

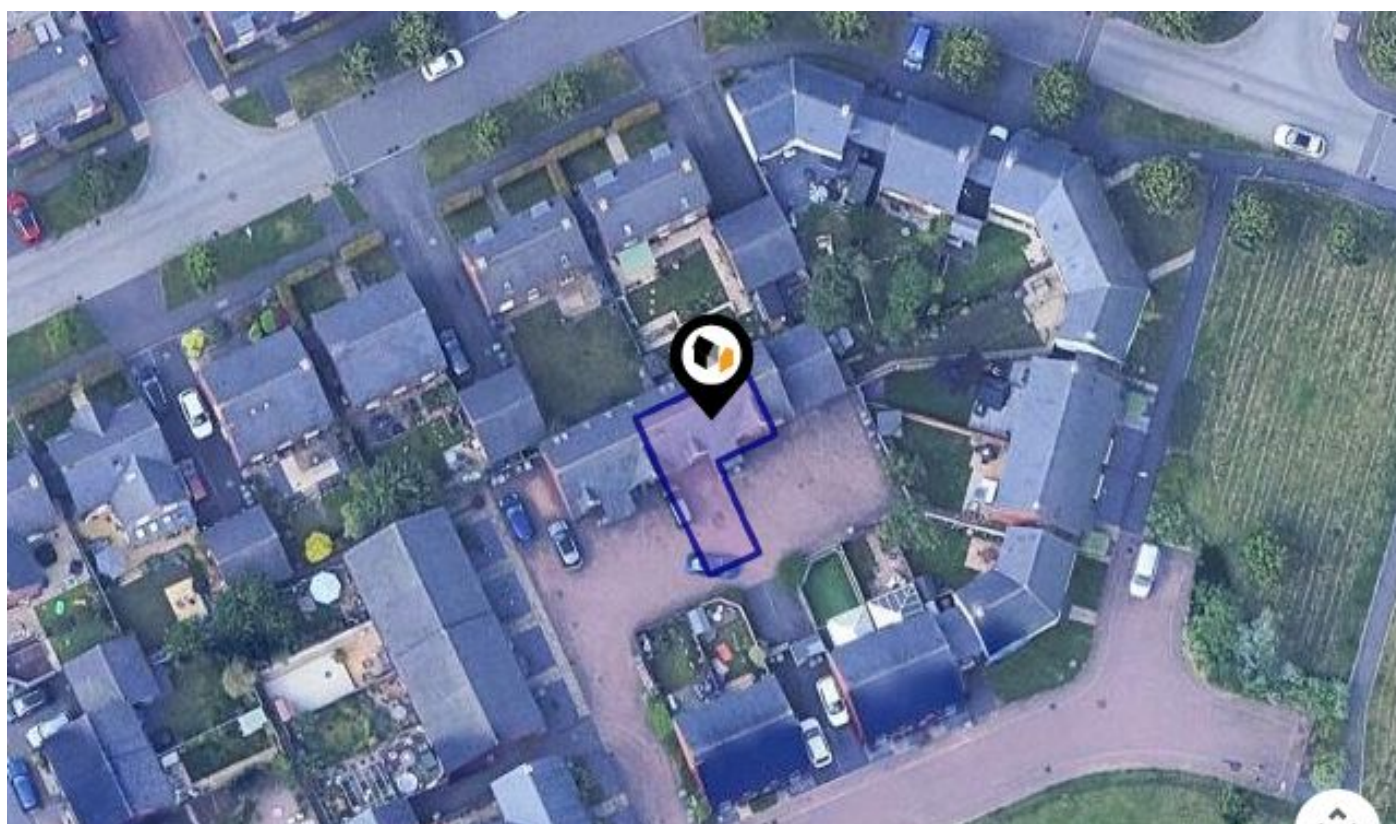


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KFB: Key Facts for Buyers

A Guide to This Property & the Local Area

Sunday 04th May 2025



40, MERTTENS DRIVE, ROTHLEY, LEICESTER, LE7 7SX

Price Estimate : £220,000

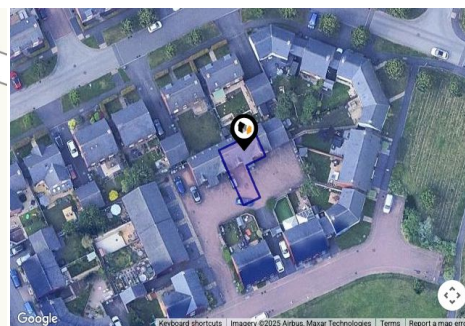
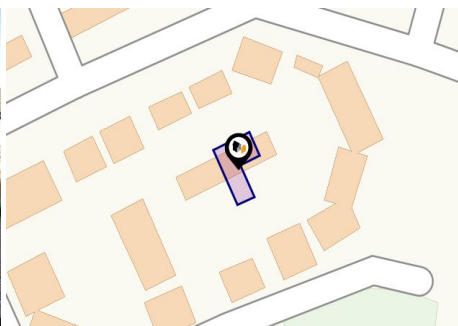
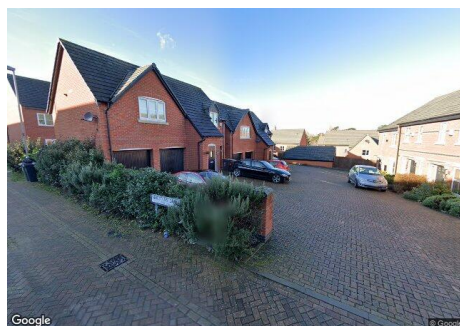
Ellie Hinton-Bardwell Powered by eXp

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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	538 ft ² / 50 m ²
Plot Area:	0.02 acres
Year Built :	2012
Council Tax :	Band B
Annual Estimate:	£1,810
Title Number:	LT441958
