/2013	£130,000

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SOLD ON YOUR STREET SINCE 1995

16, Marriott Drive, Marriott Drive - Terraced House	
Dates Sold	Price
19/07/2013	£143,000
14, Marriott Drive, Marriott Drive - Semi-Detached House	
Dates Sold	Price
17/08/2010	£149,000
31, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
21/12/2009	£147,000
48, Marriott Drive, Marriott Drive - Semi-Detached House	
Dates Sold	Price
04/11/2009	£120,000
30, Marriott Drive, Marriott Drive - Terraced House	
Dates Sold	Price
06/04/2009	£115,000
10, Marriott Drive, Marriott Drive - Semi-Detached House	
Dates Sold	Price
26/10/2007	£151,000
22, Marriott Drive, Marriott Drive - Semi-Detached House	
Dates Sold	Price
31/05/2007	£155,000
40, Marriott Drive, Marriott Drive - Semi-Detached House	
Dates Sold	Price
08/01/2007	£80,000
58, Marriott Drive, Marriott Drive - Semi-Detached House	
Dates Sold	Price
13/11/2006	£147,500

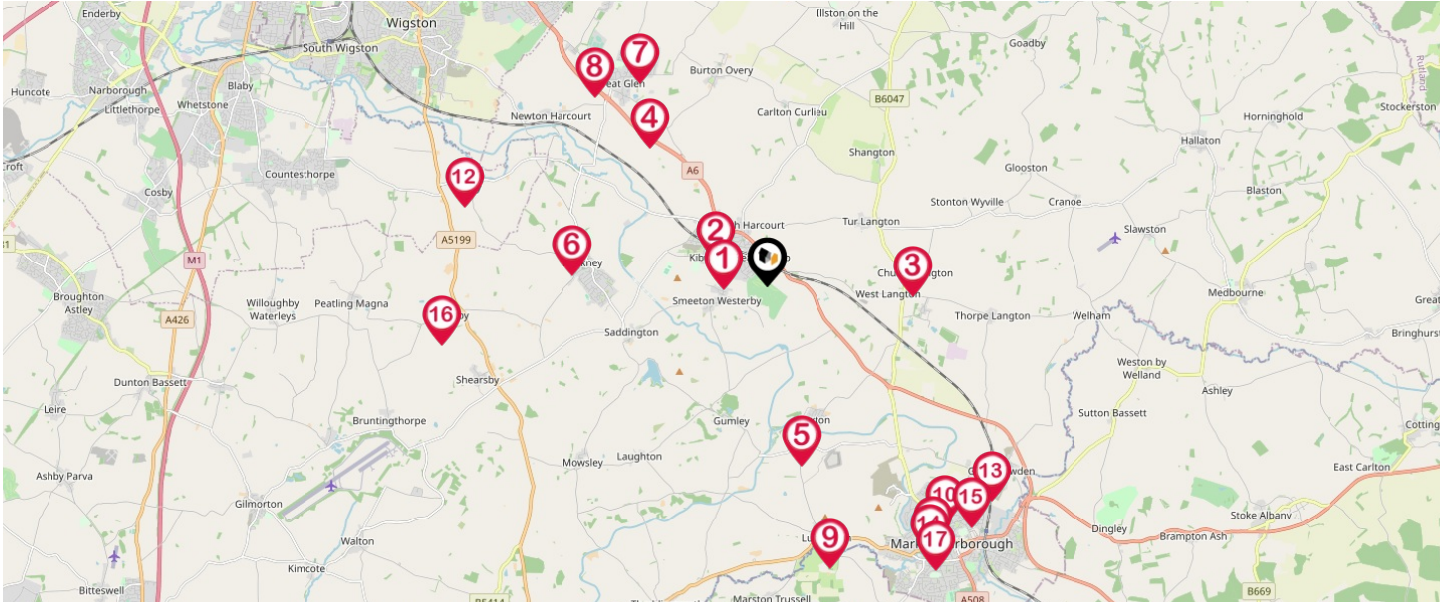
23, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
01/09/2006	£190,000
34, Marriott Drive, Marriott Drive - Semi-Detached House	
Dates Sold	Price
04/08/2006	£147,000
31/05/2002	£95,000
38, Marriott Drive, Marriott Drive - Semi-Detached House	
Dates Sold	Price
17/03/2006	£77,500
52, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
18/06/2004	£159,950
24, Marriott Drive, Marriott Drive - Semi-Detached House	
Dates Sold	Price
26/03/2004	£142,000
56, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
05/03/2004	£195,000
17/01/2003	£115,000
35, Marriott Drive, Marriott Drive - Terraced House	
Dates Sold	Price
09/01/2004	£128,500
3, Marriott Drive, Marriott Drive - Detached House	
Dates Sold	Price
29/08/2003	£179,950
18, Marriott Drive, Marriott Drive - Semi-Detached House	
Dates Sold	Price
04/04/2003	£129,950

