



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th March 2025



**12, SYCAMORE ROAD, NORTH LUFFENHAM, OAKHAM,
LE15 8JL**

Ellie Hinton-Bardwell Powered by eXp

01780431202

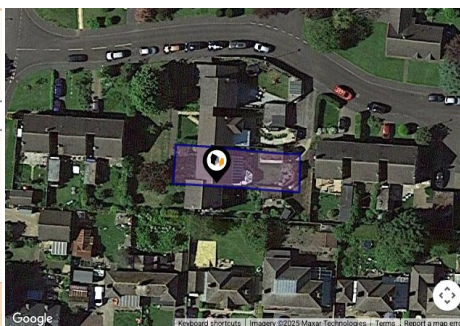
ellie.hinton-bardwell@exp.uk.com

www.elliehintonbardwell.exp.uk.com/



Tucked away on the peaceful, tree-lined Sycamore Road in the heart of North Luffenham, a hidden gem awaits. This home stands proudly, its warm brickwork and inviting facade blending seamlessly with the lush green space just outside its front door. It's the kind of home where mornings begin with birdsong, and evenings end with the soft glow of sunset filtering through the trees. Step inside, and you're immediately embraced by a sense of comfort and possibility. The spacious lounge diner, bathed in natural light, sets the stage for family gatherings and cosy evenings by the fire. Just beyond, the kitchen is both practical and stylish, ready to inspire culinary adventures and casual breakfasts alike. Upstairs, four well-proportioned bedrooms provide a sanctuary for rest and relaxation. The rooms, whilst all are fantastic bedrooms also invite creativity to be a home office, a reading nook, or a vibrant playroom. Whether bustling with activity or wrapped in quiet, every corner of this home feels welcoming. Beyond its walls, the home boasts a private garage and parking space to the rear, ensuring convenience without compromise. And the green space at the front? It's an extension of home. An ever-changing canvas of the seasons, a haven for picnics, play, or peaceful reflection. Nestled in the charming village of North Luffenham, this home offers the perfect balance of rural tranquillity and modern convenience. Highly regarded schools, seamless transport links, and a vibrant community make it an ideal choice for families and professionals alike. Whether it's a weekend walk to Rutland Water, a trip to the nearby market towns, or simply enjoying the serenity of home, life at Sycamore Road is as picturesque as it is practical.

Internal photographs are available upon request however viewing is highly recommended to appreciate the potential of this fantastic property



Property



Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,280 ft ² / 119 m ²
Plot Area:	0.07 acres
Council Tax :	Band D
Annual Estimate:	£2,543
Title Number:	LT205380
UPRN:	100030723808

Last Sold Date:	21/10/2005
Last Sold Price:	£183,500
Last Sold £/ft ² :	£143
Tenure:	Freehold

Local Area

Local Authority:	Rutland
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	51 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property

EPC - Certificate

12 Sycamore Road, North Luffenham, LE15 8JL

Energy rating

E

Valid until 11.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 c
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Property

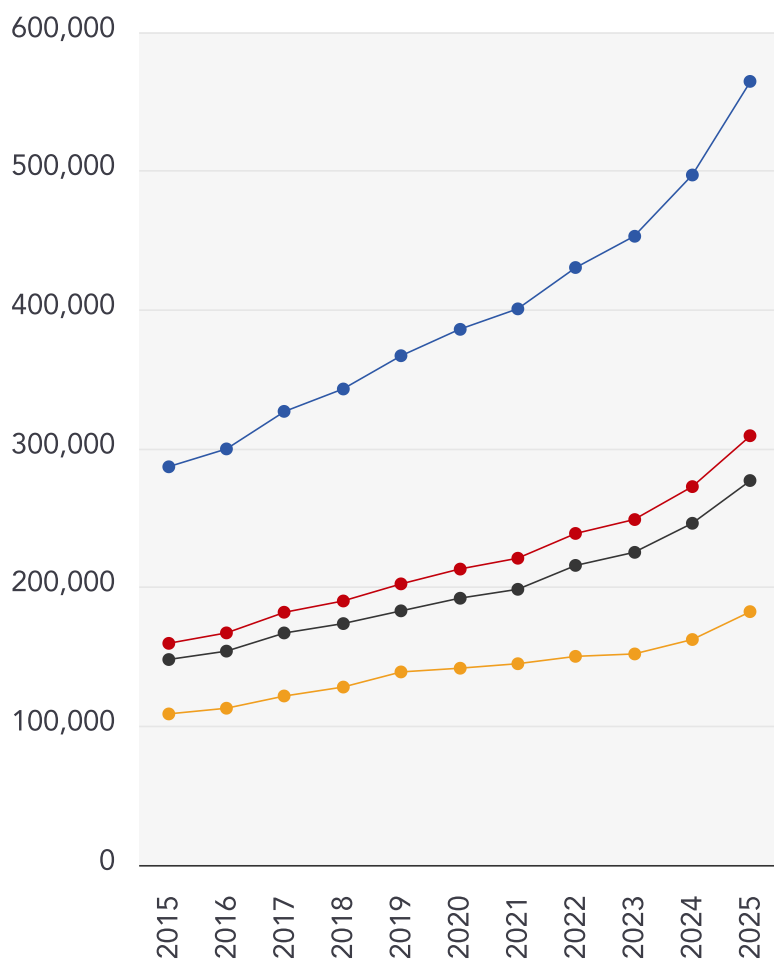
EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 58% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	119 m ²

10 Year History of Average House Prices by Property Type in LE15



Detached

+96.79%

Semi-Detached

+93.68%

Terraced

+87.13%

Flat

+67.72%

This map displays nearby coal mine entrances and their classifications.



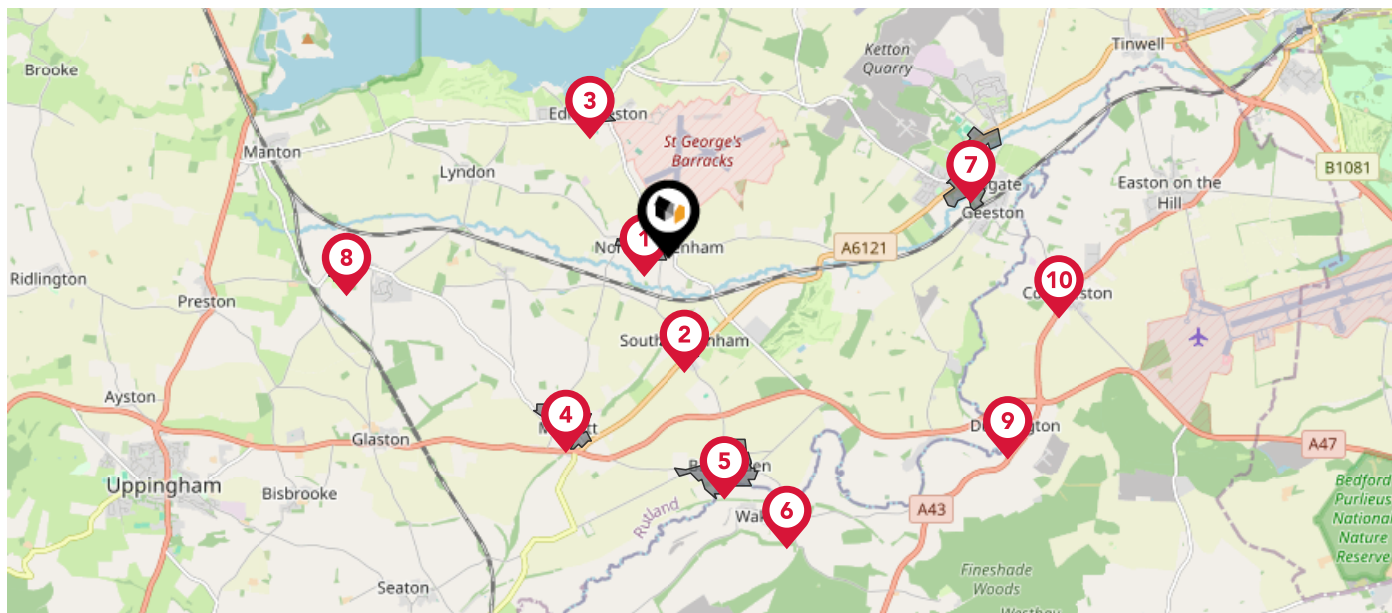
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