UPRN:	10023775868

Last Sold Date:	19/01/2012
Last Sold Price:	£114,000
Last Sold £/ft²:	£211
Price Estimate:	£220,000
Rental Estimate:	£650
Yield:	3.55 %
Tenure:	Freehold

Local Area

Local Authority:	Leicestershire
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>Very low</p> <p>Low</p>

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

13 mb/s	259 mb/s	- mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

40 Merrtens Drive, Rothley, LE7 7SX

Energy rating

C

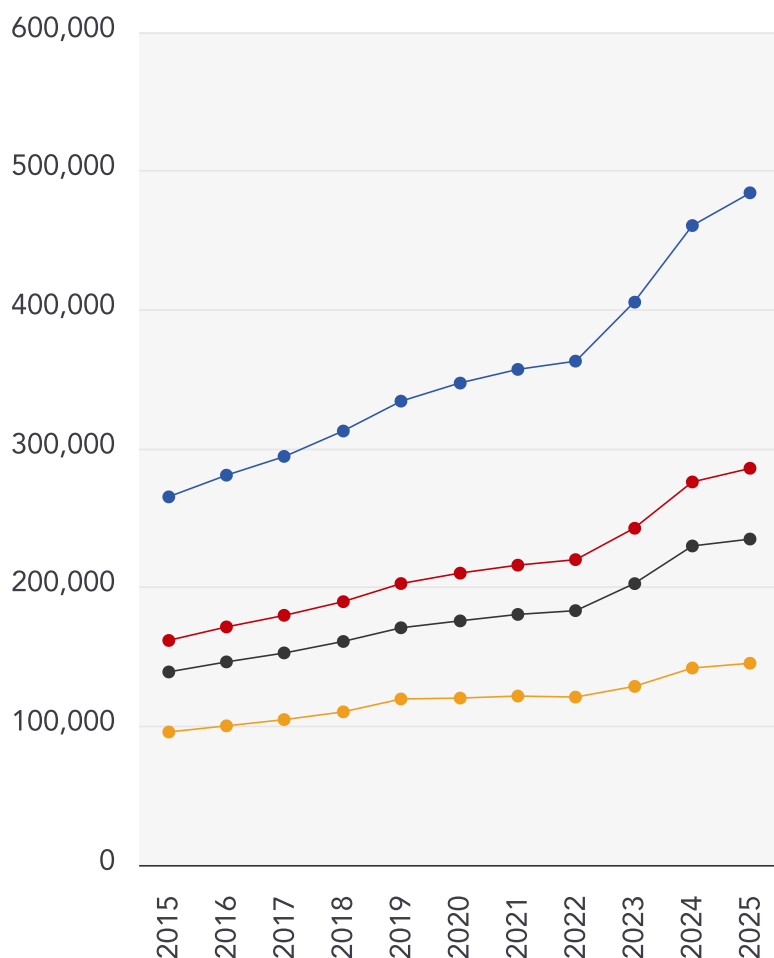
Valid until 06.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	To unheated space, insulated (assumed)
Total Floor Area:	50 m ²

