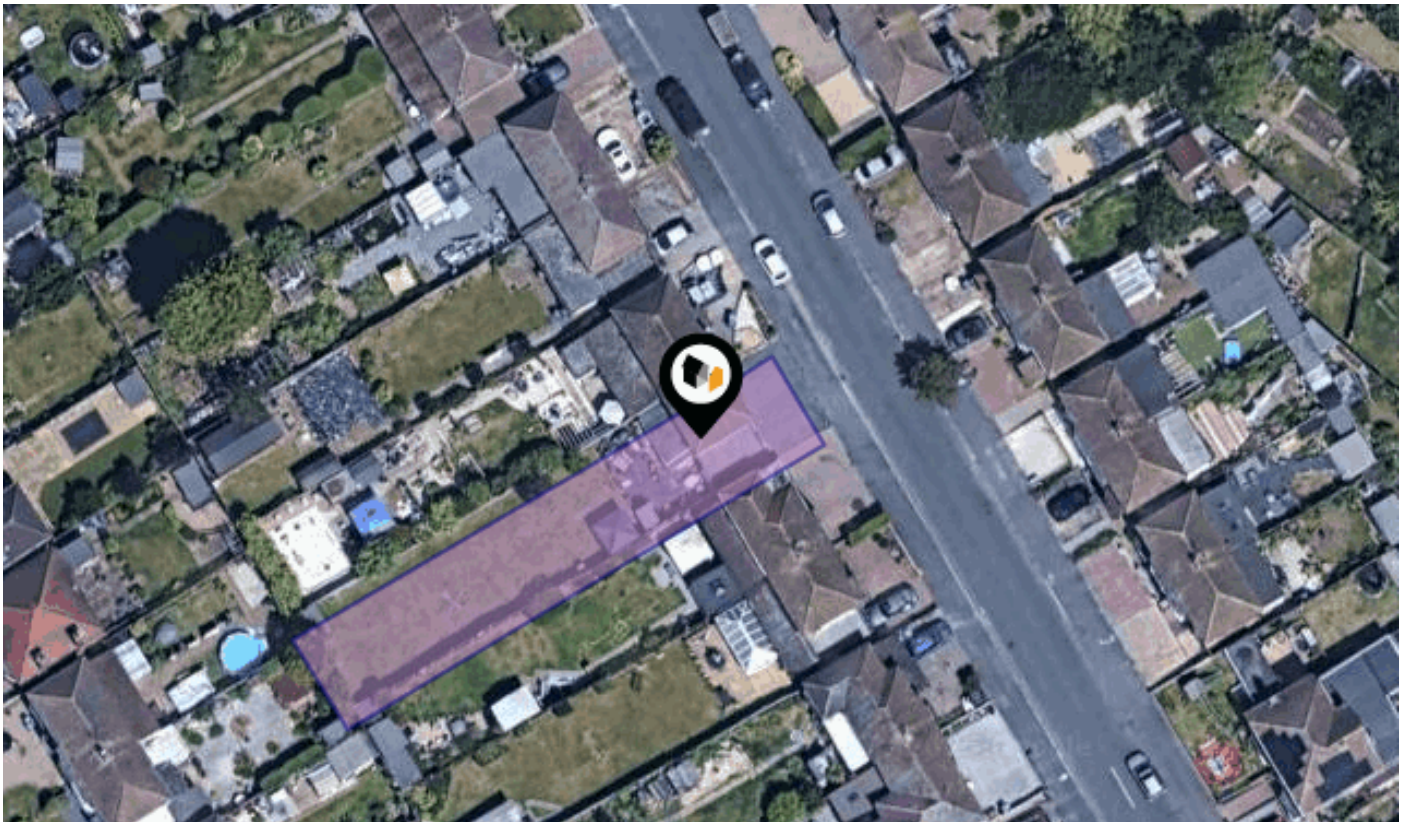


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th October 2025



SANDRINGHAM AVENUE, EARL SHILTON, LEICESTER, LE9

Price Estimate : £200,000

Martin & Co | Hinckley

99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/





Property

Type:	Semi-Detached	Price Estimate:	£200,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.1 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,792		
Title Number:	LT144089		

Local Area

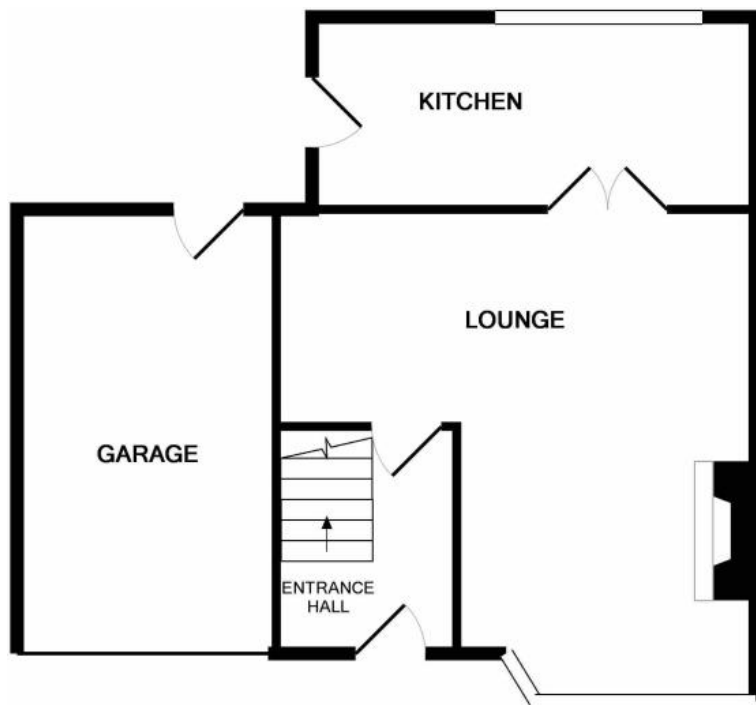
Local Authority:	Leicestershire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		17	45	1000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						

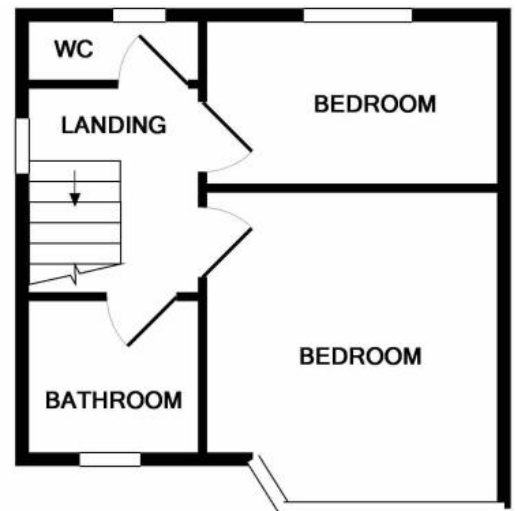




SANDRINGHAM AVENUE, EARL SHILTON, LEICESTER, LE9



GROUND FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.6 SQ.M.)

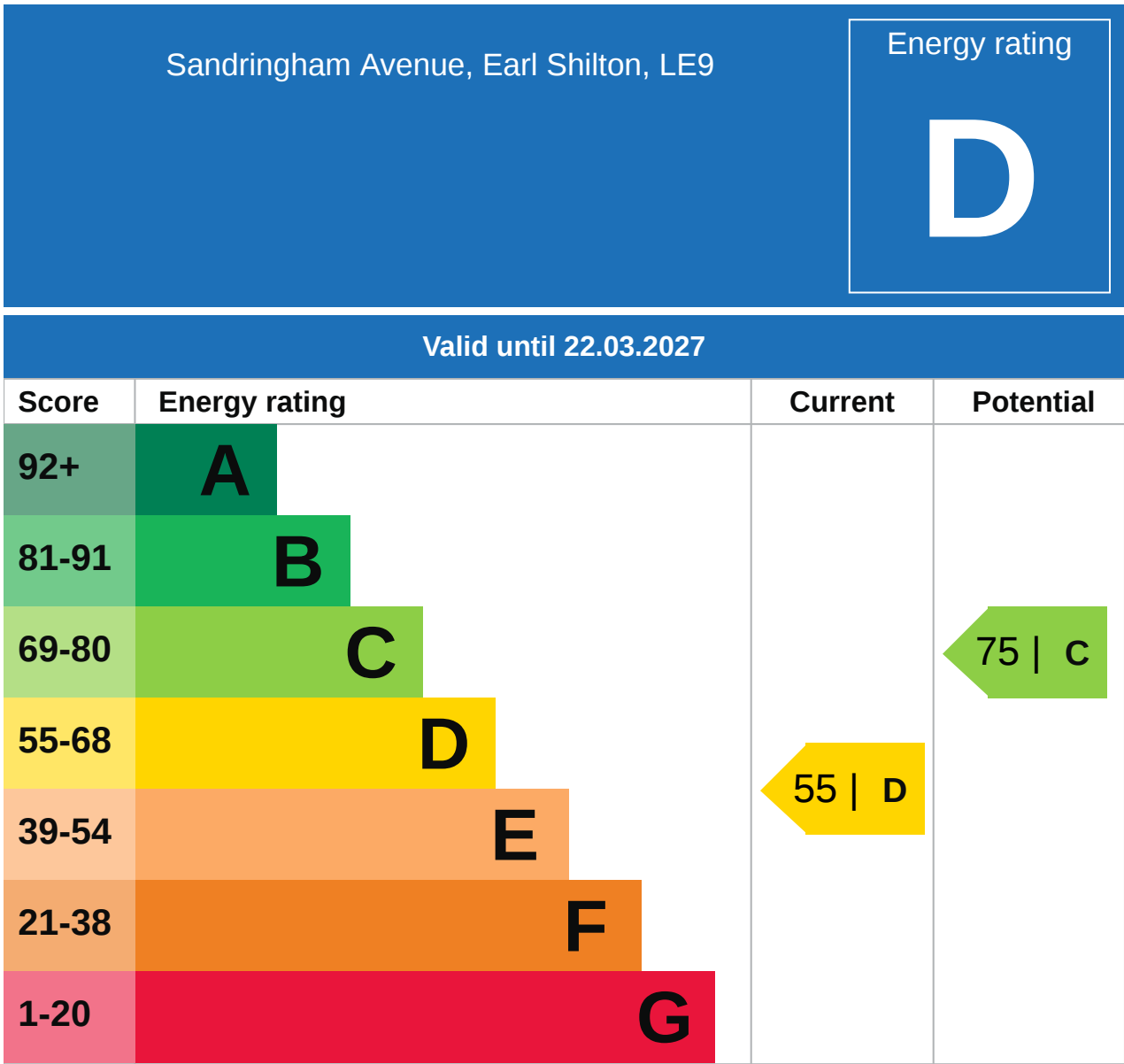


1ST FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2017



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	Solid, no insulation (assumed)
Total Floor Area:	75 m ²

9, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	12/02/2025	25/10/2013	04/05/2007	18/07/2005	26/07/2002	27/10/2000
Last Sold Price:	£225,000	£134,000	£164,000	£115,000	£89,950	£66,300

20, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	18/08/2023
Last Sold Price:	£155,000

27, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	01/12/2022
Last Sold Price:	£262,000

10, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	23/09/2022	30/03/2017	15/09/2006	19/11/2004
Last Sold Price:	£235,000	£155,000	£124,999	£107,000

22, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	25/07/2022	03/05/2019	27/07/2001
Last Sold Price:	£290,000	£227,000	£53,000

14, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	07/07/2021	08/08/1997
Last Sold Price:	£158,000	£34,400

6, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	22/02/2021	15/06/2018	23/05/2013
Last Sold Price:	£178,000	£155,000	£75,000

4, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	15/11/2019	23/03/2018	18/06/2004
Last Sold Price:	£155,000	£146,000	£95,000

17, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	28/06/2019
Last Sold Price:	£205,000

5, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	13/08/2018
Last Sold Price:	£142,500

2, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	19/07/2018
Last Sold Price:	£280,000

3, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	11/08/2017
Last Sold Price:	£135,000

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

15, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	07/08/2017	25/07/2007	06/05/2005	02/07/1999
Last Sold Price:	£150,000	£135,000	£125,000	£52,000

7, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	28/07/2017
Last Sold Price:	£150,000

19, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	18/11/2016
Last Sold Price:	£142,000

21, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	19/08/2013
Last Sold Price:	£132,000

1, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	12/01/2007
Last Sold Price:	£195,000

13, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	05/04/2005
Last Sold Price:	£145,000

12, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	30/07/2004	23/02/1996
Last Sold Price:	£108,500	£33,000

18, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	07/06/2002
Last Sold Price:	£58,500

11, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	13/07/2001
Last Sold Price:	£60,000

16, Sandringham Avenue, Leicester, LE9 7HY

Last Sold Date:	12/08/1997
Last Sold Price:	£31,000

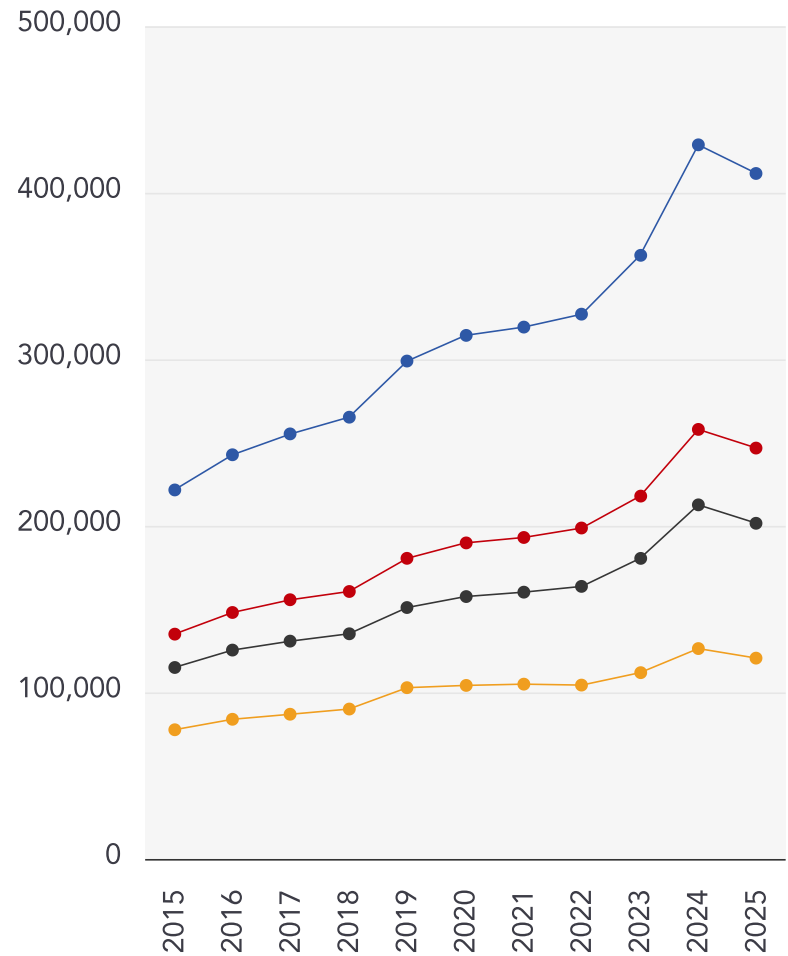
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LE9



Detached

+85.76%

Semi-Detached

+82.76%

Terraced

+75.3%

Flat

+55.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

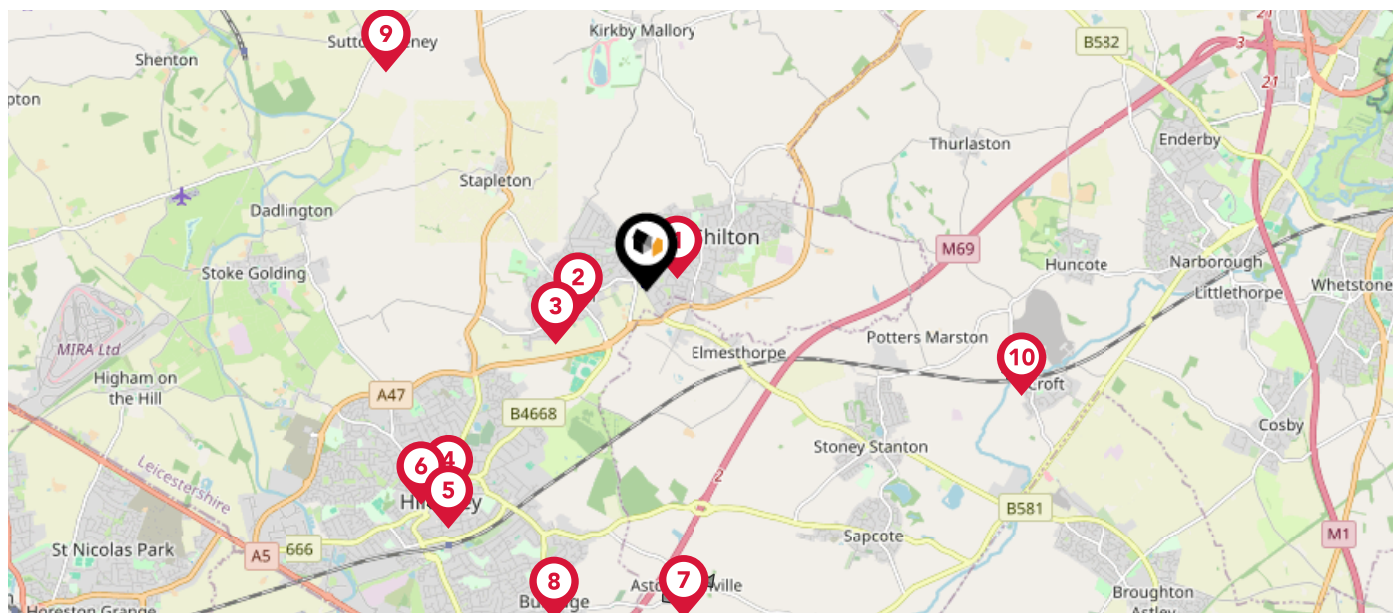
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