North Luffenham

2

South Luffenham

3

Edith Weston

4

Morcott

5

Barrowden

6

Wakerley

7

Ketton

8

Wing

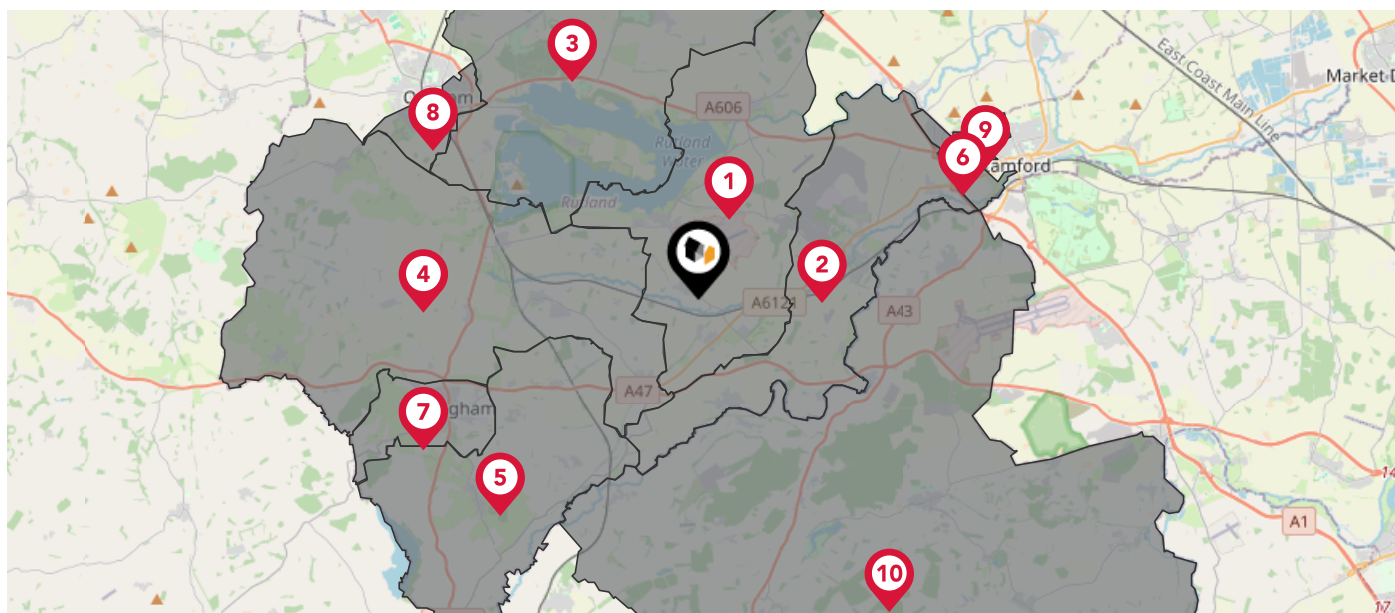
9

Duddington

10

Collyweston

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Normanton Ward



Ketton Ward



Exton Ward



Braunston & Martinthorpe Ward



Lyddington Ward



Stamford St. John's Ward