10 Year History of Average House Prices by Property Type in LE7



Detached

+82.61%

Semi-Detached

+76.69%

Terraced

+68.86%

Flat

+51.73%

Market Sold in Street

Boutique Estate Agency

54, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	29/11/2024	08/07/2016	23/03/2012
Last Sold Price:	£275,000	£190,000	£189,995

37, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	16/09/2024	26/10/2023	25/02/2019	22/12/2016
Last Sold Price:	£270,000	£260,000	£210,000	£189,995

20, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	12/08/2024	06/02/2015	22/03/2012
Last Sold Price:	£215,000	£140,000	£140,000

46, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	05/02/2024	10/12/2021	11/11/2011
Last Sold Price:	£227,500	£215,000	£144,995

39, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	30/06/2023	22/11/2019	22/12/2016
Last Sold Price:	£260,500	£215,000	£186,995

26, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	13/01/2023	16/03/2012
Last Sold Price:	£267,600	£185,000

24, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	14/12/2021	28/09/2012
Last Sold Price:	£260,000	£179,995

34, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	20/05/2021	10/03/2016	16/12/2011
Last Sold Price:	£227,000	£175,000	£155,000

16, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	09/04/2021	01/06/2018	01/04/2016	23/03/2012
Last Sold Price:	£195,000	£165,000	£157,500	£140,000

12, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	26/02/2021	23/08/2012
Last Sold Price:	£181,000	£135,000

18, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	12/02/2021	16/09/2016	23/03/2012
Last Sold Price:	£192,000	£157,000	£140,000

4, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	20/11/2020
Last Sold Price:	£160,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street

Boutique Estate Agency

56, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	25/09/2020	12/02/2016	23/09/2011
Last Sold Price:	£242,500	£211,500	£209,995

52, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	19/03/2019	06/08/2015	30/09/2011
Last Sold Price:	£224,000	£205,000	£199,995

6, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	04/01/2019	24/08/2012
Last Sold Price:	£175,000	£146,995

32, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	14/10/2016	25/11/2011
Last Sold Price:	£170,000	£174,995

8, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	30/10/2015
Last Sold Price:	£151,000

42, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	21/11/2014	14/10/2011
Last Sold Price:	£149,995	£141,995

10, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	30/11/2012
Last Sold Price:	£122,500

14, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	07/09/2012
Last Sold Price:	£165,000

28, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	23/03/2012
Last Sold Price:	£319,995

22, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	23/03/2012
Last Sold Price:	£146,995

40, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	19/01/2012
Last Sold Price:	£114,000

38, Merttens Drive, Leicester, LE7 7SX

Last Sold Date:	16/12/2011
Last Sold Price:	£124,995

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

Sold in Street



30, Merttens Drive, Leicester, LE7 7SX

Last Sold Date: 25/11/2011
Last Sold Price: £164,995

36, Merttens Drive, Leicester, LE7 7SX

Last Sold Date: 25/11/2011
Last Sold Price: £181,000

44, Merttens Drive, Leicester, LE7 7SX

Last Sold Date: 26/10/2011
Last Sold Price: £142,995

50, Merttens Drive, Leicester, LE7 7SX

Last Sold Date: 30/09/2011
Last Sold Price: £185,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

About Us



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.



Ellie Hinton-Bardwell

I was born and raised in Hertfordshire before my parents discovered and fell in love with Stamford and have lived in Stamford and surrounding areas ever since. I welcomed my daughter into the world in 2021 and she has attended nursery and playgroups in Stamford.

I have had various jobs in the property and childcare sector in and around Stamford and have a good network of businesses around me in the local area helping me to thrive in the Estate Agency world.