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



Earl Shilton



Barwell B



Barwell A



Hinckley - Druid Street



Hinckley - Town Centre



Hinckley, Hollycroft



Aston Flamville



Burbage

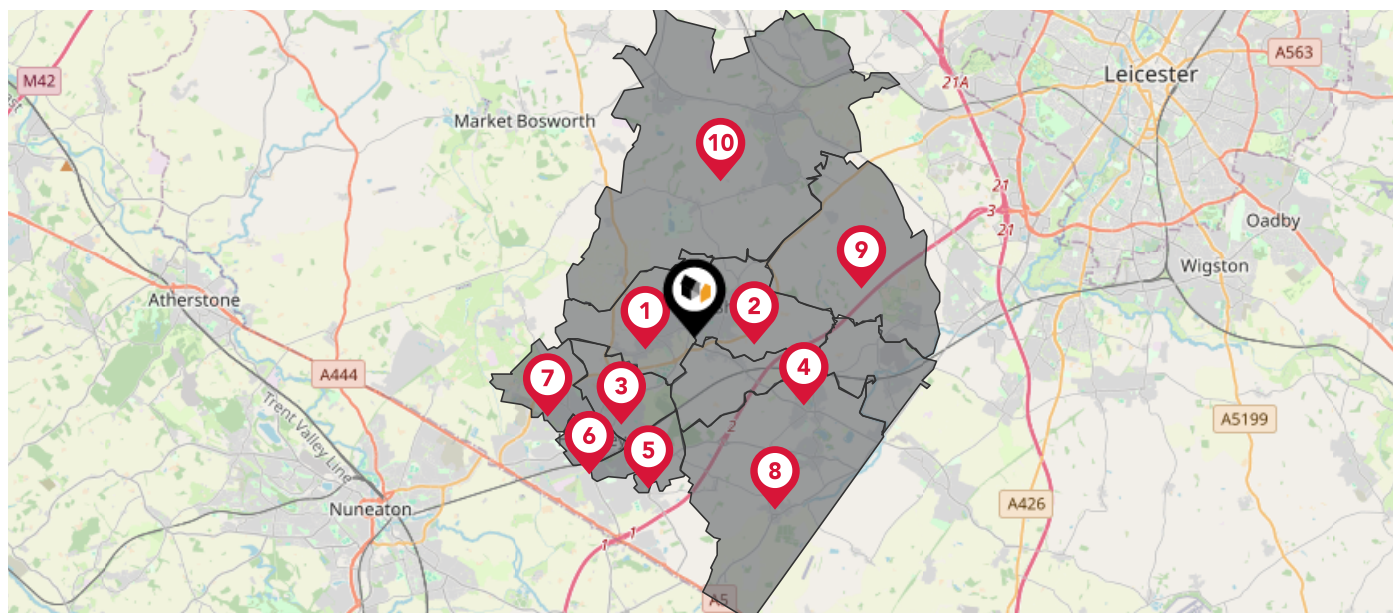


Sutton Cheney



Croft

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



Barwell Ward



Earl Shilton Ward



Hinckley De Montfort Ward



Croft Hill Ward



Burbage St. Catherines and Lash Hill Ward



Hinckley Castle Ward



Hinckley Trinity Ward



Stanton and Flamville Ward

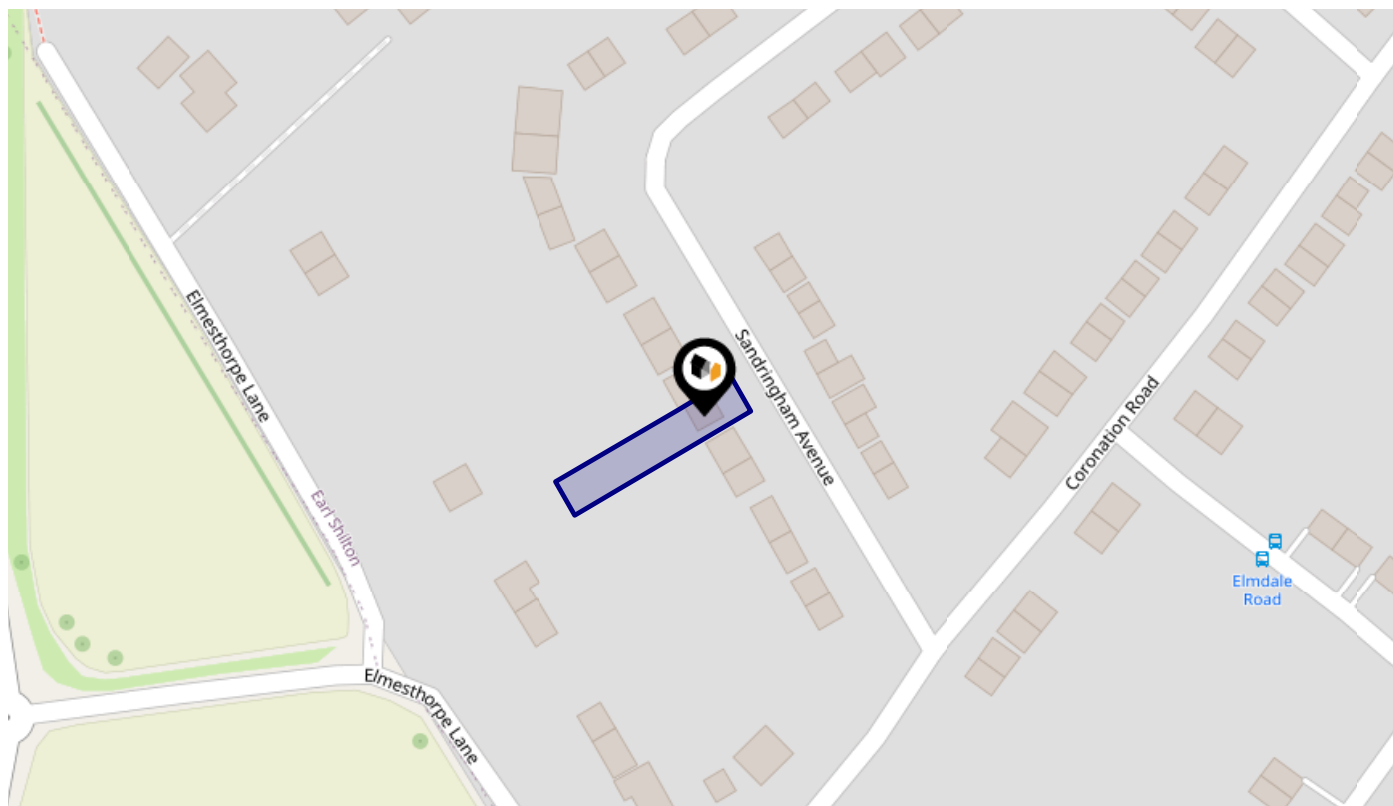


Normanton Ward



Newbold Verdon with Desford and Peckleton Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

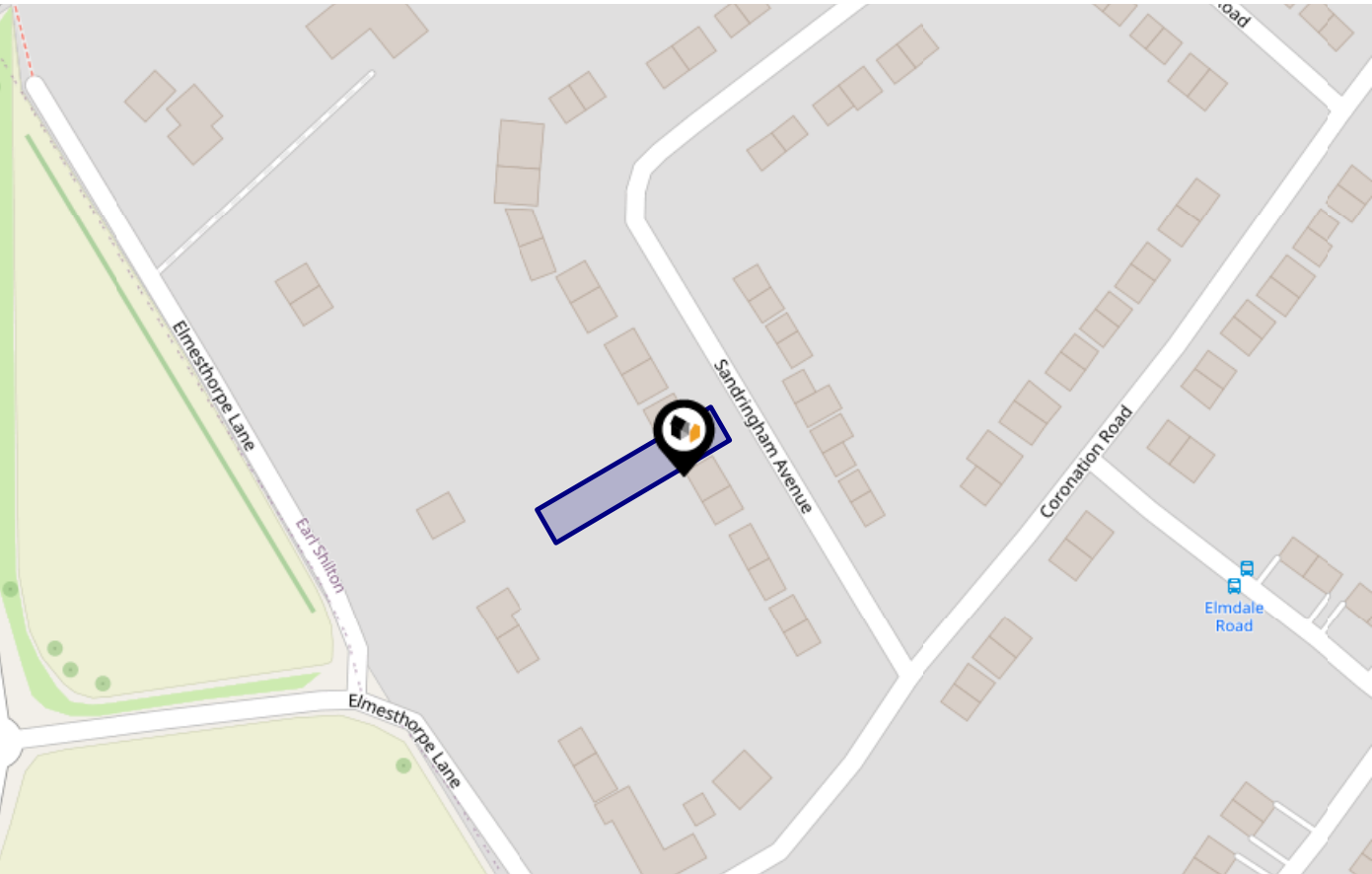
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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

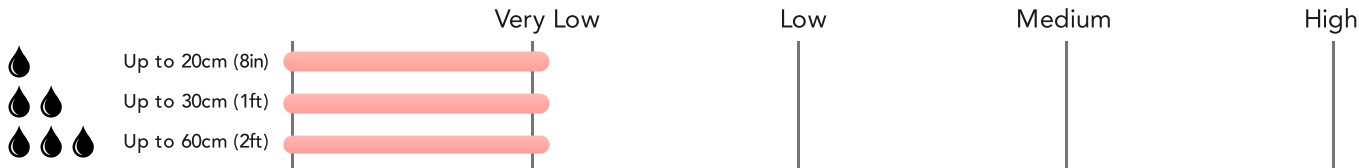


Risk Rating: Very low

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 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