Uppingham Ward



Oakham South Ward

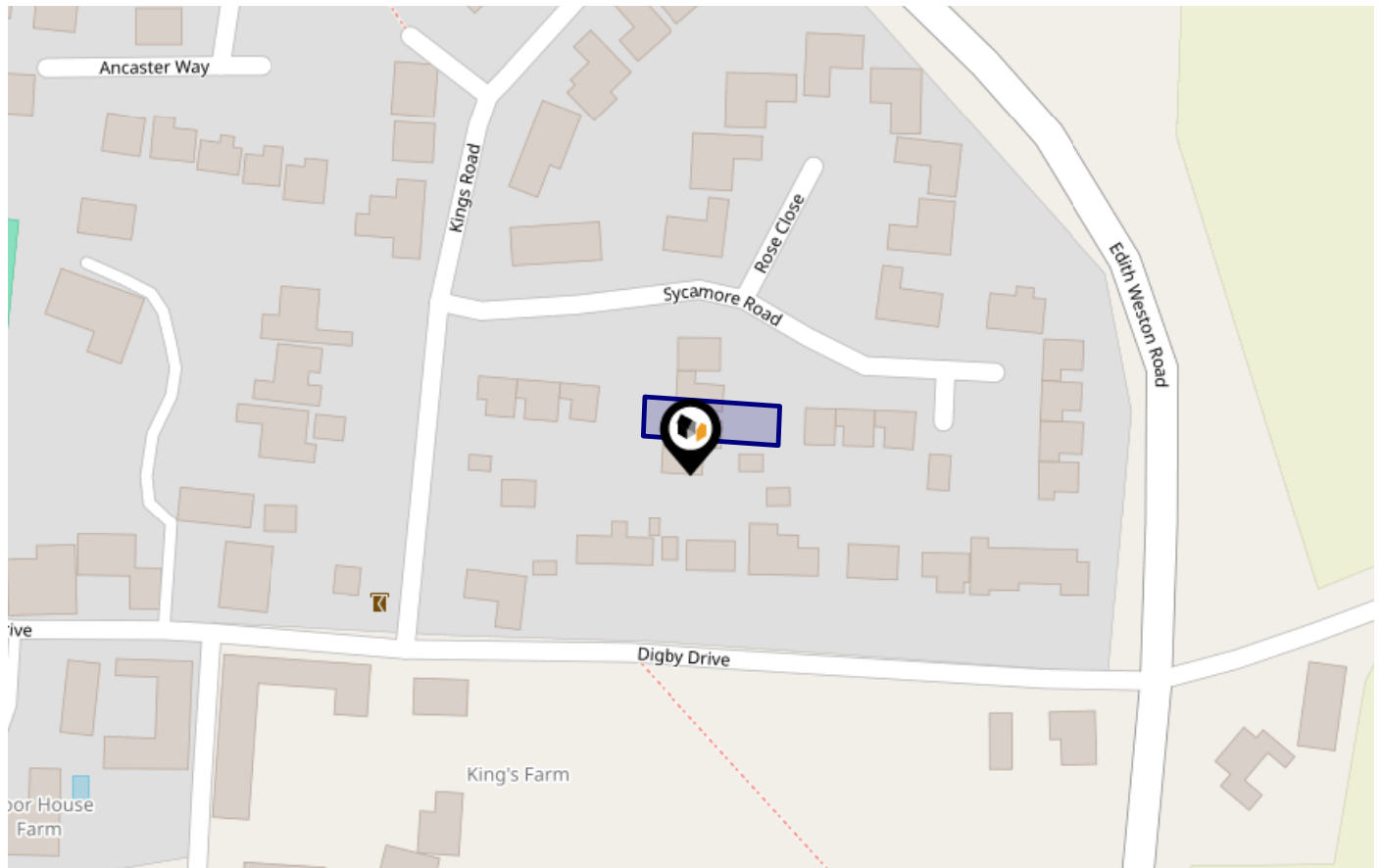


Stamford All Saints Ward



Oundle Ward

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

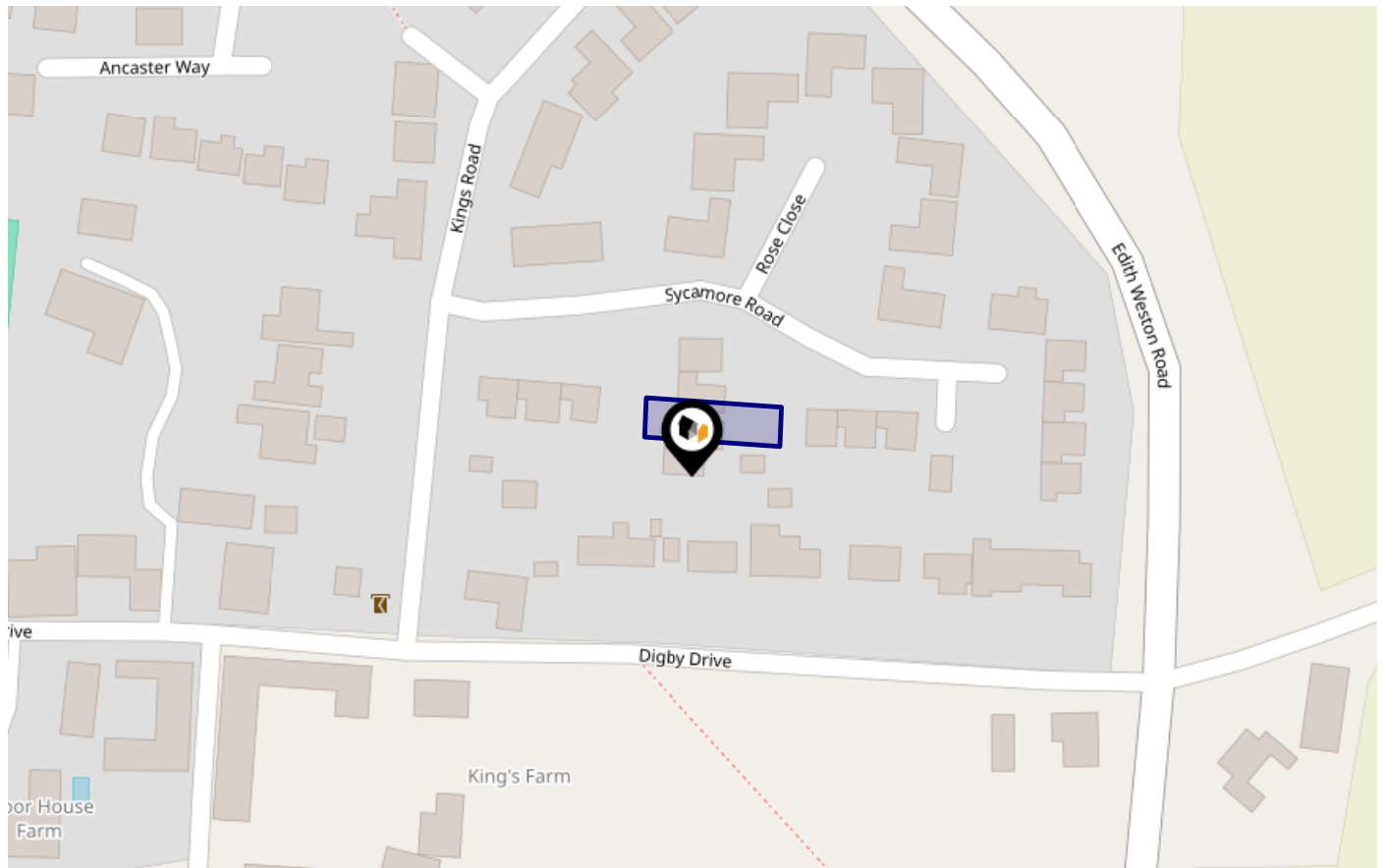
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

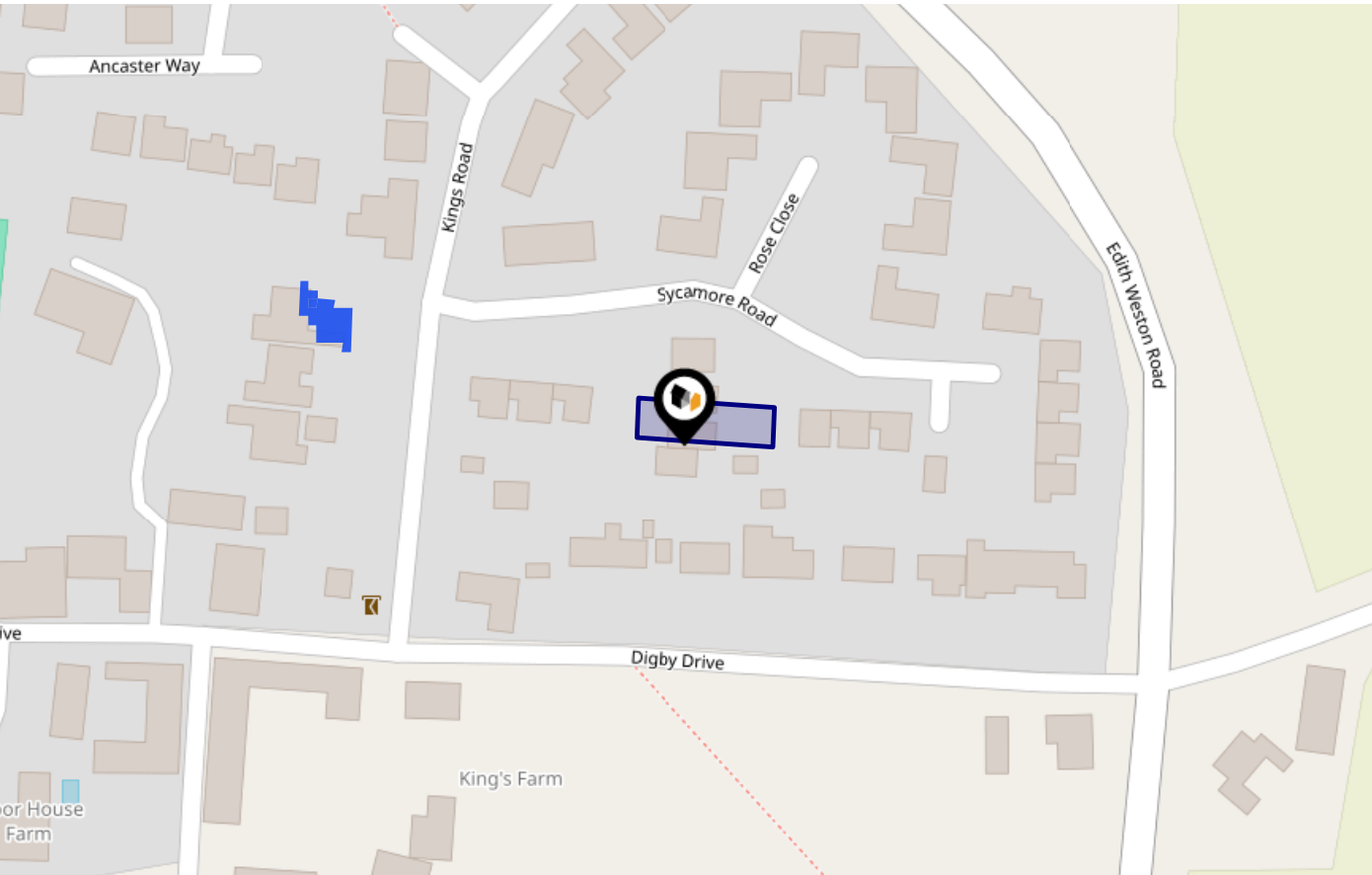
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