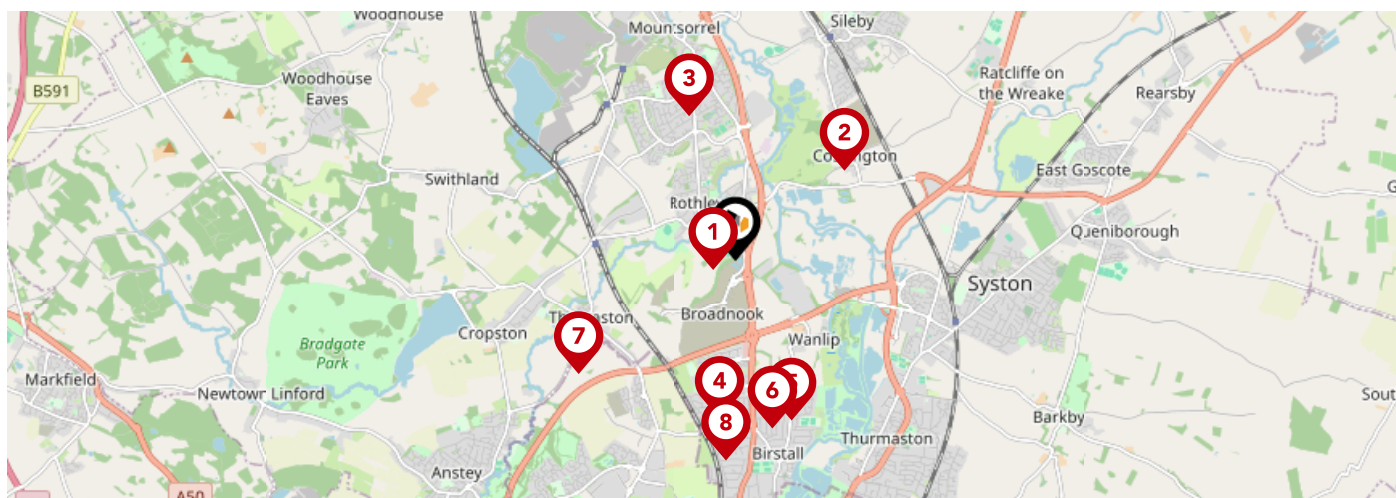
Aside from having my daughter, 2024 was the best year for me. I married my best friend in a local wedding venue, we sold our first home and purchased our family home.

Having gone through school, college, jobs, childcare and house moves in the area I feel like I can give heaps of knowledge from my own personal experience. I know what it is like to relocate to Stamford, I know what it is like to raise a child in Stamford and generally how to make people feel welcomed into the area.

I am a warm, friendly character really hoping to make a difference to peoples lives in one of the most special chapters of their life; moving home.

