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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09th October 2026



36, WINDRUSH DRIVE, HINCKLEY, LE10 0NY

Price Estimate : £470,000

Martin & Co | Hinckley

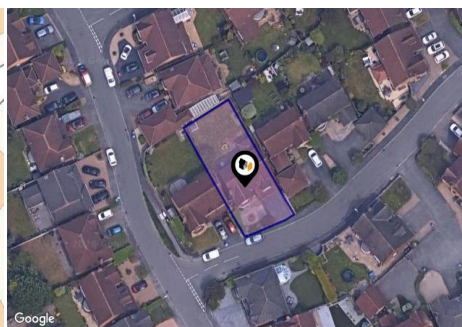
99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@martinco.com

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





Property

Type:	Detached	Last Sold Date:	20/01/2017
Bedrooms:	4	Last Sold Price:	£320,000
Floor Area:	1,915 ft ² / 178 m ²	Last Sold £/ft²:	£167
Plot Area:	0.1 acres	Price Estimate:	£470,000
Year Built :	1996	Tenure:	Freehold
Council Tax :	Band F	Latest FENSA Work:	08/05/2017 - 10 windows, 5 doors
Annual Estimate:	£3,442		
Title Number:	LT284542		
UPRN:	100030513053		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

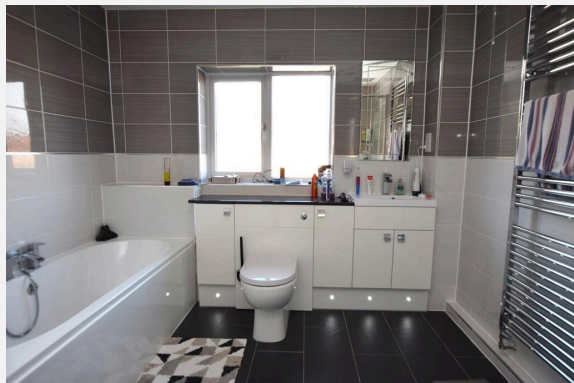
15 mb/s	80 mb/s	5500 mb/s

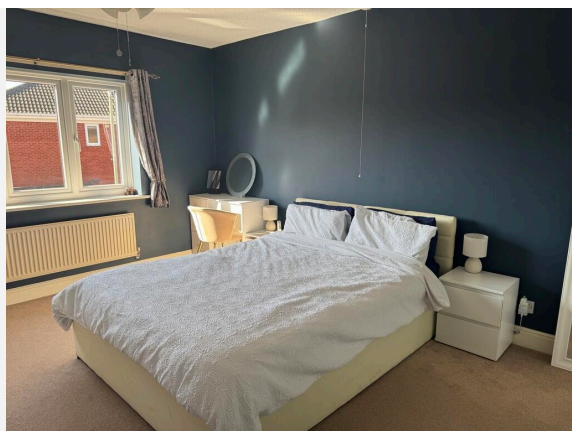
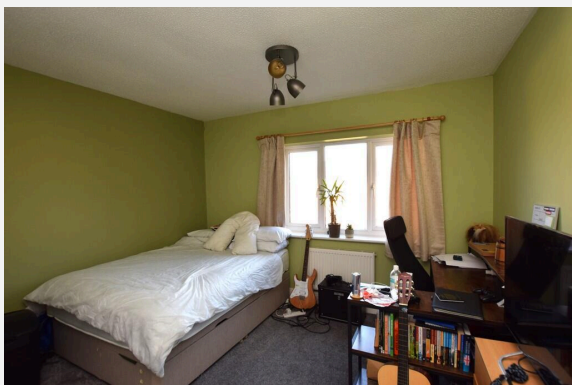
Mobile Coverage: (based on calls indoors)