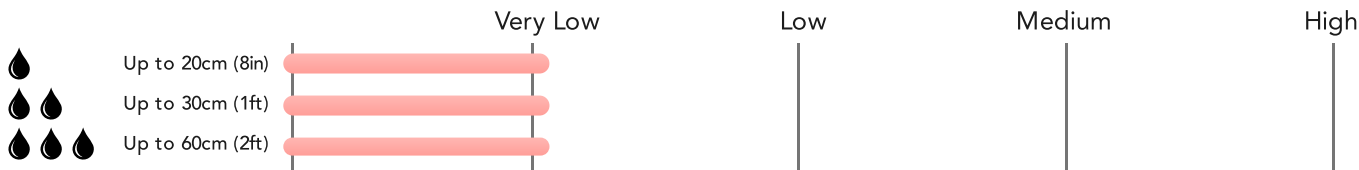


Risk Rating: Very low

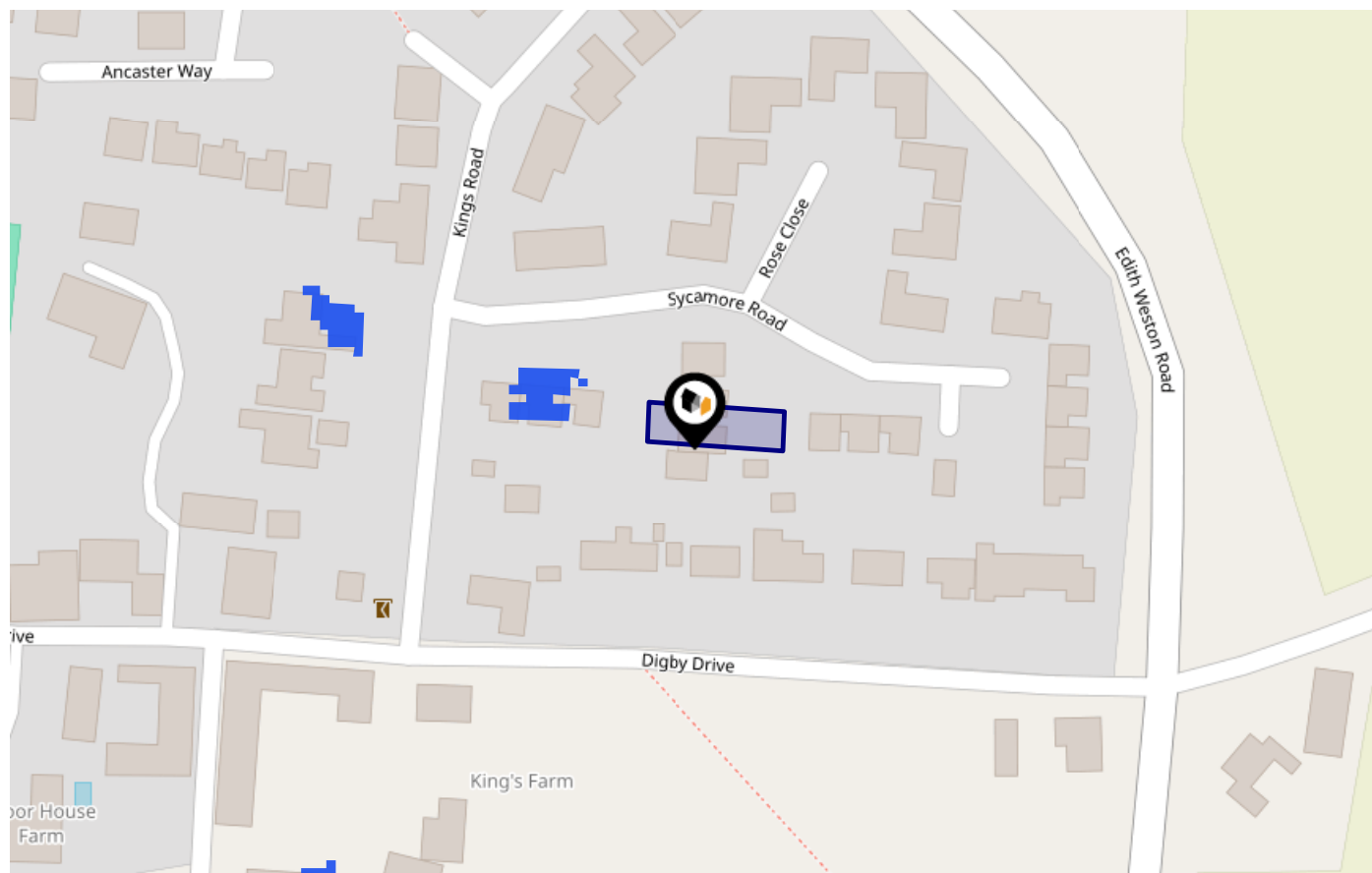
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

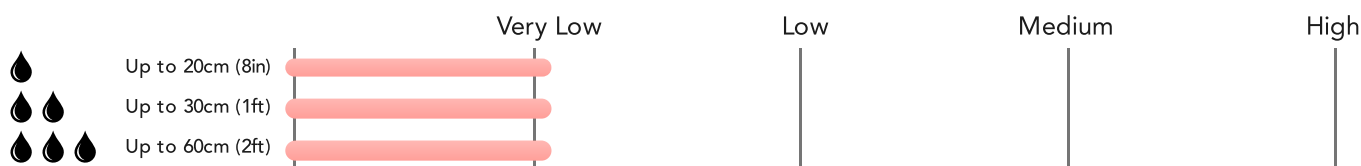


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

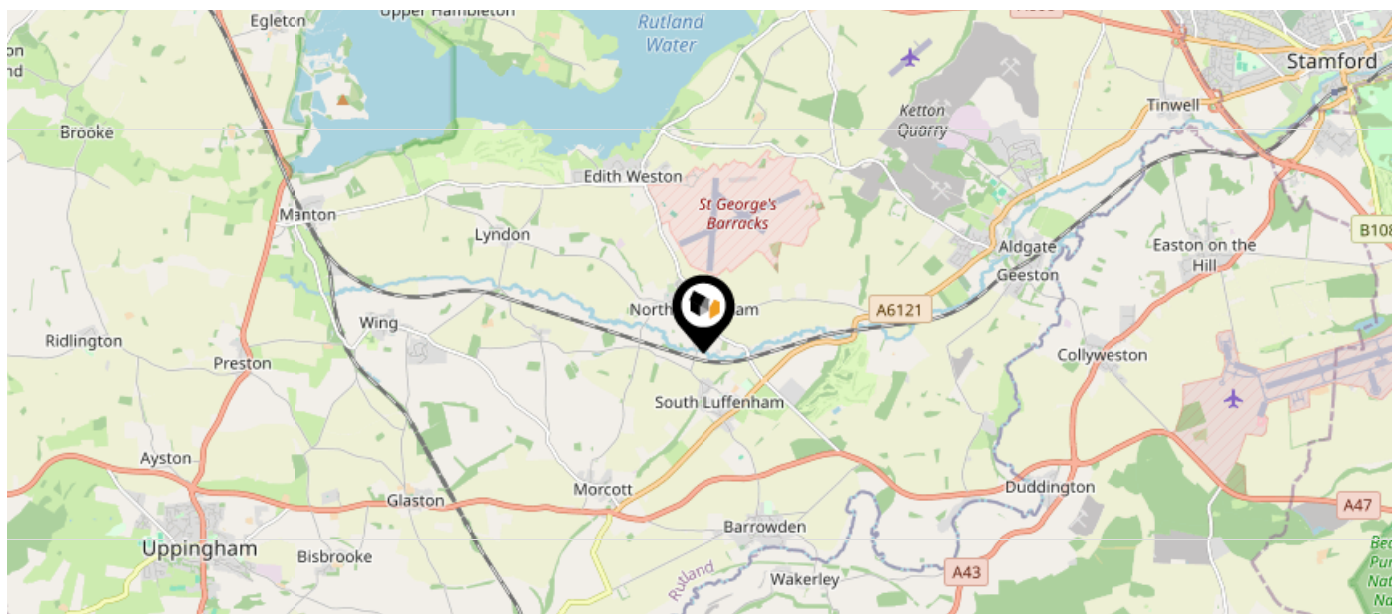
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