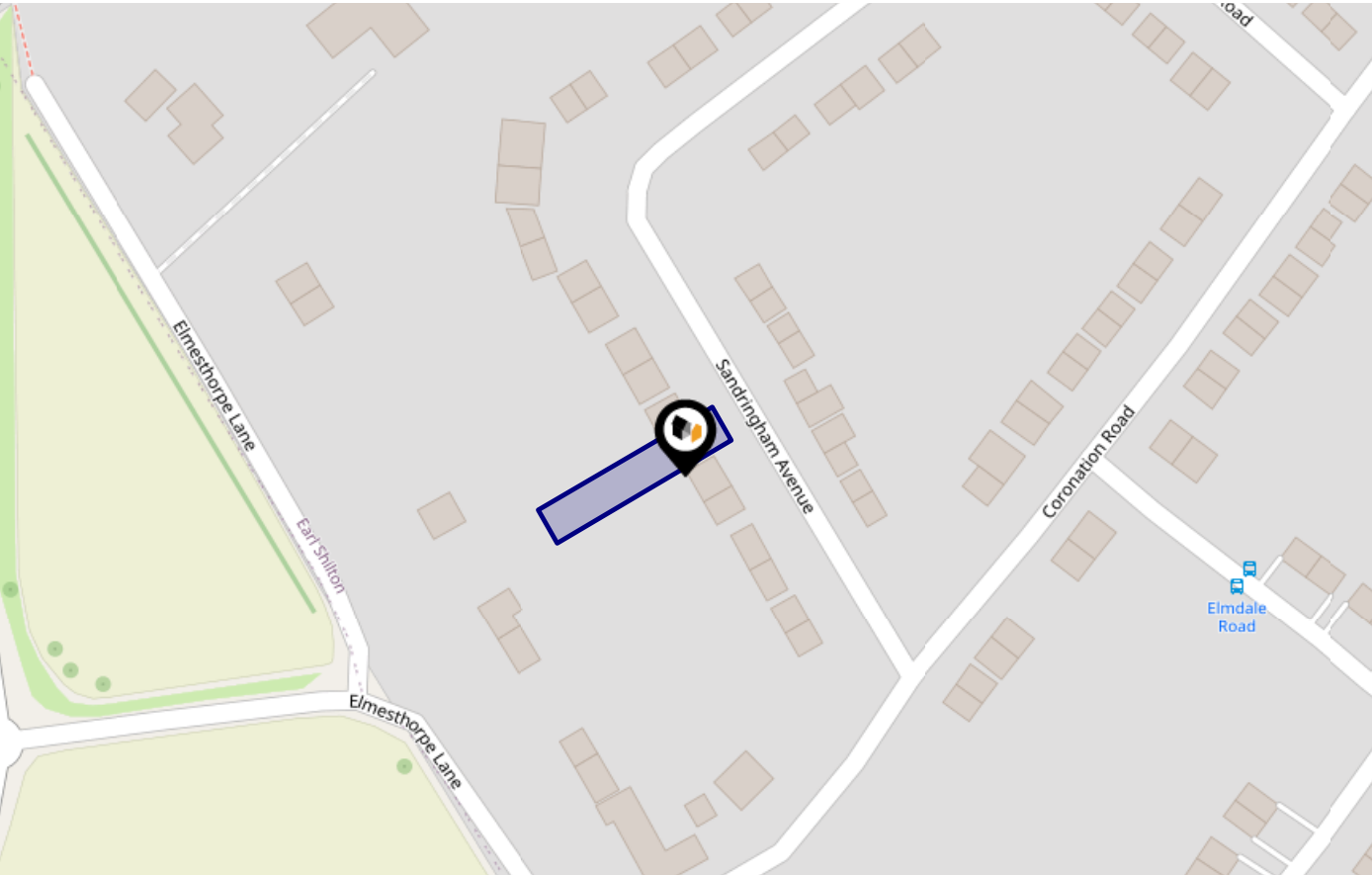
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

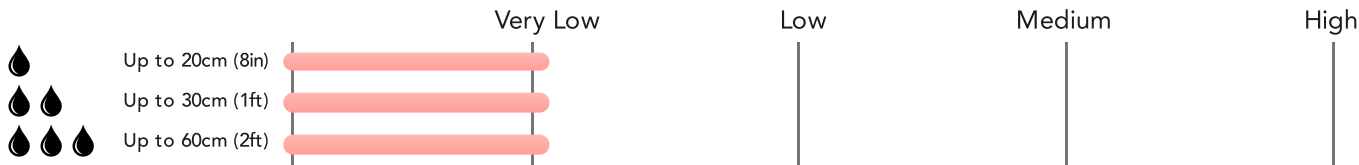


Risk Rating: Very low

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:

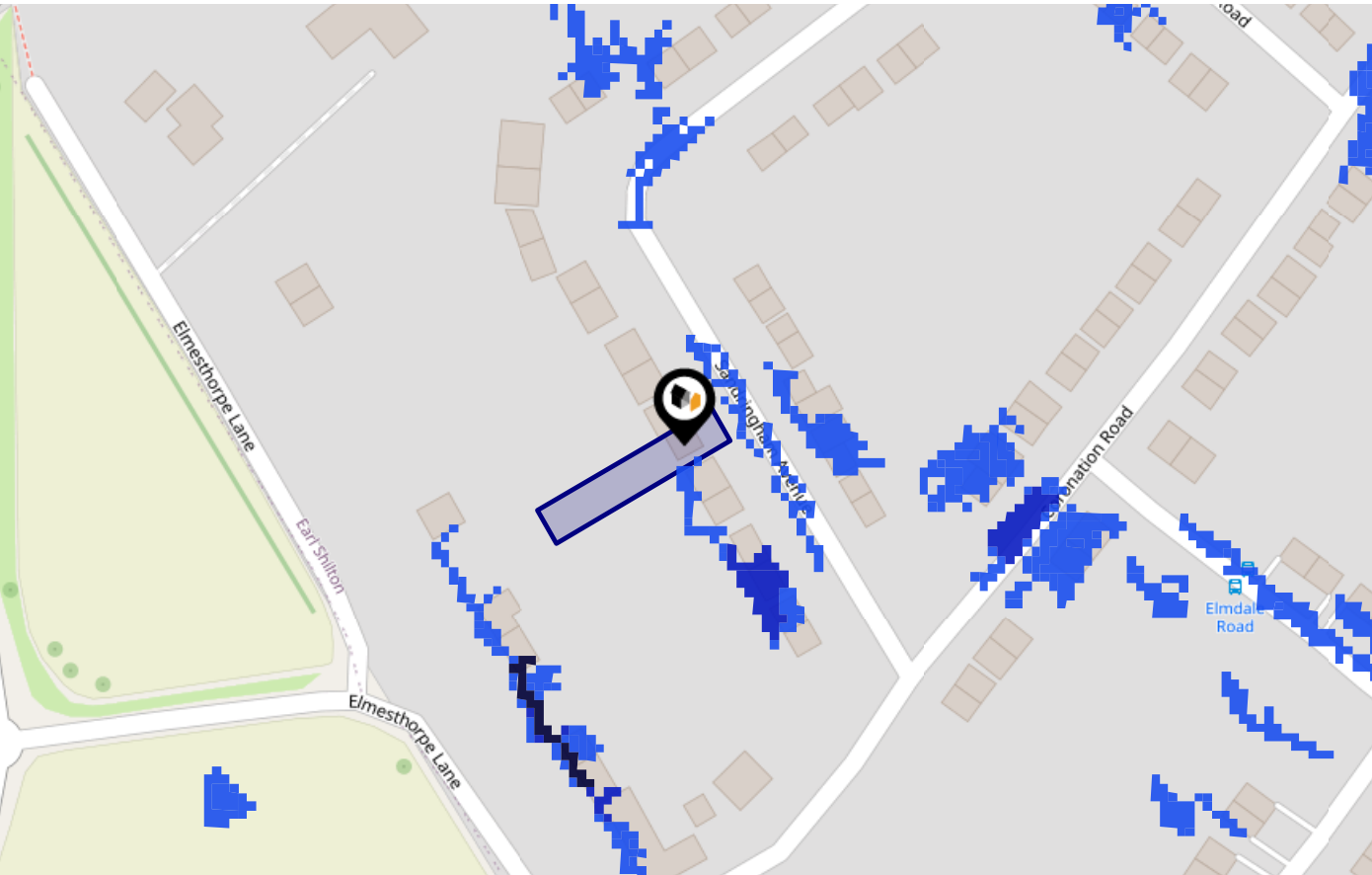


Flood Risk

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.