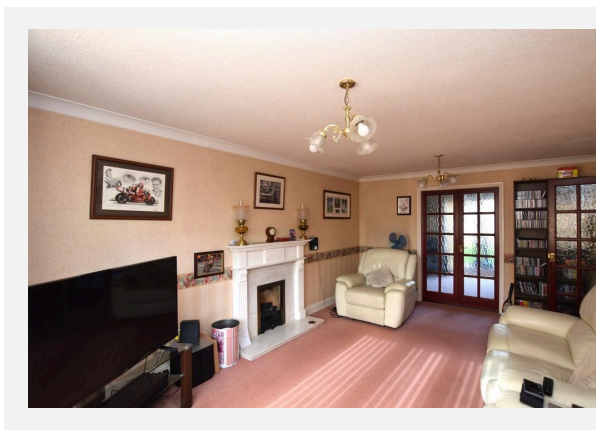
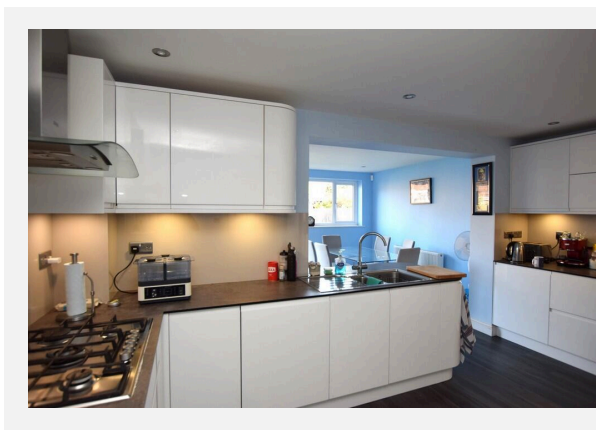
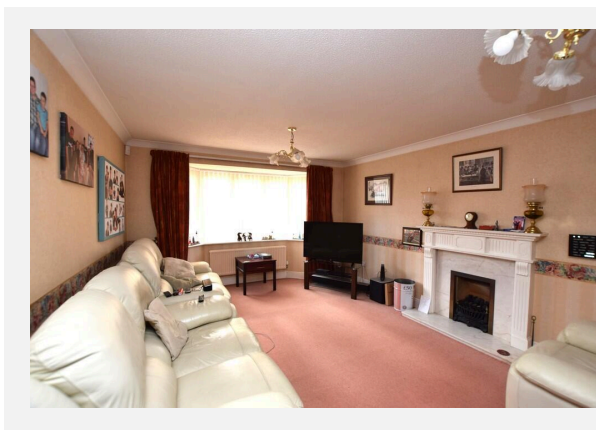
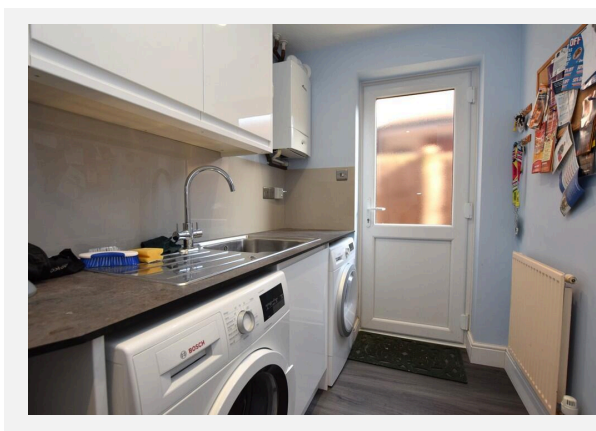
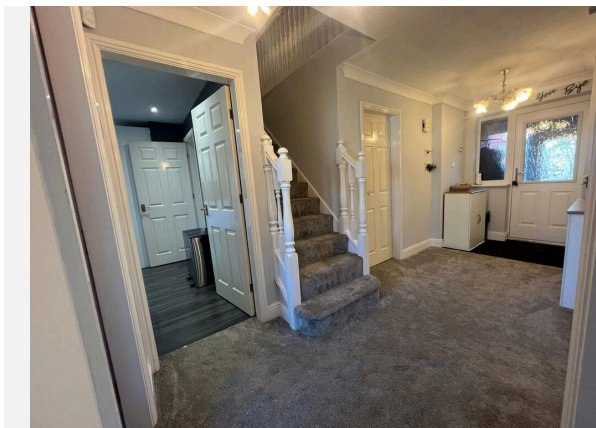