Area Schools

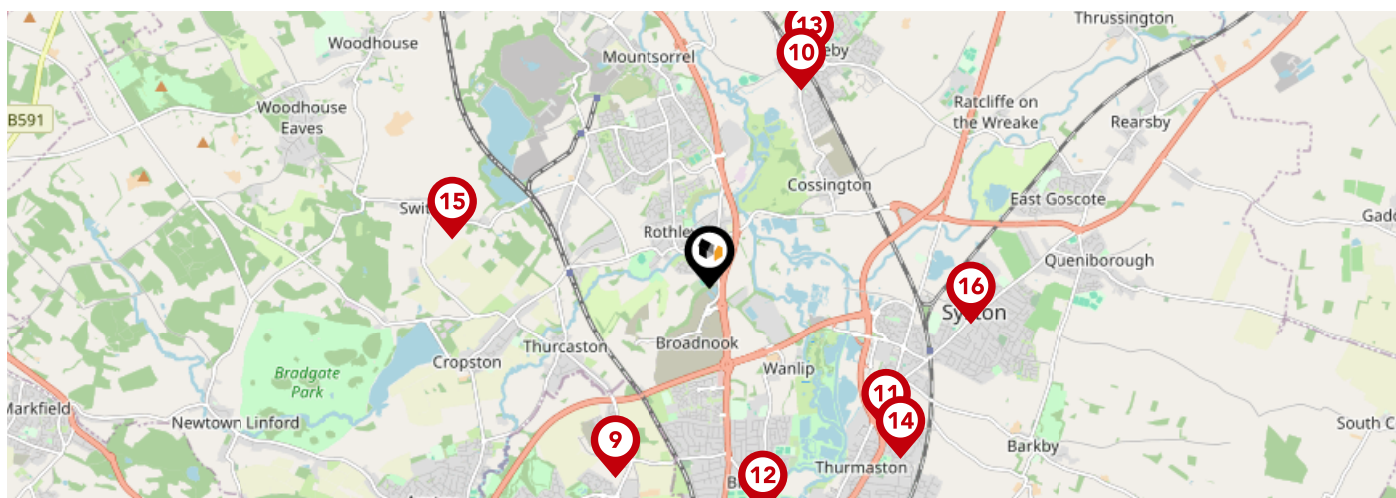
Boutique Estate Agency











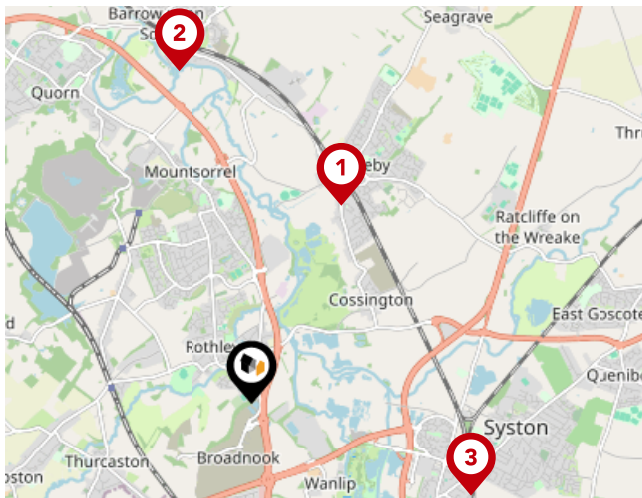
		Nursery	Primary	Secondary	College	Private
1	Rothley Church of England Primary School Ofsted Rating: Good Pupils: 511 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cossington Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Christ Church & Saint Peter's CofE Primary School Ofsted Rating: Good Pupils: 403 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hallam Fields, Birstall Ofsted Rating: Requires improvement Pupils: 202 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Cedars Academy Ofsted Rating: Good Pupils: 994 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	ALP Leicester Ofsted Rating: Good Pupils: 34 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Richard Hill Church of England Primary School Ofsted Rating: Requires improvement Pupils: 113 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Highcliffe Primary School and Community Centre Ofsted Rating: Good Pupils: 408 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools




Boutique Estate Agency

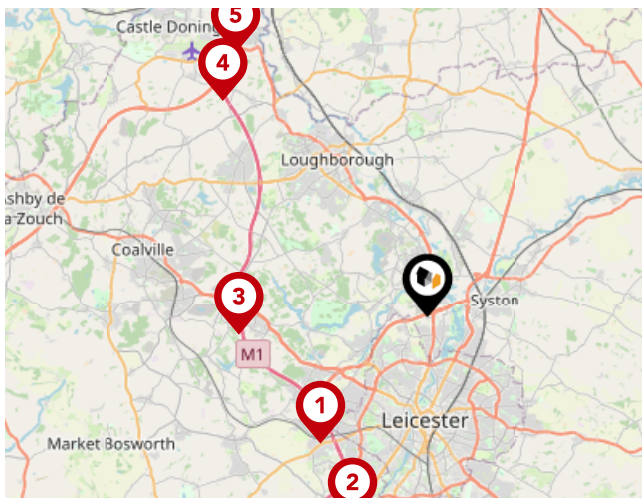


		Nursery	Primary	Secondary	College	Private
	Glebelands Primary School Ofsted Rating: Good Pupils: 307 Distance: 1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sileby Redlands Community Primary School Ofsted Rating: Good Pupils: 374 Distance: 1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Roundhill Academy Ofsted Rating: Requires improvement Pupils: 794 Distance: 2.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Riverside Community Primary School Birstall Ofsted Rating: Good Pupils: 427 Distance: 2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homefield College Ofsted Rating: Good Pupils: 0 Distance: 2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ellis Catholic Voluntary Academy Ofsted Rating: Good Pupils: 236 Distance: 2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swithland St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance: 2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul Church of England Academy Ofsted Rating: Good Pupils: 416 Distance: 2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