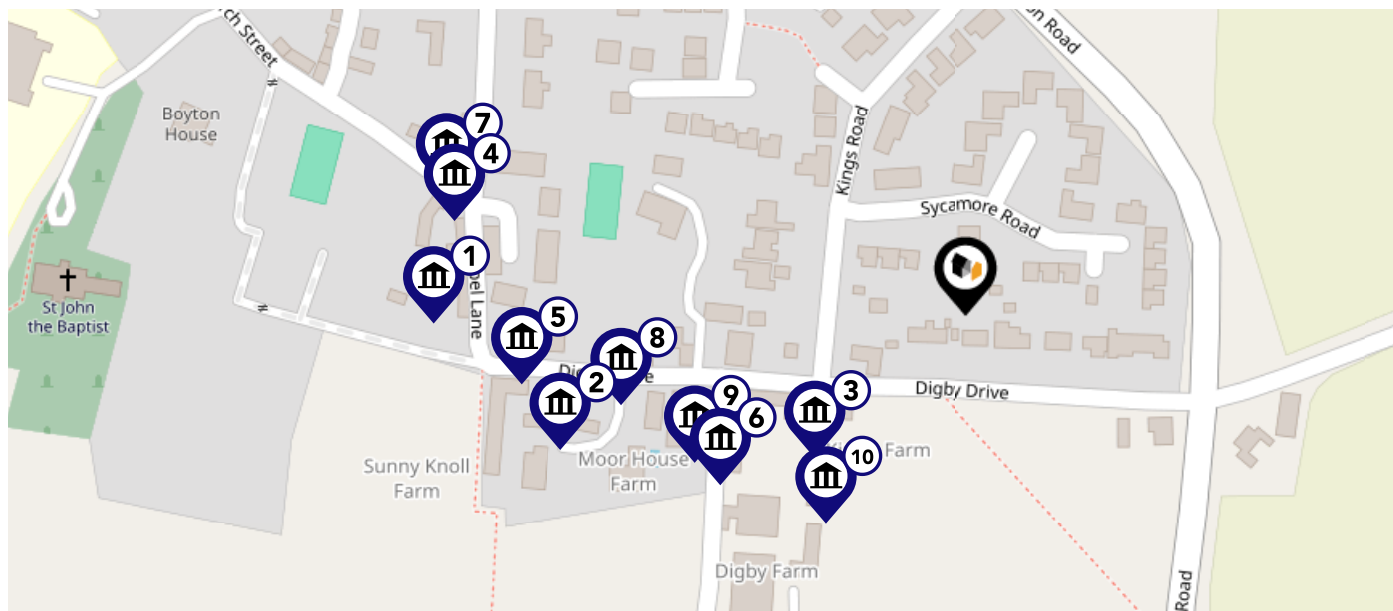
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	North Luffenham Airfield-North Luffenham Airfield, Rutland	Historic Landfill	
2	Land off Pinfold Lane-Edith Weston, Rutland	Historic Landfill	
3	EA/EPR/CP3398NL/V002	Active Landfill	
4	Luffenham Landfill Site-Brookes Court, Near Morcott, Leicestershire	Historic Landfill	
5	Pilton-Rutland	Historic Landfill	
6	Empingham Road-Near Ketton, Rutland	Historic Landfill	
7	Morcott-Morcott, Rutland	Historic Landfill	
8	Witchley Warren-Ketton Road, Rutland	Historic Landfill	
9	Peterborough Road-Morcott, Rutland	Historic Landfill	
10	North Of Wing - Pilton Road-Rutland	Historic Landfill	

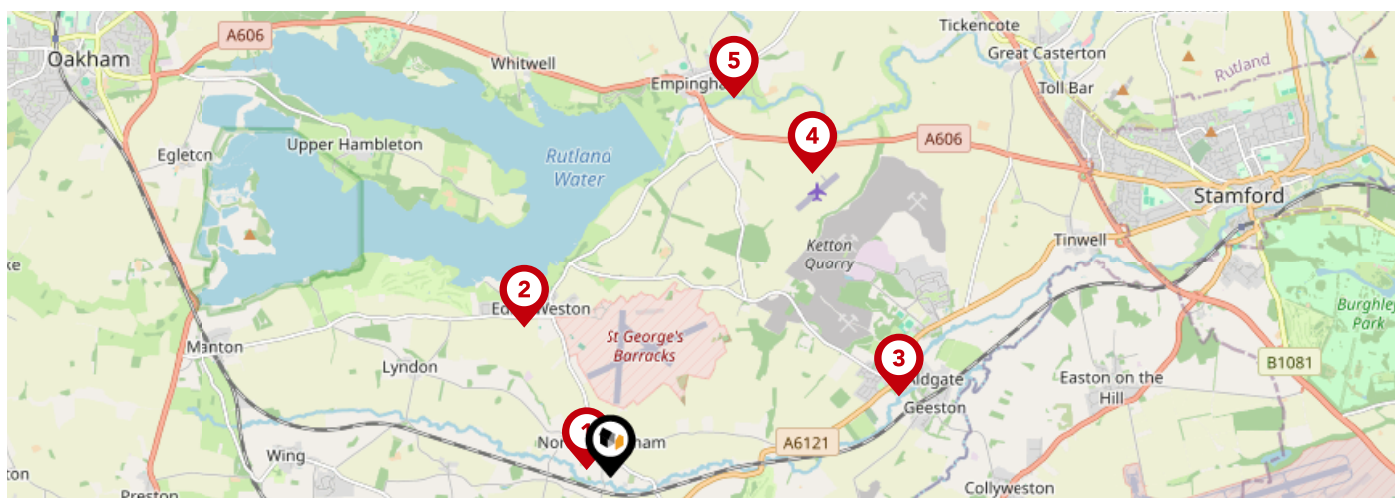
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1307266 - 8-14, Chapel Lane	Grade II	0.1 miles
	1073902 - Sunny Knoll	Grade II	0.1 miles
	1361452 - Gate Piers, Gate, Wall And Outhouse At King's Farmhouse	Grade II	0.1 miles
	1177839 - Village Pump	Grade II	0.1 miles
	1177925 - Sundial Cottage	Grade II	0.1 miles
	1073903 - Barns And Outbuildings At King's Farmhouse	Grade II	0.1 miles
	1361487 - Stone Cottage And Wall	Grade II	0.1 miles
	1361451 - Stonecroft, Wall And Garden Room	Grade II	0.1 miles
	1178090 - Moor House Farmhouse, Barn And Outbuilding	Grade II	0.1 miles
	1295302 - King's Farmhouse	Grade II	0.1 miles