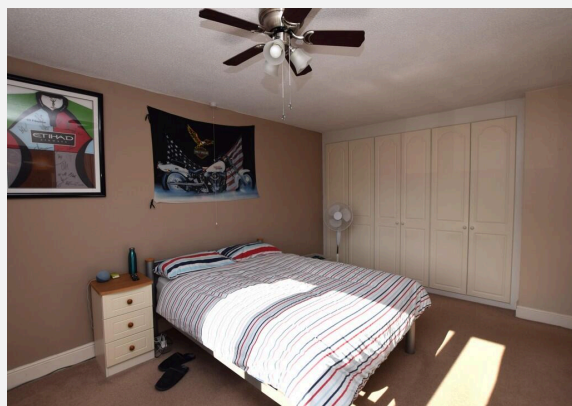
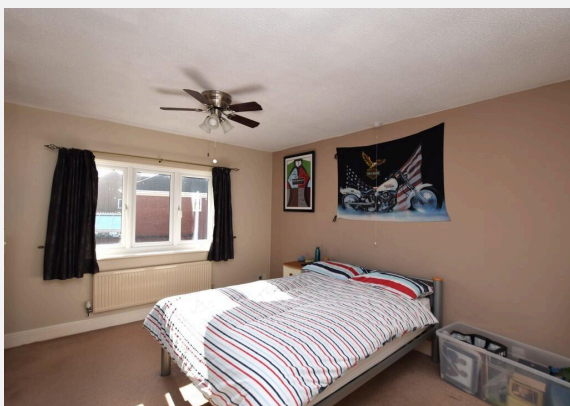
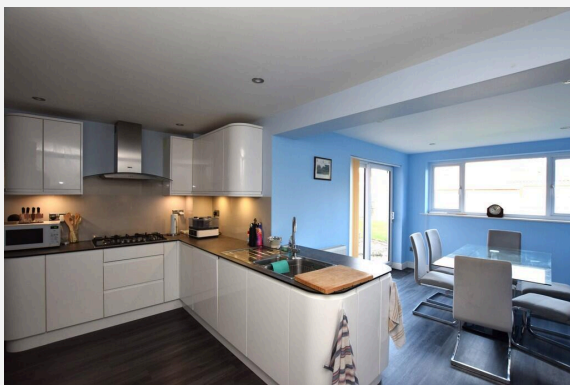
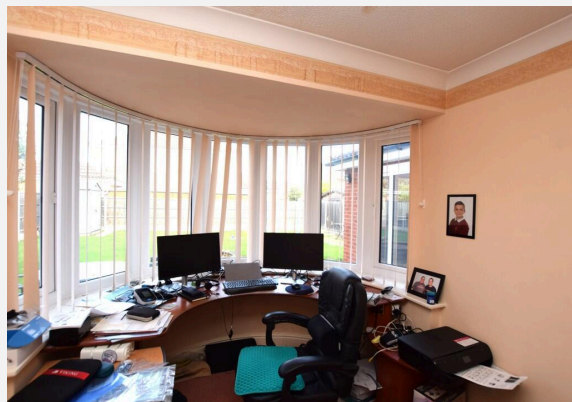
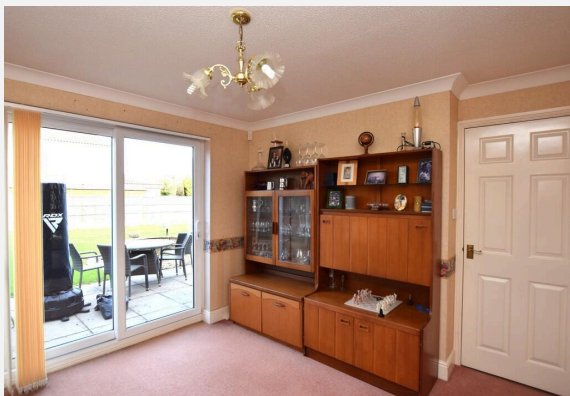
Satellite/Fibre TV Availability:

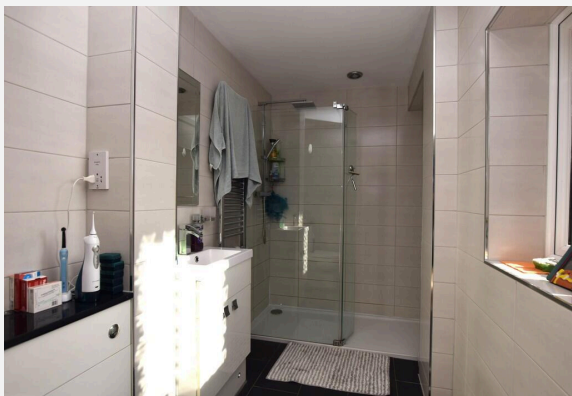


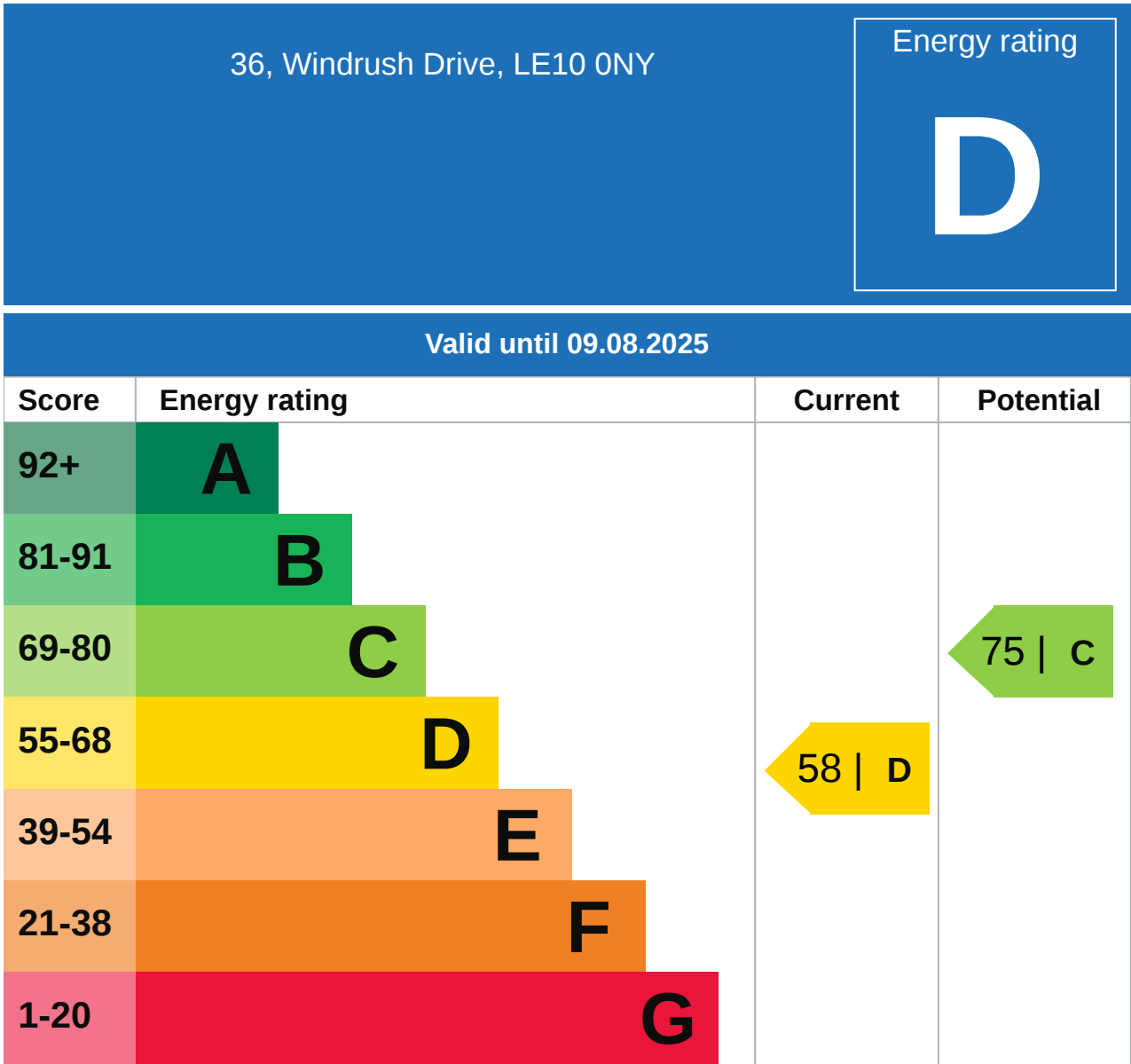












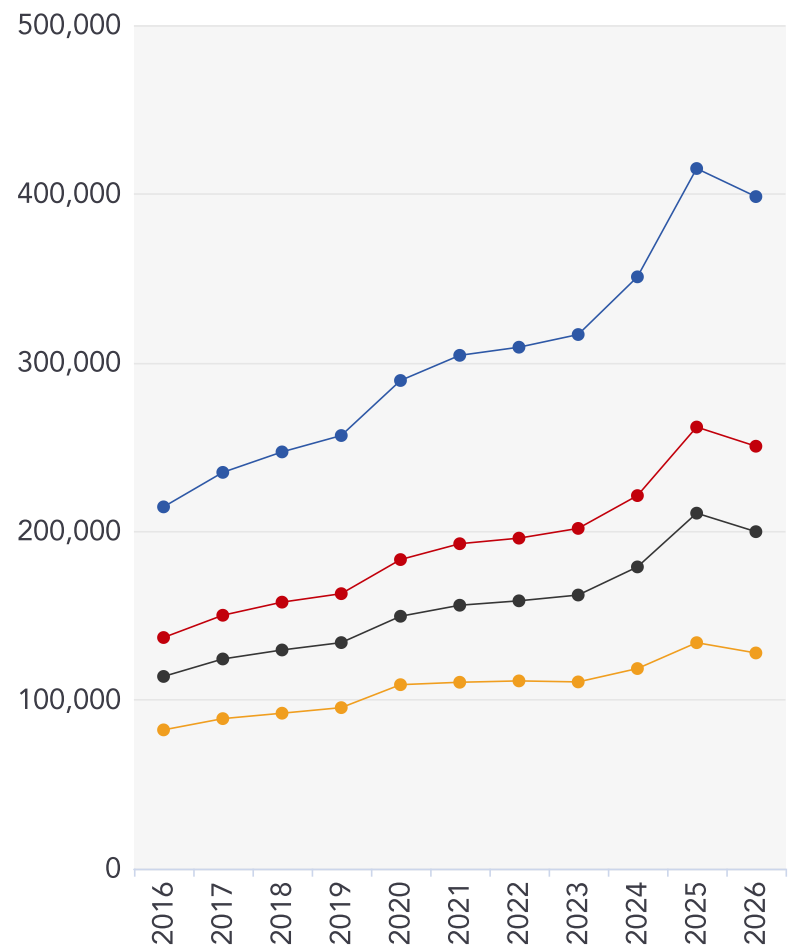
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	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 96% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	168 m ²