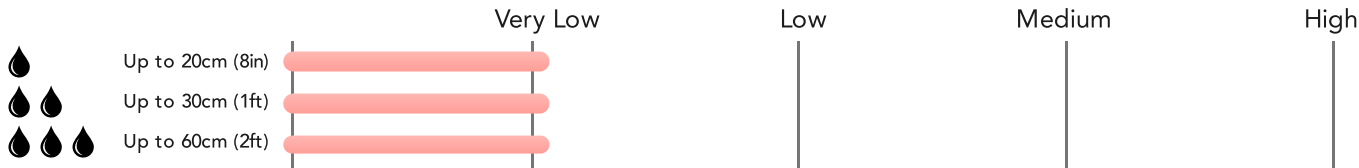


Risk Rating: **Very low**

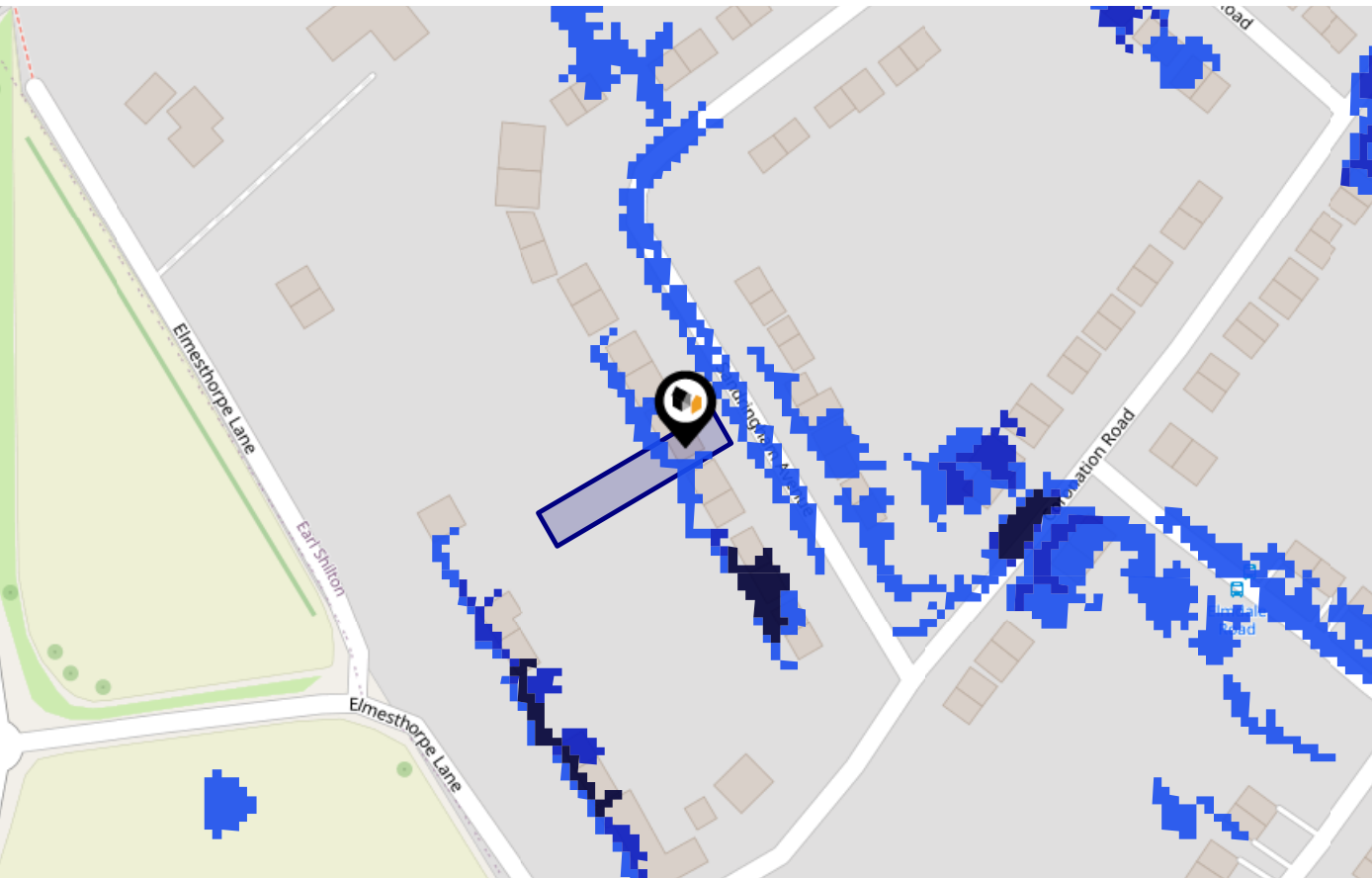
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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:



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.

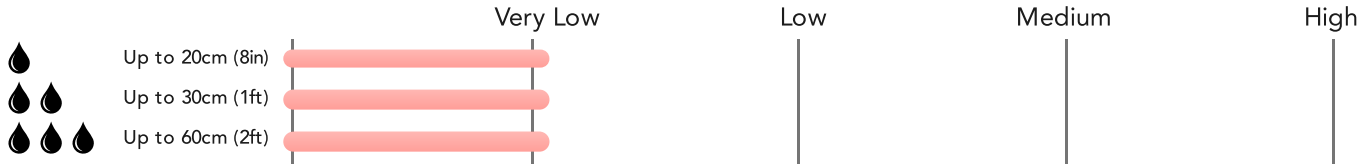


Risk Rating: Very low

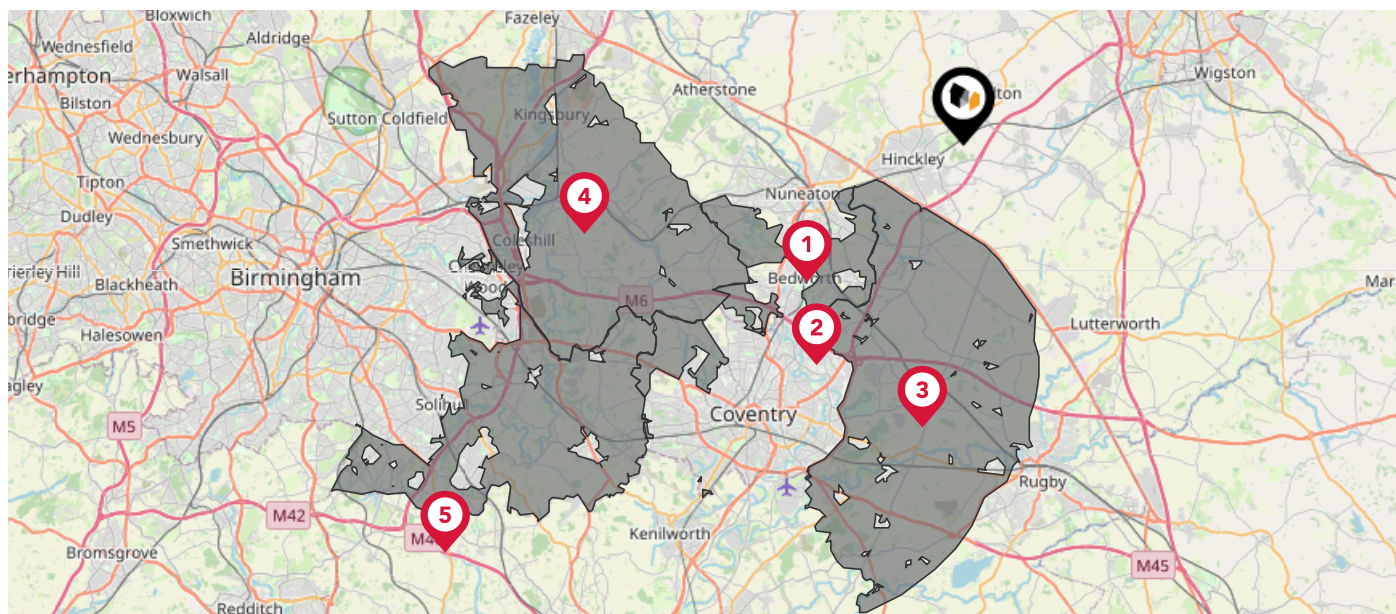
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



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



Nearby Green Belt Land



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Coventry



Birmingham Green Belt - Rugby

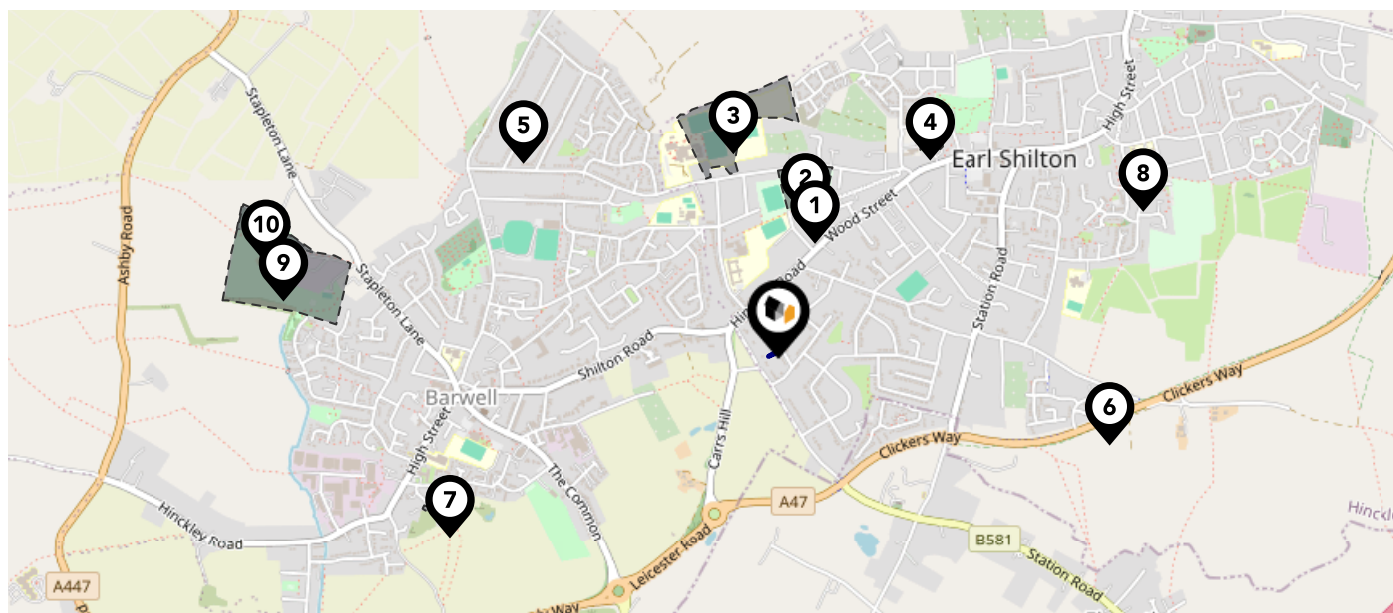


Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Solihull

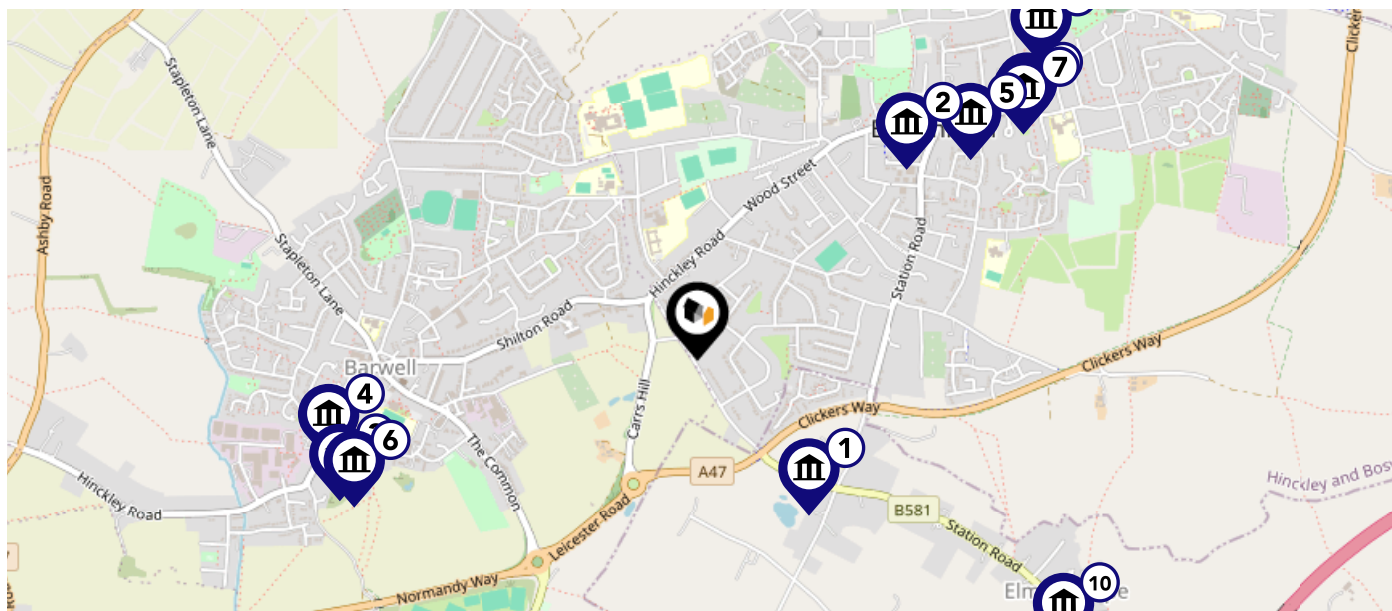
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