Area Schools

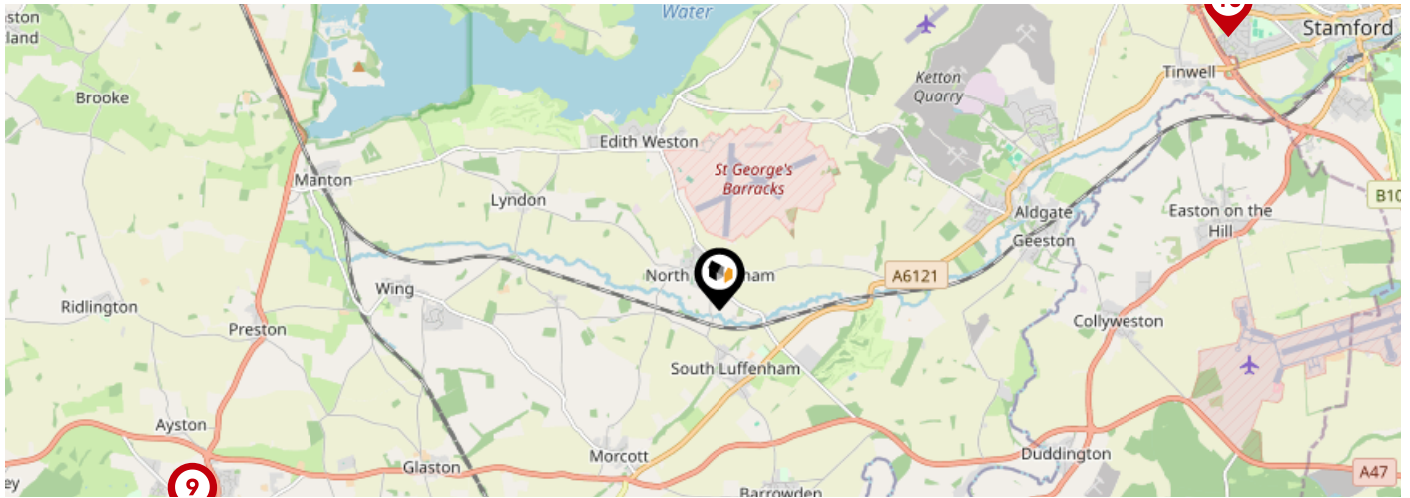
Boutique Estate Agency



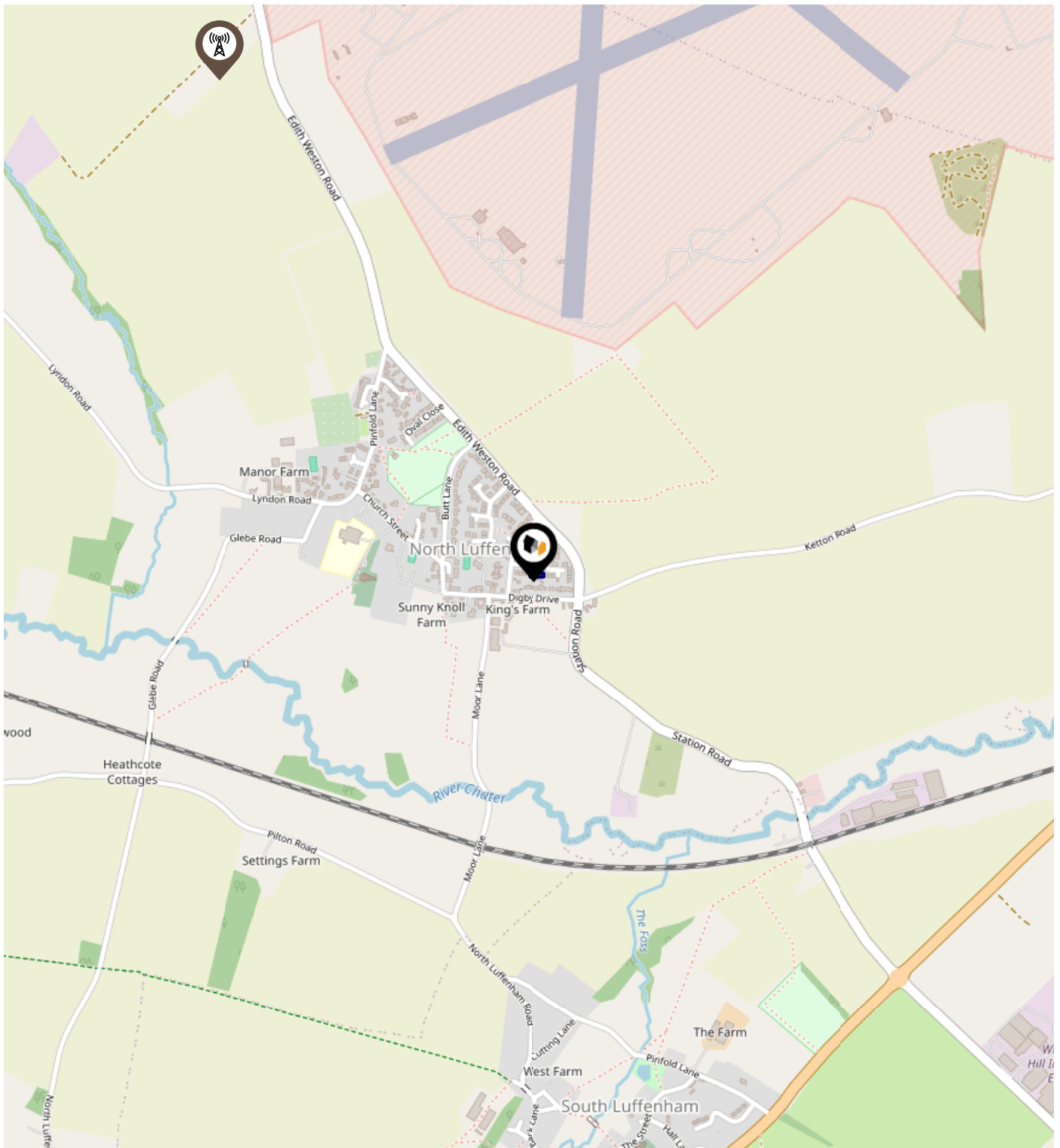
		Nursery	Primary	Secondary	College	Private
1	St Mary and St John CofE VA Primary School Ofsted Rating: Good Pupils: 188 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Edith Weston Academy Ofsted Rating: Good Pupils: 86 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ketton Church of England Primary School Ofsted Rating: Good Pupils: 189 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wilds Lodge School Ofsted Rating: Good Pupils: 86 Distance:3.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Empingham Church of England Primary School Ofsted Rating: Good Pupils: 71 Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Exton and Greetham CofE Primary School Ofsted Rating: Good Pupils: 73 Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Uppingham Community College Ofsted Rating: Good Pupils: 915 Distance:5.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Uppingham School Ofsted Rating: Not Rated Pupils: 844 Distance:5.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