75, Windrush Drive, Hinckley, LE10 0NY					Semi-detached House
Last Sold Date:		28/04/2026			
Last Sold Price:		£247,000			
4, Windrush Drive, Hinckley, LE10 0NY					Detached House
Last Sold Date:		24/07/2025			
Last Sold Price:		£341,000			
Ithaca, 91, Windrush Drive, Hinckley, LE10 0NY					Semi-detached House
Last Sold Date:		18/07/2025	30/08/2002		
Last Sold Price:		£200,000	£78,950		
42, Windrush Drive, Hinckley, LE10 0NY					Detached House
Last Sold Date:		04/12/2024			
Last Sold Price:		£306,000			
1, Windrush Drive, Hinckley, LE10 0NY					Detached House
Last Sold Date:		05/11/2024			
Last Sold Price:		£415,000			
28, Windrush Drive, Hinckley, LE10 0NY					Detached House
Last Sold Date:		23/08/2024	24/03/2021		
Last Sold Price:		£525,000	£437,000		
24, Windrush Drive, Hinckley, LE10 0NY					Detached House
Last Sold Date:		01/03/2024	30/07/2004		
Last Sold Price:		£410,000	£223,000		
30, Windrush Drive, Hinckley, LE10 0NY					Detached House
Last Sold Date:		19/10/2023			
Last Sold Price:		£485,000			
15, Windrush Drive, Hinckley, LE10 0NY					Detached House
Last Sold Date:		31/01/2023	06/02/2014	13/11/2007	05/04/2002
Last Sold Price:		£660,000	£280,000	£350,000	£279,000
83, Windrush Drive, Hinckley, LE10 0NY					Semi-detached House
Last Sold Date:		03/11/2022	25/08/2000		
Last Sold Price:		£210,000	£68,000		
39, Windrush Drive, Hinckley, LE10 0NY					Semi-detached House
Last Sold Date:		26/08/2022	13/02/2007	20/02/2004	
Last Sold Price:		£373,000	£198,000	£179,000	
6, Windrush Drive, Hinckley, LE10 0NY					Detached House
Last Sold Date:		29/04/2022			
Last Sold Price:		£355,000			