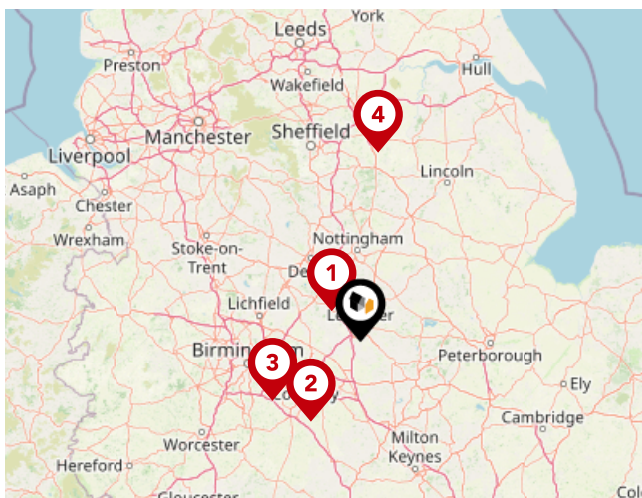
National Rail Stations

Pin	Name	Distance
	Sileby Rail Station	1.96 miles
	Barrow upon Soar Rail Station	3.06 miles
	Syston Rail Station	2.14 miles







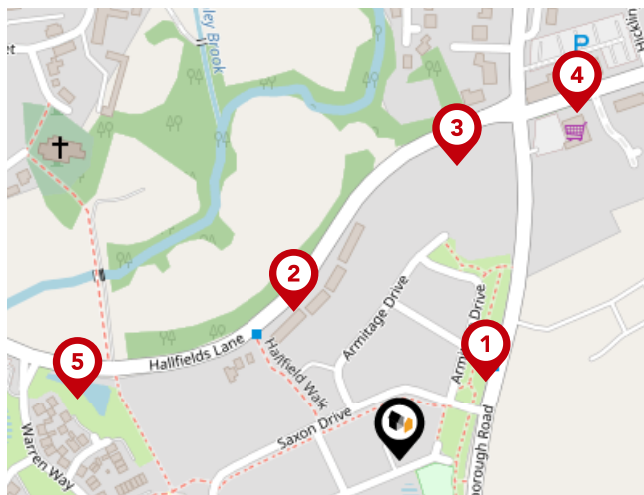
Trunk Roads/Motorways

Pin	Name	Distance
	M1 J21A	5.97 miles
	M1 J21	7.81 miles
	M1 J22	6.85 miles
	M1 J23A	10.7 miles
	M1 J24	11.78 miles








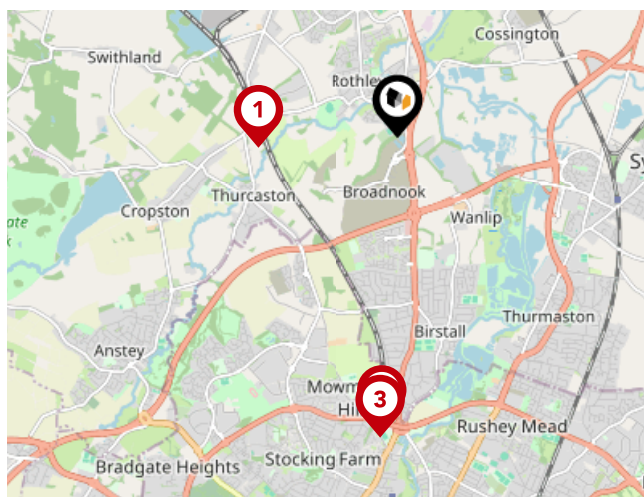
Airports/Helipads

Pin	Name	Distance
	East Mids Airport	11.8 miles
	Baginton	27.54 miles
	Birmingham Airport	30.76 miles
	Farnborough	53.81 miles






Bus Stops/Stations

Pin	Name	Distance
	Woodcock Farm	0.07 miles
	Hallfields Lane	0.1 miles
	The Red Lion	0.17 miles
	The Red Lion	0.22 miles
	Warren Way	0.18 miles



Local Connections

Pin	Name	Distance
	Rothley (Great Central Railway)	1.26 miles
	Great Central Railway	2.61 miles
	Leicester North (Great Central Railway)	2.7 miles

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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