Boutique Estate Agency



		Nursery	Primary	Secondary	College	Private
9	Uppingham Church of England Primary School Ofsted Rating: Good Pupils: 130 Distance: 5.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Malcolm Sargent Primary School Ofsted Rating: Good Pupils: 648 Distance: 5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Great Casterton Church of England Primary School Ofsted Rating: Outstanding Pupils: 84 Distance: 5.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Leighfield Primary School Ofsted Rating: Good Pupils: 188 Distance: 5.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Kings Cliffe Endowed Primary School Ofsted Rating: Good Pupils: 222 Distance: 5.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Casterton College Rutland Ofsted Rating: Good Pupils: 943 Distance: 5.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The Shires at Oakham Ofsted Rating: Good Pupils: 29 Distance: 5.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	English Martyrs' Catholic Voluntary Academy Ofsted Rating: Good Pupils: 163 Distance: 5.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

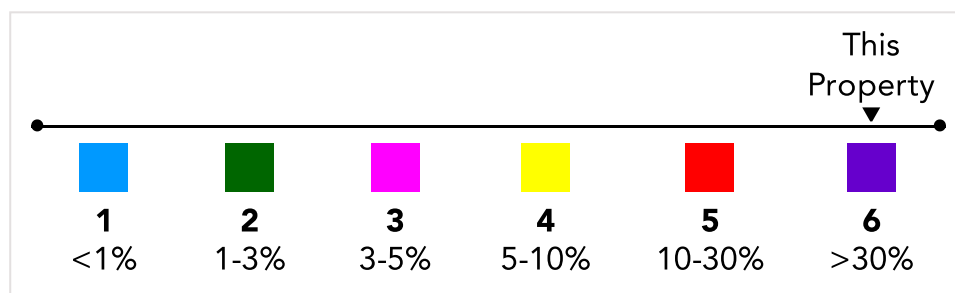
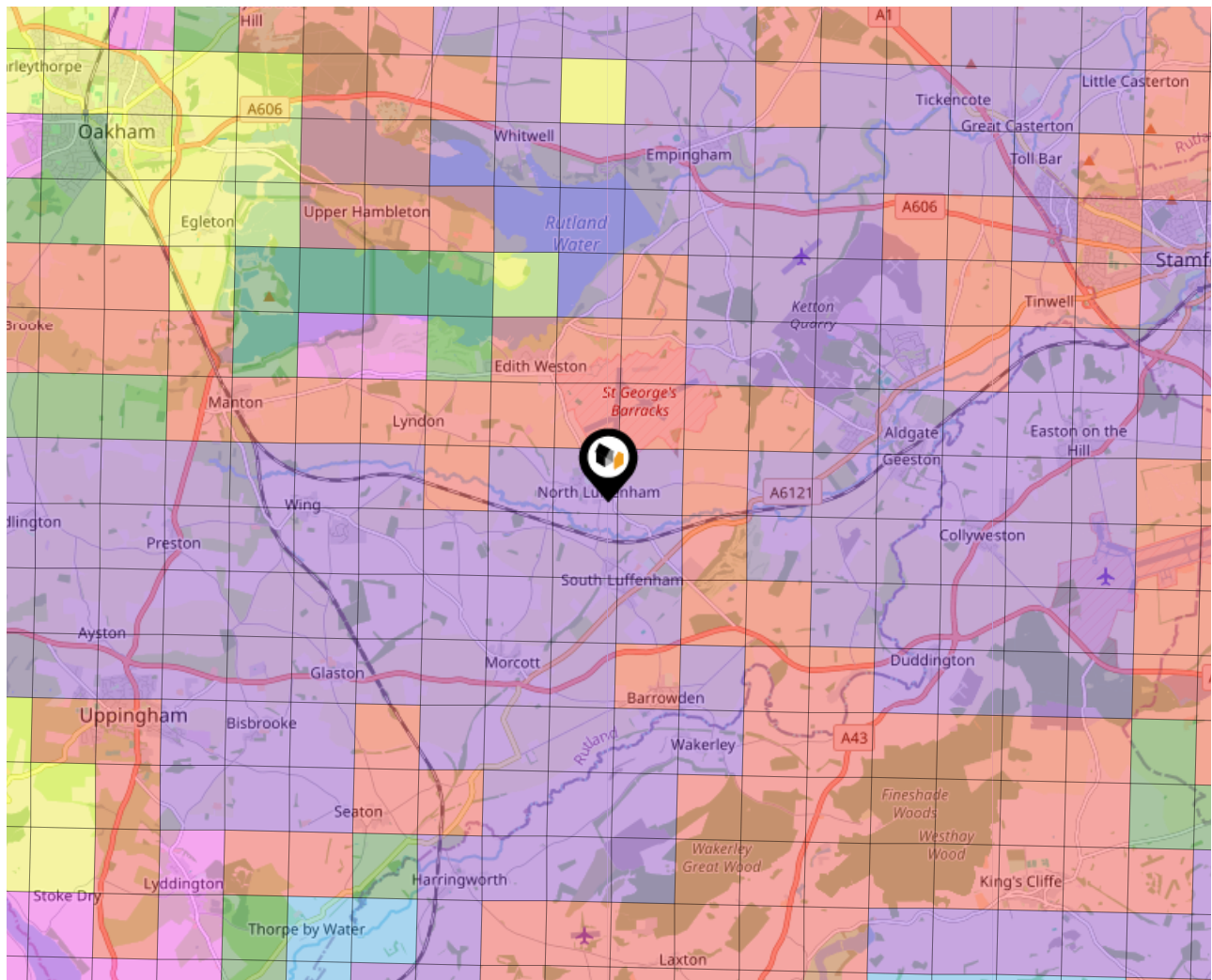


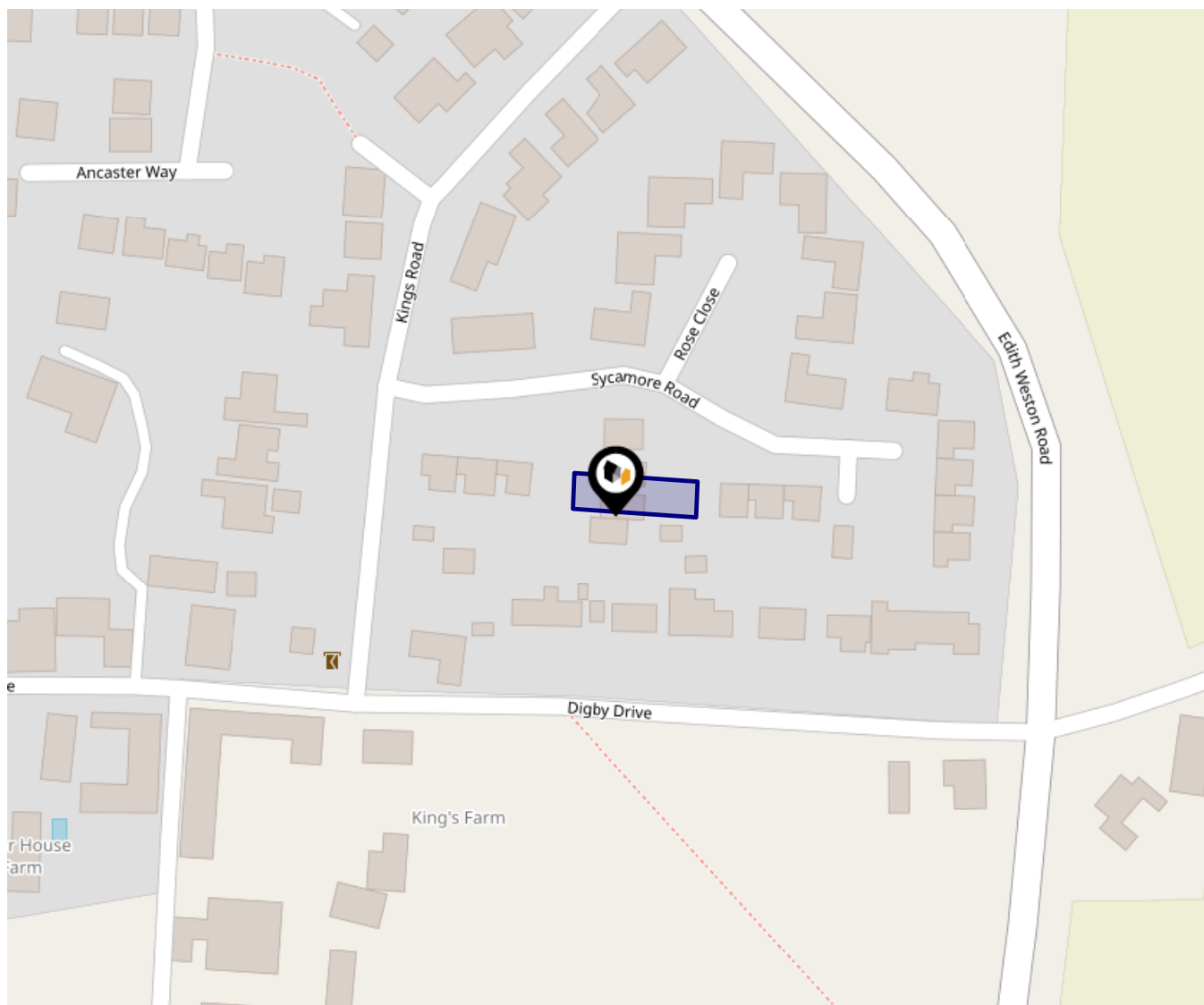
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