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

10 Year History of Average House Prices by Property Type in LE10



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

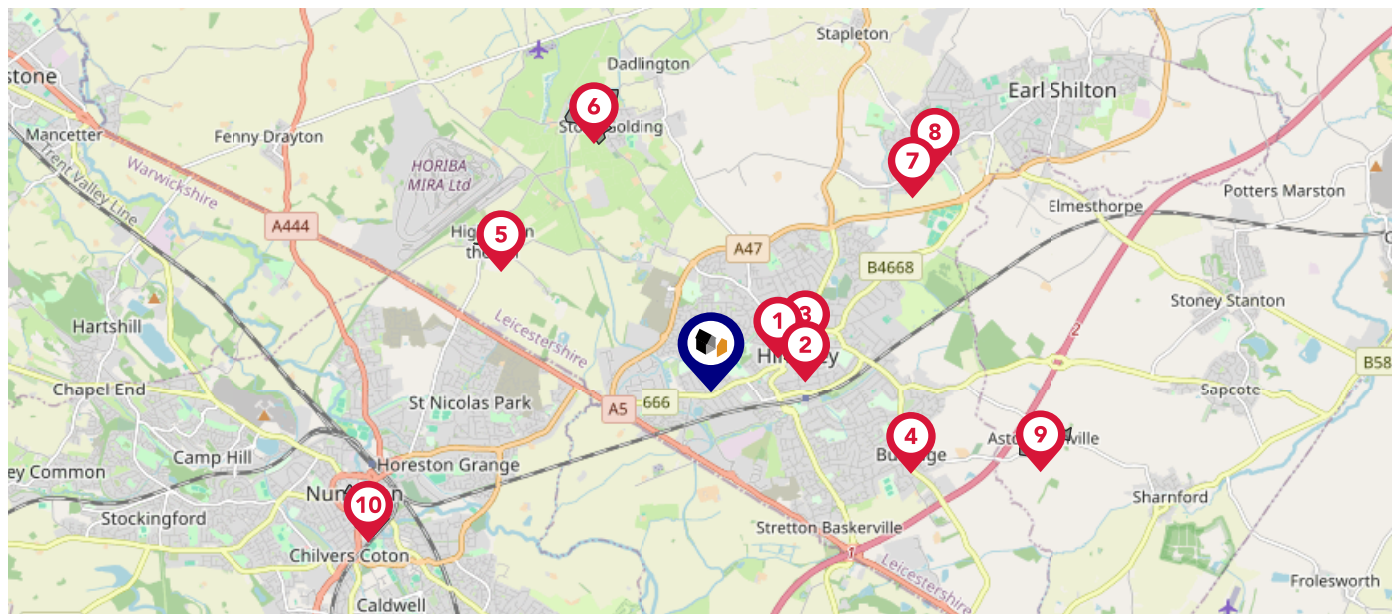
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

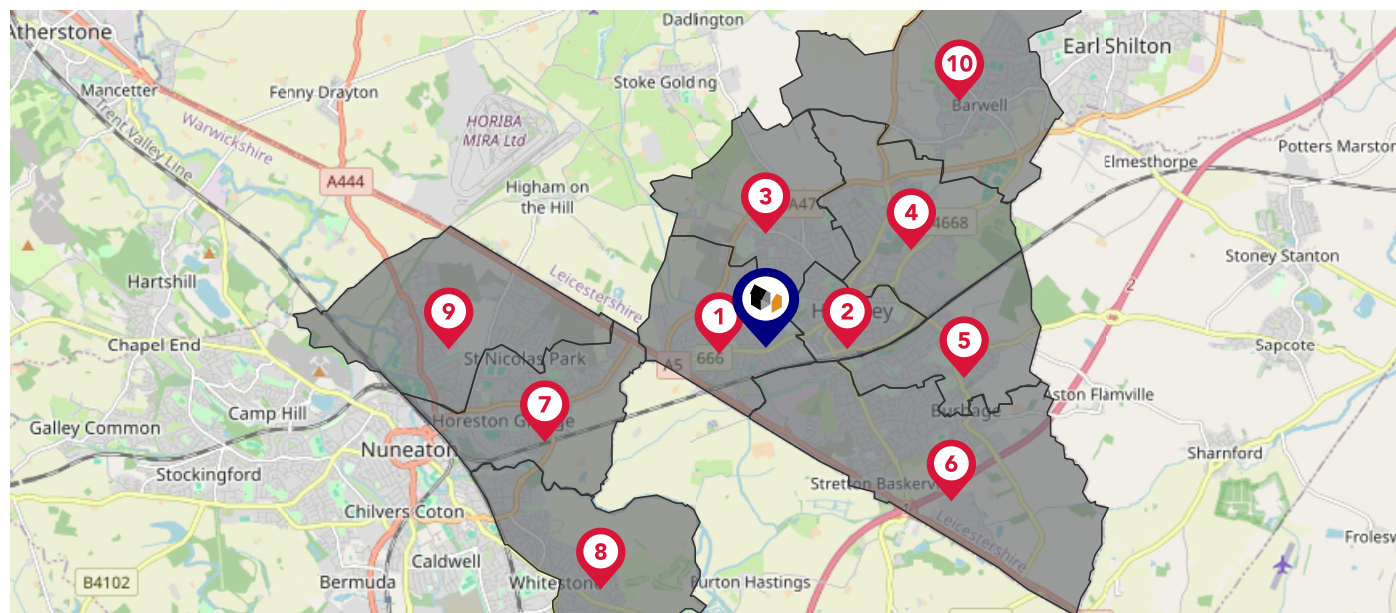
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Hinckley, Hollycroft
-  2 Hinckley - Town Centre
-  3 Hinckley - Druid Street
-  4 Burbage
-  5 Higham on the Hill
-  6 Stoke Golding
-  7 Barwell A
-  8 Barwell B
-  9 Aston Flamville
-  10 Nuneaton Town Centre