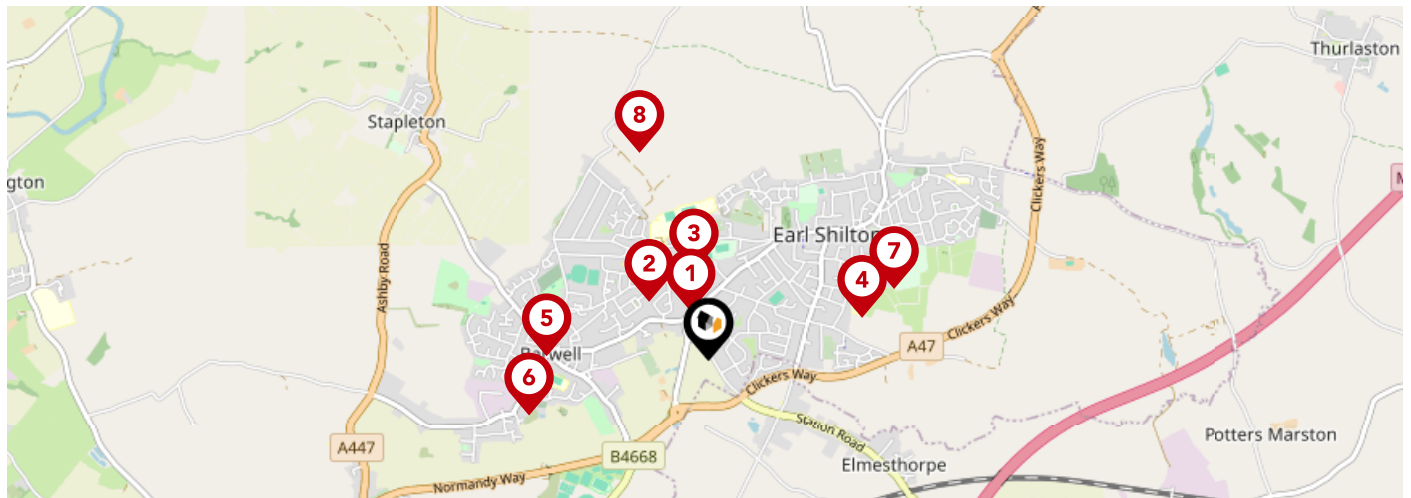
Nearby Landfill Sites

	Off Heath Lane South-Off Heath Lane South, Earl Shilton, Leicestershire	Historic Landfill
	Off Heath Lane-Off Heath Lane, East Shilton, Leicestershire	Historic Landfill
	Earl Shilton College-Land North of Heath Lane, Earl Shinton, Leicestershire	Historic Landfill
	Off Mountfield Road-Off Mountfield Road, Earl Shilton, Hinckley and Bosworth Leicestershire	Historic Landfill
	Barwell Landfill Site B-Bardon Road, Barwell, Leicestershire	Historic Landfill
	Breach Farm, Breach Lane, Earl Shilton-Breach Lane, Earl Shilton, Leicestershire	Historic Landfill
	Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire	Historic Landfill
	Weaver Close, Earl Shilton-Weavers Close, Earl Shilton, Hinckley, Leicestershire	Historic Landfill
	Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinkley, Leicestershire	Historic Landfill
	Urban District Council Refuse Tip-Stapleton Lane, Barwell, Leicestershire	Historic Landfill

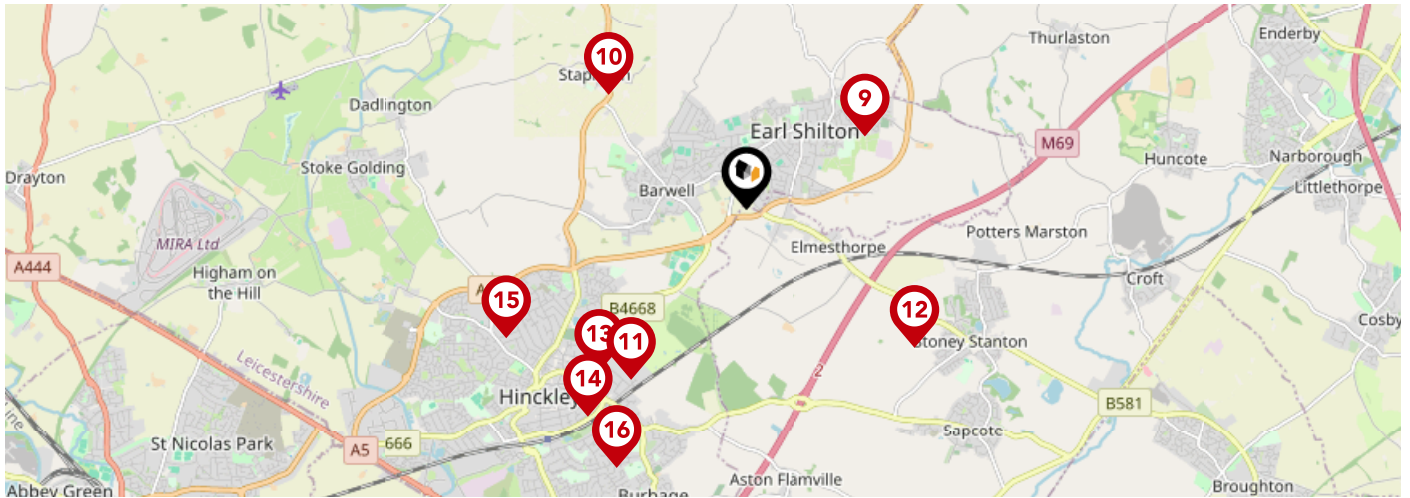
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1074693 - Church Of St Mary	Grade II	0.4 miles
	1180304 - War Memorial	Grade II	0.7 miles
	1295064 - War Memorial	Grade II	0.8 miles
	1295017 - The Queens Head Public House	Grade II	0.8 miles
	1074232 - The Red Lion Public House	Grade II	0.8 miles
	1074229 - Church Of St Mary	Grade I	0.8 miles
	1295021 - 73, High Street	Grade II	0.9 miles
	1180230 - 71, High Street	Grade II	0.9 miles
	1361298 - Hill Top House	Grade II	1.0 miles
	1177879 - Wortley Cottages	Grade II	1.1 miles