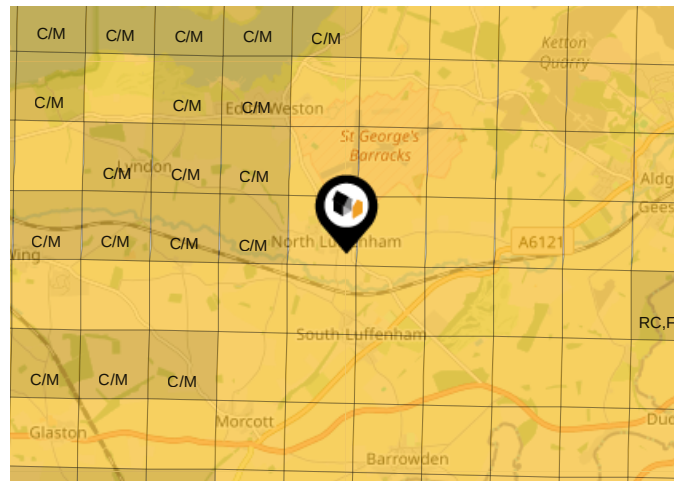
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		






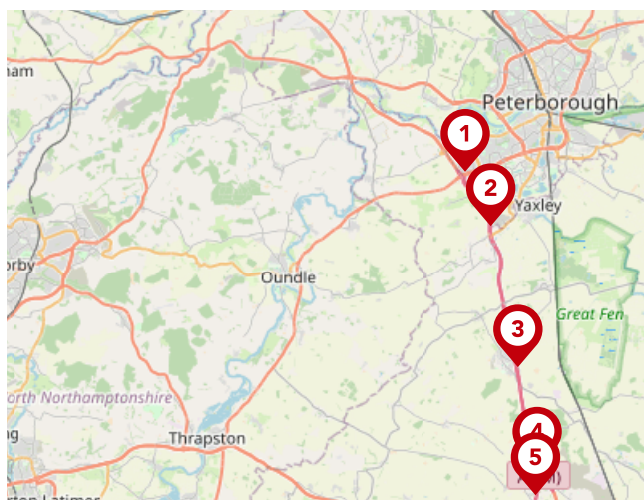
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess








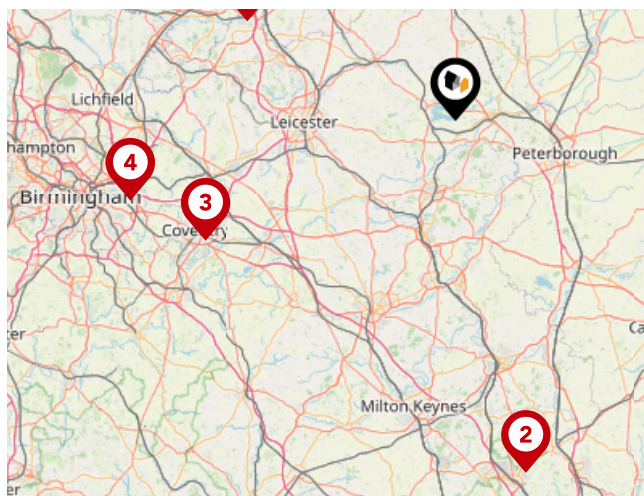
National Rail Stations

Pin	Name	Distance
	Oakham Rail Station	6.2 miles
	Corby Rail Station	9.49 miles
	Melton Mowbray Rail Station	15.01 miles







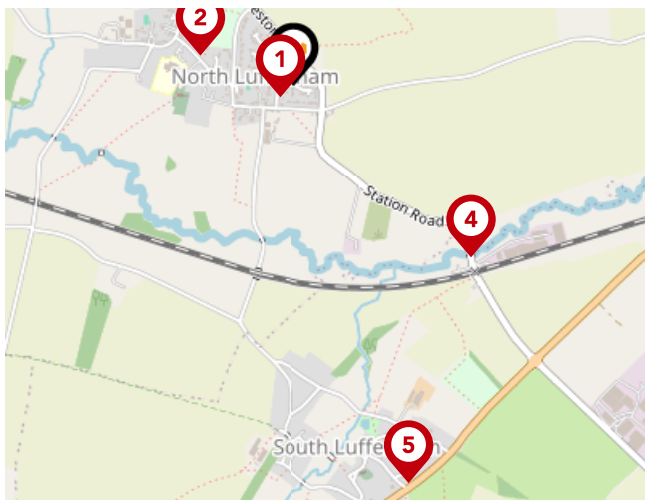
Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J17	13.96 miles
	A1(M) J16	15.71 miles
	A1(M) J15	19.55 miles
	A1(M) J14	22.68 miles
	A1(M) J13	23.36 miles



Airports/Helipads

Pin	Name	Distance
	East Mids Airport	33.18 miles
	Luton Airport	52.12 miles
	Baginton	40.16 miles
	Birmingham Airport	48.34 miles



Bus Stops/Stations

Pin	Name	Distance
1	Kings Road	0.04 miles
2	School	0.22 miles
3	Bungalows	0.31 miles
4	Level Crossing	0.56 miles
5	Hall Lane	0.93 miles



Ellie Hinton-Bardwell Powered by eXp

My Estate Agency evolved after years of being in the industry in various roles, with various companies and compiling a list of mental notes on how I could be better. How I could offer more support, for less?

"My goal is not to have the biggest market portfolio. In fact, my goal is to have the biggest impact on people. I want you to remember me and my services long term and by doing this, I realised that I need a smaller amount of the market, offering a boutique service within the Estate Agency world where I create impactful relationships with those in the local community."

I offer a new and unique experience when it comes to selling your home. I will encourage, be your confidant and expose you to the support you never knew you needed.

I am not your average Estate Agent. Let's meet for a coffee and I'll show you why.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



**Ellie Hinton-Bardwell Powered
by eXp**

01780431202

ellie.hinton-bardwell@exp.uk.com

www.elliehintonbardwell.exp.uk.com/