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



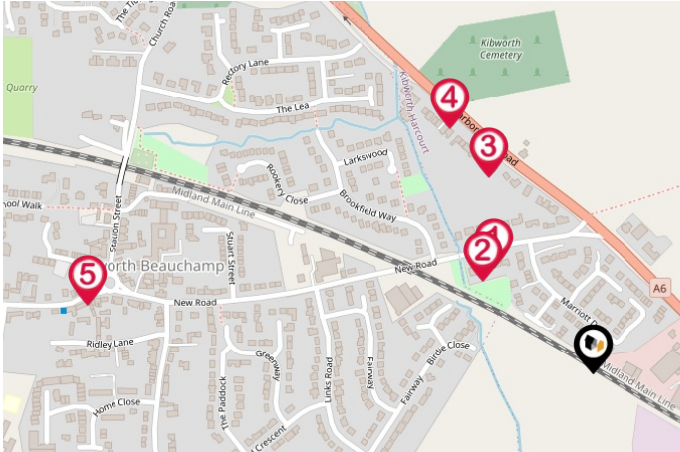
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	The Kibworth School	Requires improvement	845	0.56 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kibworth Church of England Primary School	-	596	0.77 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Church Langton Church of England Primary School	-	207	2.16 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stoneygate School	-	168	2.58 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Foxton Primary School	Good	92	2.63 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fleckney Church of England Primary School	Outstanding	389	2.76 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great Glen St Cuthbert's Church of England Primary School	Requires improvement	280	3.43 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Leicester Grammar School Trust	-	1237	3.66 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9	Lubenham All Saints Church of England Primary School	Good	63	4.16 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Robert Smyth Academy	Good	886	4.31 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Brooke House College	-	245	4.46 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12	Kilby St Mary's Church of England Primary School	Good	82	4.46 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Great Bowden Academy, A Church of England Primary Sch...	Outstanding	138	4.51 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Market Harborough Church of England Academy	Good	352	4.54 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ridgeway Primary Academy	Good	282	4.57 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Arnesby Church of England Primary School	-	72	4.71 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	St Joseph's Catholic Voluntary Academy	Good	207	4.77 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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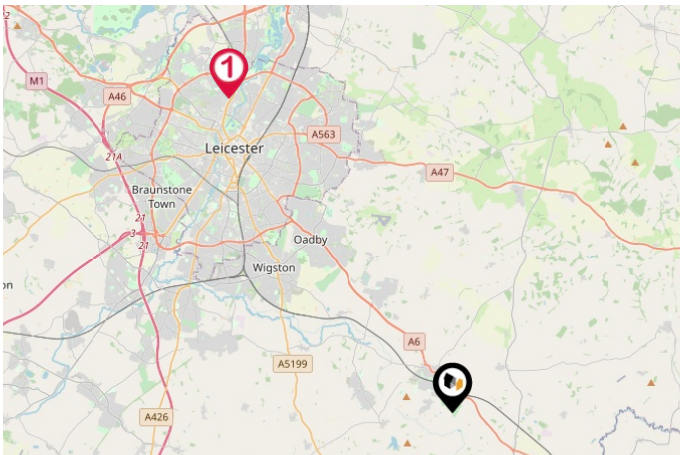
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Brookfield Way | 0.13 miles
- 2 - Brookfield Way | 0.13 miles
- 3 - Kibworth Cemetery | 0.2 miles
- 4 - Kibworth Cemetery | 0.26 miles
- 5 - The Square | 0.46 miles