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



Hinckley Clarendon Ward



Hinckley Castle Ward



Hinckley Trinity Ward



Hinckley De Montfort Ward



Burbage St. Catherines and Lash Hill Ward



Burbage Sketchley and Stretton Ward



St. Nicolas Ward



Whitestone Ward

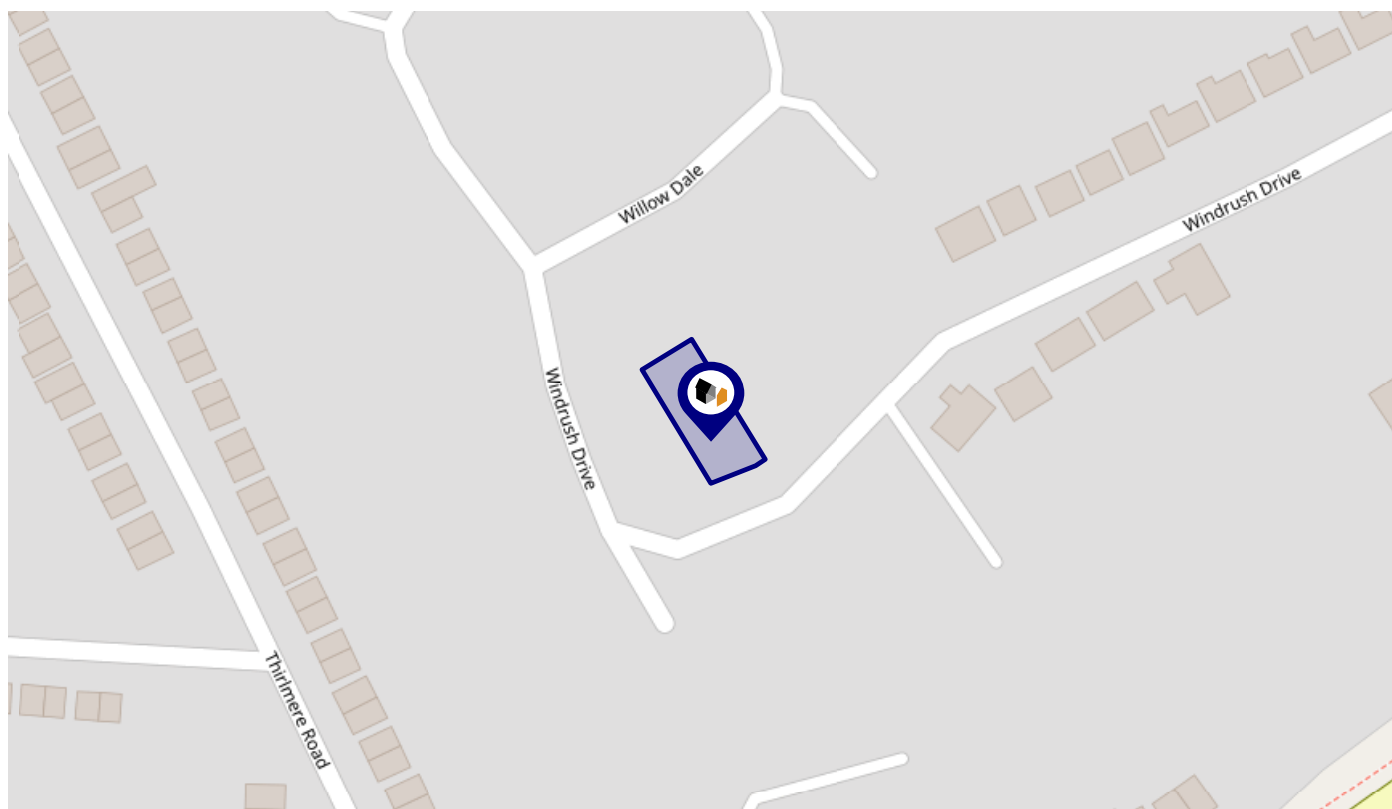


Weddington Ward



Barwell 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.