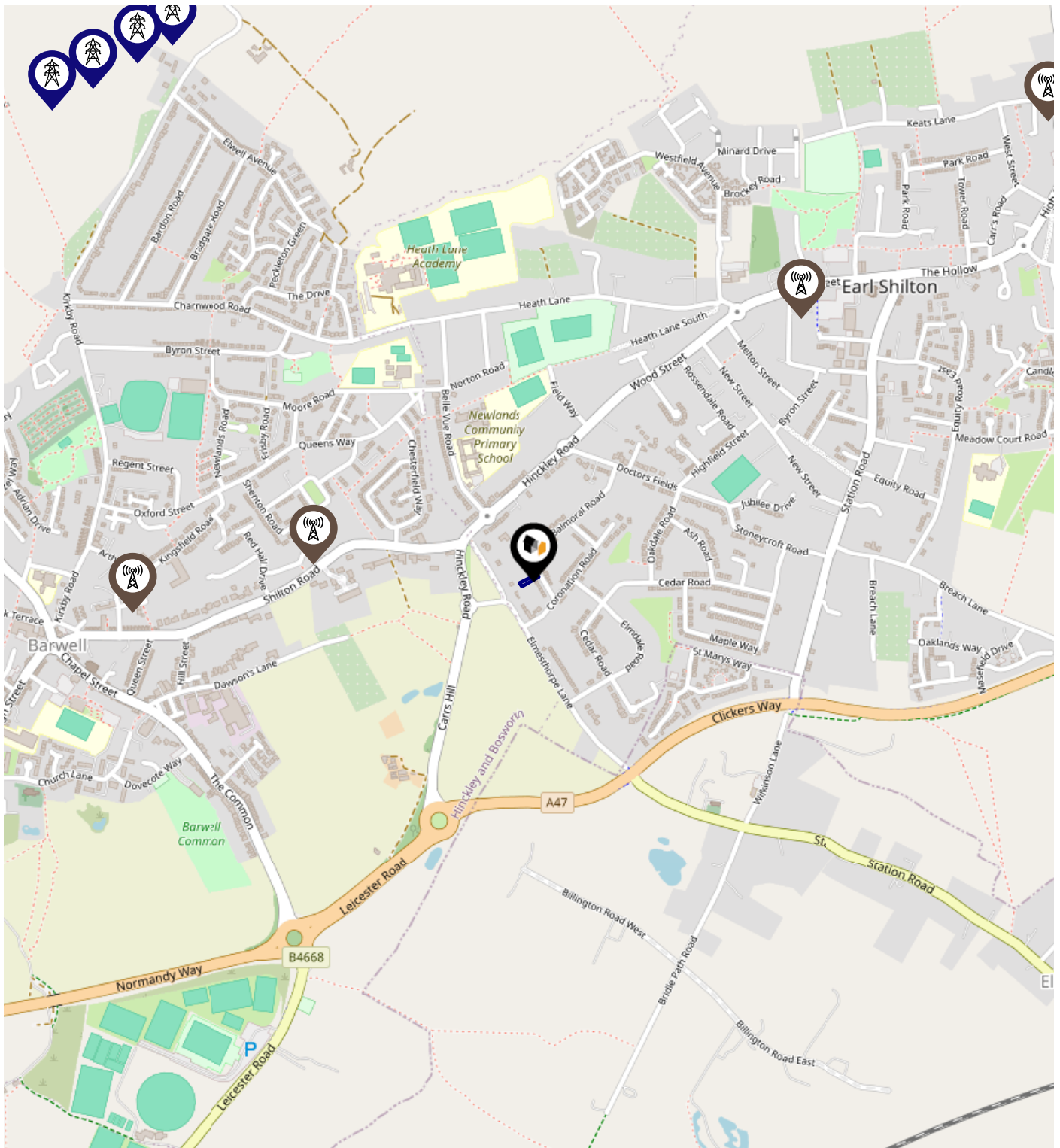
		Nursery	Primary	Secondary	College	Private
1	Newlands Community Primary School Ofsted Rating: Requires improvement Pupils: 311 Distance:0.24	☐	☒	☐	☐	☐
2	The Fusion Academy Ofsted Rating: Good Pupils: 85 Distance:0.38	☐	☐	☒	☐	☐
3	Heath Lane Academy Ofsted Rating: Good Pupils: 698 Distance:0.42	☐	☐	☒	☐	☐
4	Townlands Church of England Primary School Ofsted Rating: Good Pupils: 316 Distance:0.72	☐	☒	☐	☐	☐
5	Barwell Infant School Ofsted Rating: Good Pupils: 160 Distance:0.73	☐	☒	☐	☐	☐
6	Barwell Church of England Academy Ofsted Rating: Outstanding Pupils: 226 Distance:0.85	☐	☒	☐	☐	☐
7	St Simon and St Jude CofE Primary School Ofsted Rating: Good Pupils: 160 Distance:0.9	☐	☒	☐	☐	☐
8	Meadow View Farm School Ofsted Rating: Outstanding Pupils: 40 Distance:0.99	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Saint Peters Catholic Voluntary Academy Ofsted Rating: Good Pupils: 201 Distance:1.26	☐	☒	☐	☐	☐
	The Cedars Ofsted Rating: Good Pupils: 4 Distance:1.62	☐	☐	☒	☐	☐
	The Hinckley School Ofsted Rating: Good Pupils: 1166 Distance:1.84	☐	☐	☒	☐	☐
	Manorfield Church of England Primary School Ofsted Rating: Good Pupils: 404 Distance:1.96	☐	☒	☐	☐	☐
	Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance:1.97	☐	☒	☐	☐	☐
	Saint Peter's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 206 Distance:2.35	☐	☒	☐	☐	☐
	Richmond Primary School Ofsted Rating: Good Pupils: 515 Distance:2.45	☐	☒	☐	☐	☐
	Hastings High School Ofsted Rating: Good Pupils: 854 Distance:2.6	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

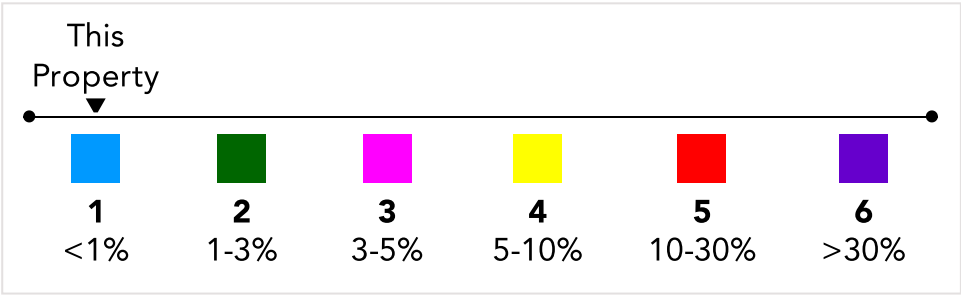
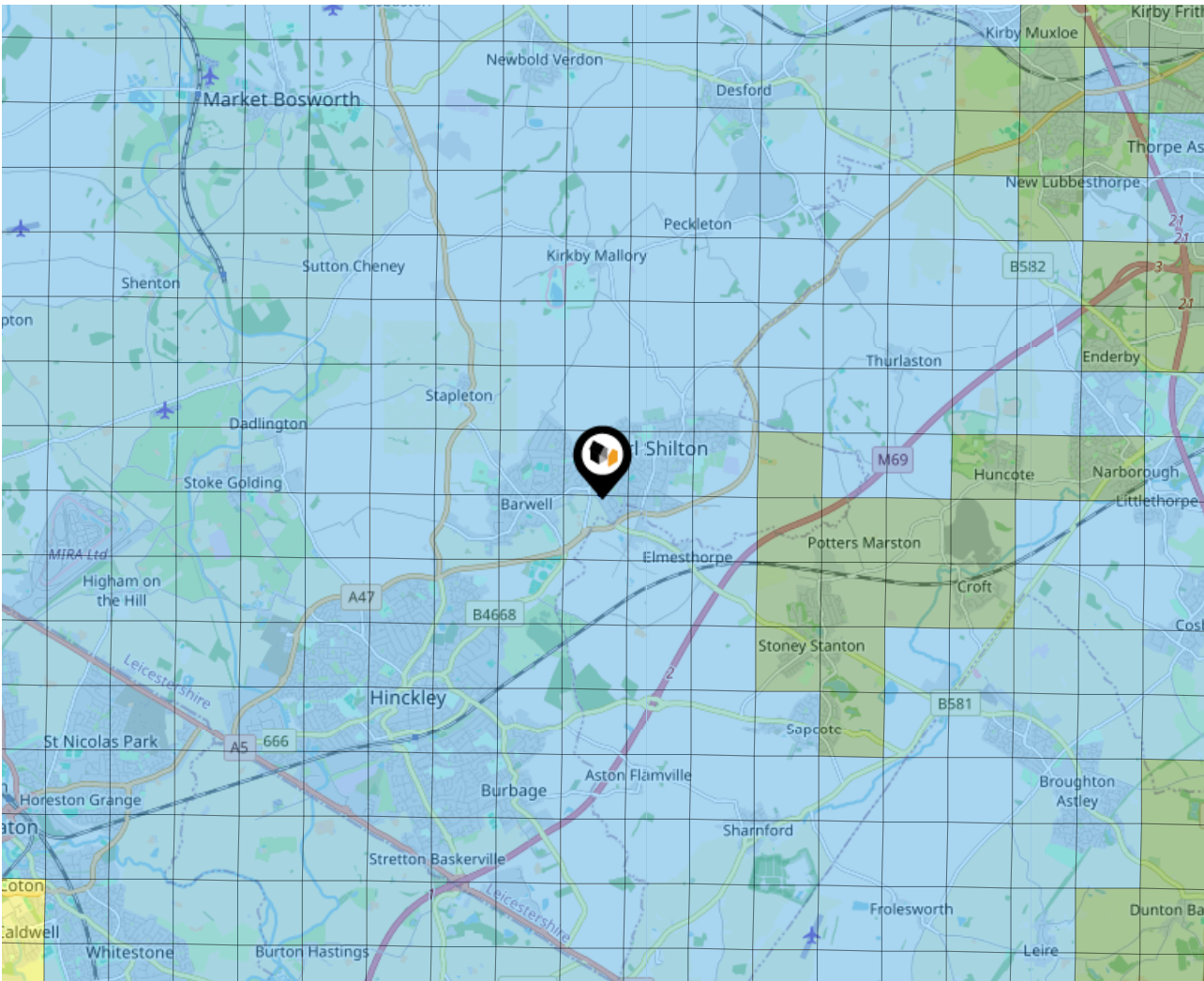


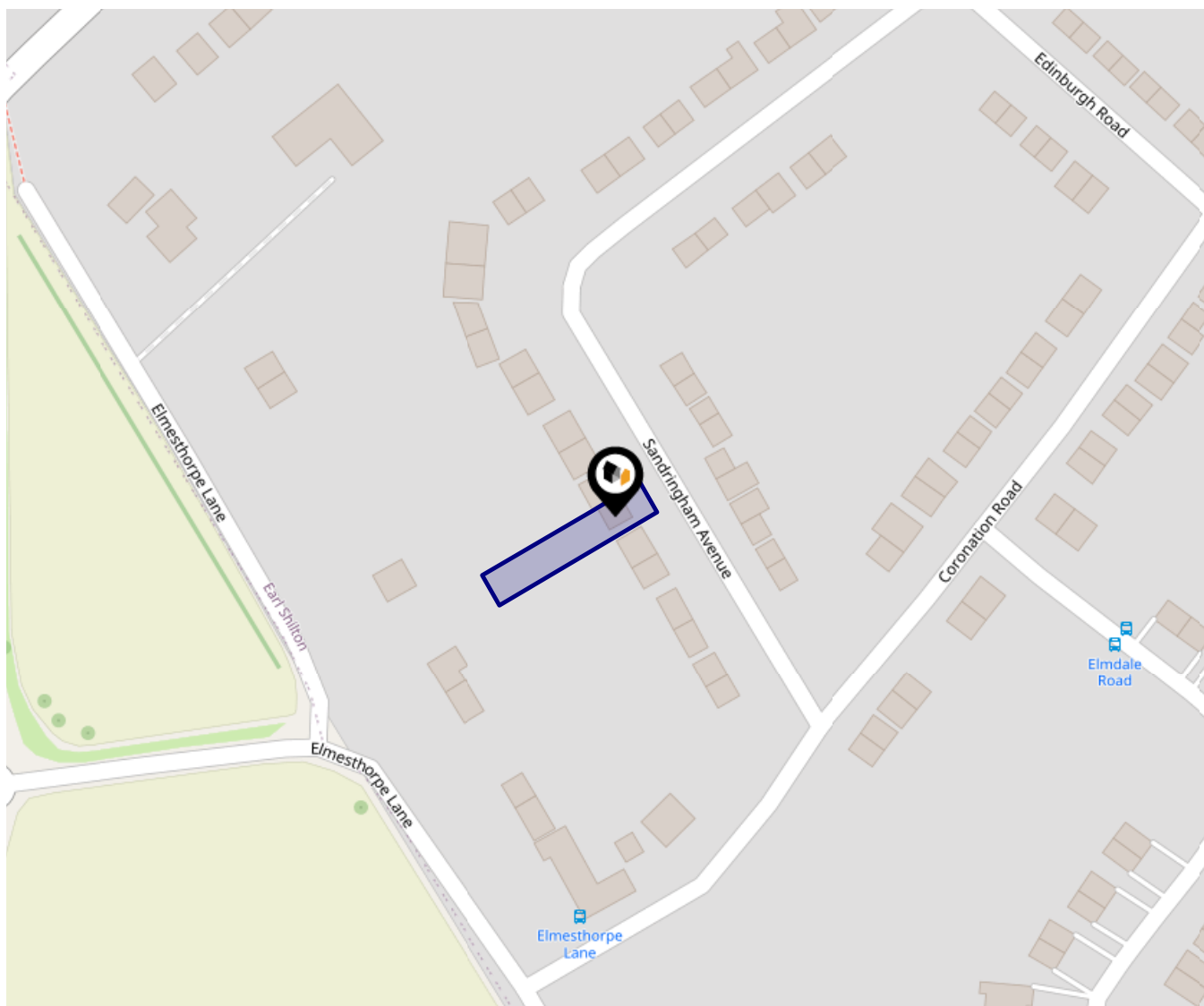
Key:

-  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).