LOCAL CONNECTIONS

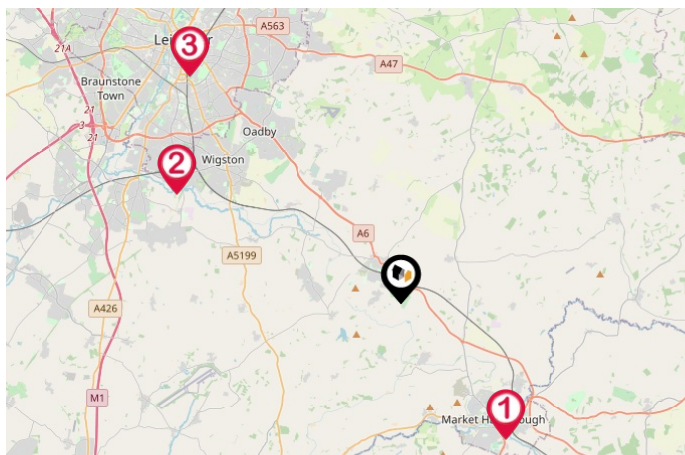
- 1 - Leicester North (Great Central Railway) | 11.02 miles

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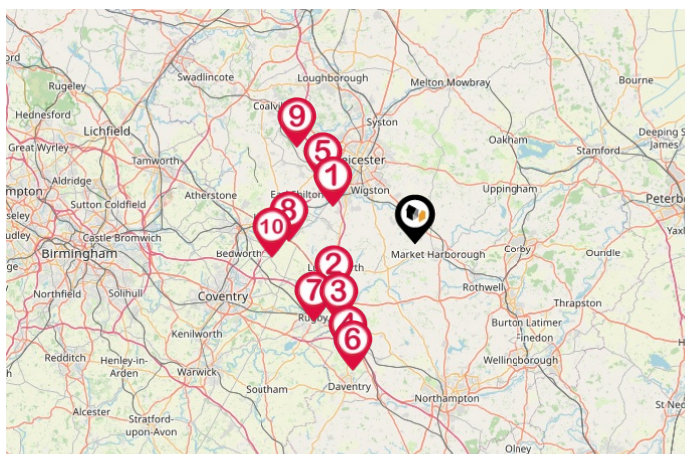
LOCAL AREA

NEAREST TRANSPORT LINKS



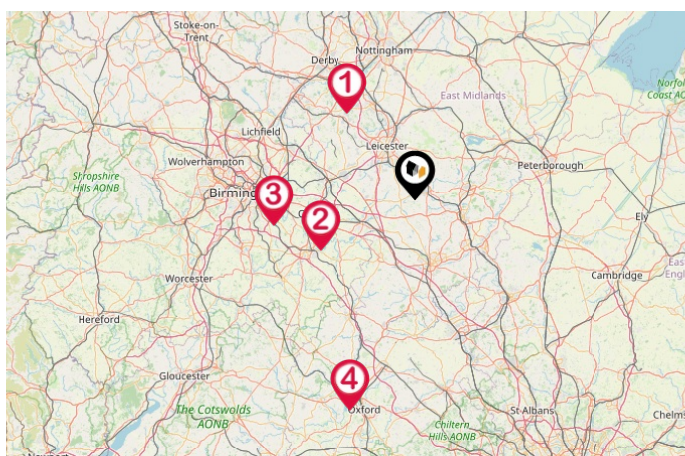
NATIONAL RAIL STATIONS

- 1 - Market Harborough Rail Station | 5.02 miles
- 2 - South Wigston Rail Station | 7.07 miles
- 3 - Leicester Rail Station | 8.86 miles



TRUNK ROADS/MOTORWAYS

- 1 - M1 J21 | 9.92 miles
- 2 - M1 J20 | 10.56 miles
- 3 - M1 J19 | 12.17 miles
- 4 - M1 J18 | 14.72 miles
- 5 - M1 J21A | 12.33 miles
- 6 - M1 J17 | 16.04 miles
- 7 - M6 J1 | 14.18 miles
- 8 - M69 J2 | 13.95 miles
- 9 - M1 J22 | 17.1 miles
- 10 - M69 J1 | 15.93 miles



AIRPORTS/HELIPADS

- 1 - East Midlands Airport | 24.78 miles
- 2 - Coventry Airport | 23.75 miles
- 3 - Birmingham International Airport | 31.99 miles
- 4 - London Oxford Airport | 50.61 miles

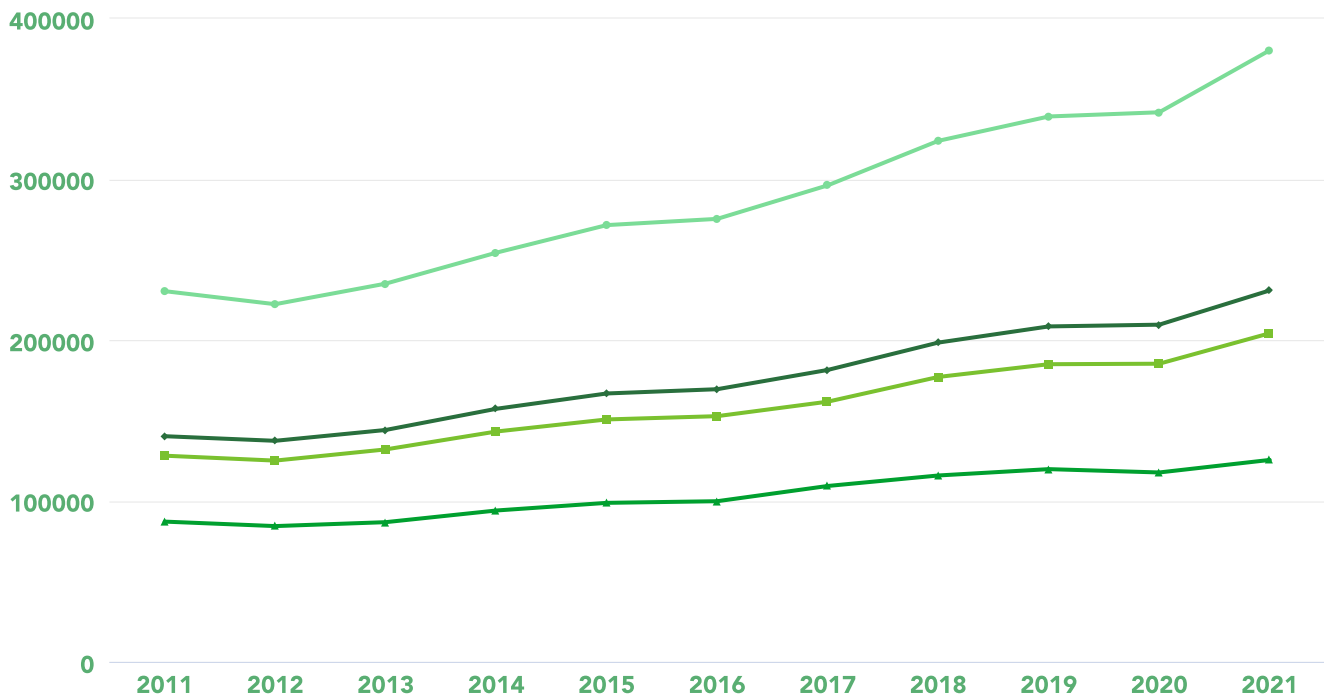
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR LE8

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 43.97%



TERRACED
+ 59.37%



SEMI-DETACHED
+ 64.59%



DETACHED
+ 64.97%

£100,000-3

Market Appraisal Estimate

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About Us

Buying and selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

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ABOUT MARTIN PASTON POWERED BY EXP

OUR COMPANY

Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

Once you have decided to sell I will visit you again and I will prepare the Property Video, 3D Virtual Tour Photos and Floorplan. I will then launch a sneak peak into the property over social media to help create some excitement around your property and I will also contact my database of buyers before the property goes fully live. Once the full advert is ready, which usually takes 24/48 hours after the property visit, I will add your property to all of the property portals including Rightmove & Zoopla as well as emailing the full advert to those on my mailing list.

I will personally be booking all of your viewings, including sending the viewers the Key Facts For Buyers and attending the appointments to show your buyers around. Once the buyer makes an offer I will personally handle all of the negotiations to ensure we maximise your price. As you would expect from a personal estate agent, I will also help with seeing the sale all the way through, to the day you hand over the keys.

About me

I have always lived in Leicester and currently live with my beautiful wife (Natalie) and my three children (Florence, Everly and Rocco). My passions include football, cycling, keeping fit and spending time with my close friends and family.

My journey into estate agency started nearly a decade ago as a trainee negotiator for one of the largest corporate agents in the UK and after which I then progressed my career into being a branch lister for the largest (at the time) estate agents in the UK. My time working at the corporate estate agents was invaluable in the training and knowledge I gained and the skills I was able to acquire however I felt there was a change in the market and in the way people dealt with property and this led me to working for a well known online agent where I was able to harness my skills further. My experiences gave me a real understanding of how I want MY estate agency to work and what I felt fantastic customer service looks like.



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DATA QUALITY

Martin Paston powered by eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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