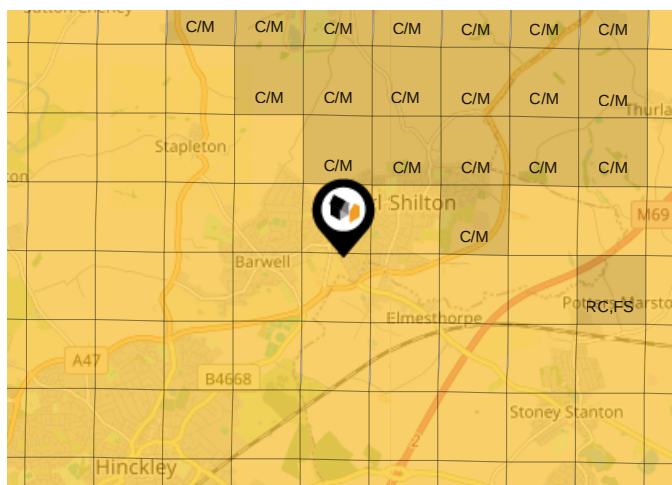
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

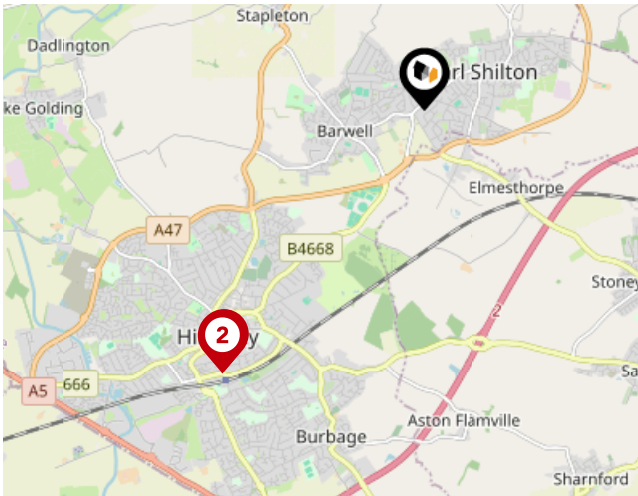
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



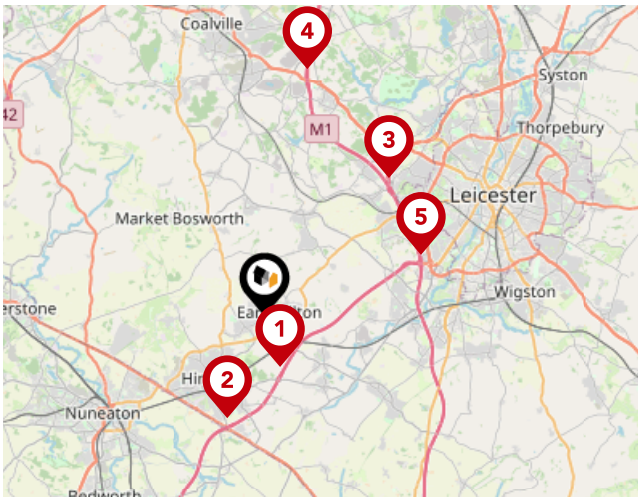
Primary Classifications (Most Common Clay Types)

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



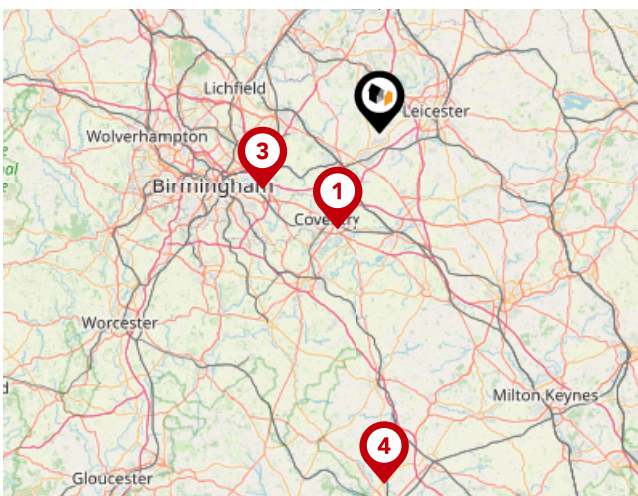
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	2.95 miles
2	Hinckley Rail Station	2.98 miles
3	Narborough Rail Station	5.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J2	1.97 miles
2	M69 J1	3.97 miles
3	M1 J21A	6.67 miles
4	M1 J22	9.01 miles
5	M1 J21	6.03 miles

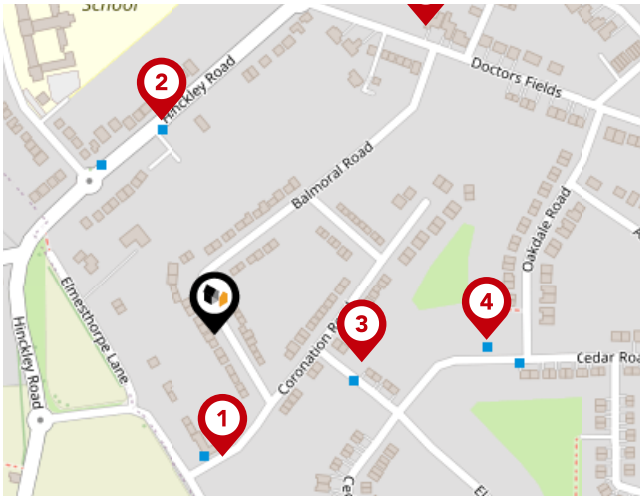


Airports/Helipads

Pin	Name	Distance
1	Baginton	15.23 miles
2	East Mids Airport	17.79 miles
3	Birmingham Airport	18.75 miles
4	Kidlington	50.94 miles

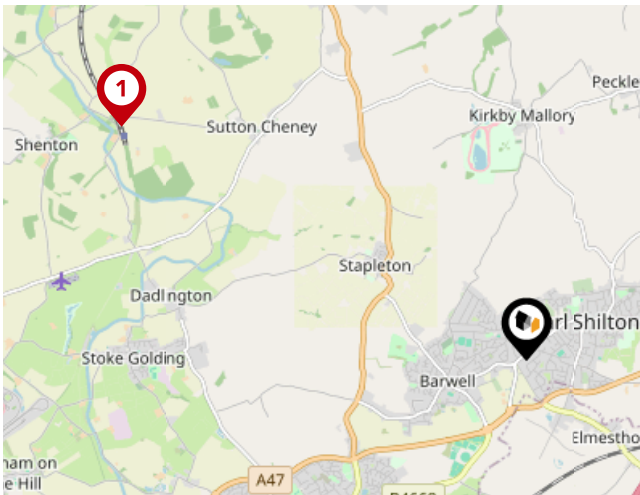
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Sandringham Avenue	0.07 miles
	Belle Vue Road	0.12 miles
	Coronation Road	0.08 miles
	Oakdale Road	0.15 miles
	Balmoral Road	0.21 miles



Local Connections

Pin	Name	Distance
	Shenton Rail Station (Battlefield Line)	4.21 miles
	Shackerstone Rail Station (Battlefield Line)	7.58 miles



Martin & Co | Hinckley

Martin & Co is a national network of independently-owned letting and estate agents. Each of these businesses is committed to simplifying your property journey, using our expertise and experience to get you where you need to go, without any fuss.

We take time to understand your goals, empowering you to make informed choices about your next steps.

Having started as lettings specialists, we're nationally recognised as market-leading lettings experts. Over the years, we've continued to evolve, developing into residential sales and investments.

With more than 30 years' experience of delivering exceptional customer service and innovation, you'll have confidence in your move when you work with your local Martin & Co agent.

Testimonial 1



Martin & co were great for me in the purchase of my home. Janet in particular was amazing and really went above and beyond in getting my purchase done in time to beat the rise in stamp duty. Completed for me inside 6 weeks of the original listing. Highly recommend.

Testimonial 2



Definitely recommend Martin and Co in Hinckley. I sold my flat through them. Service second to none. Excellent communication especially Jan. Thank you very much.

Testimonial 3



Currently purchasing through Martin and Co and Mark and Jan have both been amazing, really helpful, full communication at all times with fast responses and very friendly which makes the process much easier. Would recommend!

Testimonial 4



Fantastic service when purchasing a property. Friendly staff and went the extra mile during tricky negotiations also very efficient on moving day. Will use them again.



/martincouk



/martinco_uk/



/martincouk



/company/martin-and-co/

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co I Hinckley or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co I Hinckley and therefore no warranties can be given as to their good working order.

Martin & Co | Hinckley

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.

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.



Martin & Co | Hinckley

99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/