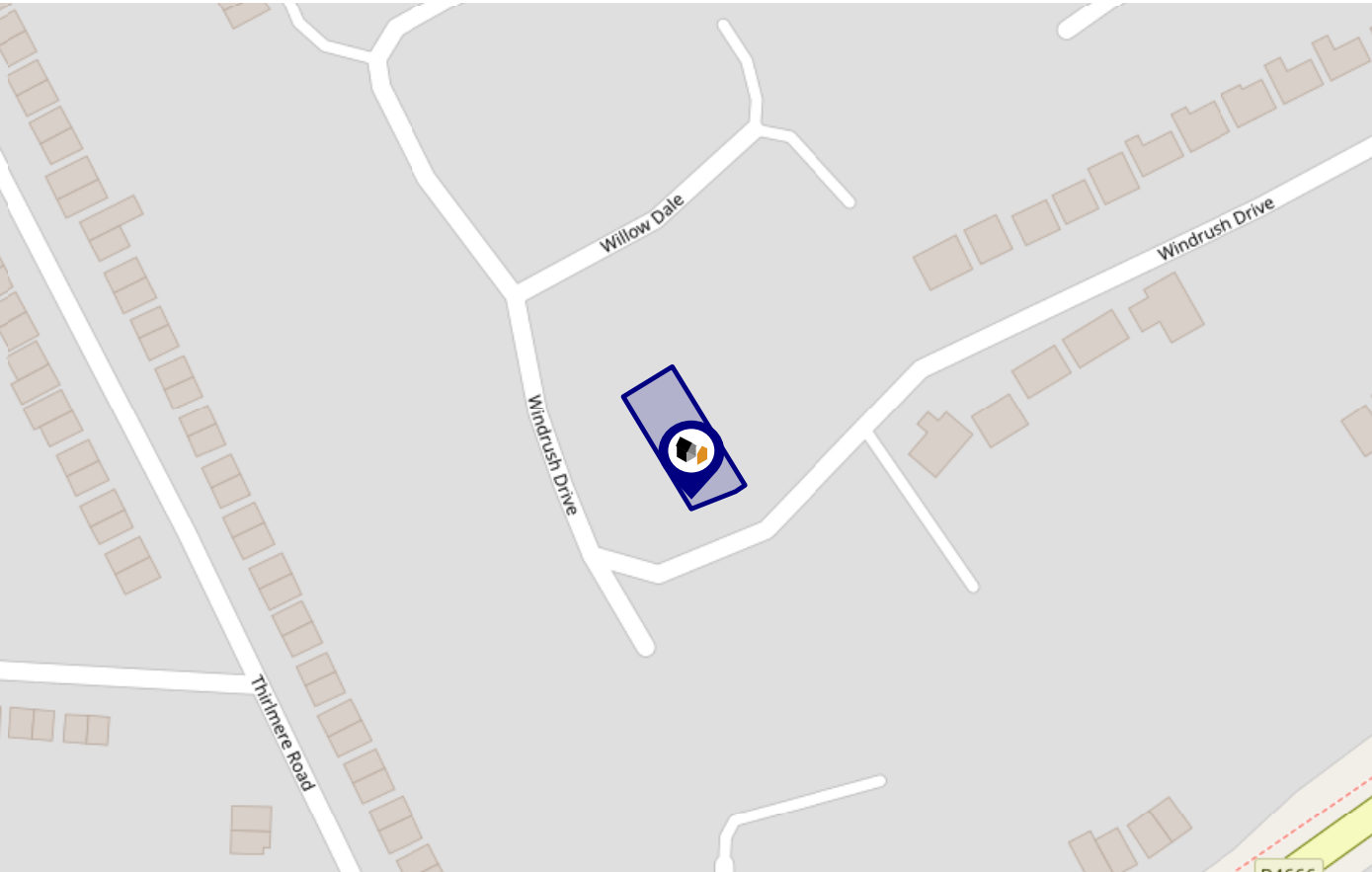
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

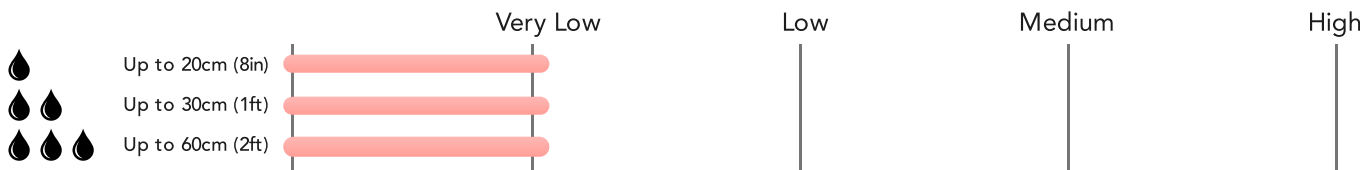


Risk Rating: Very low

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.

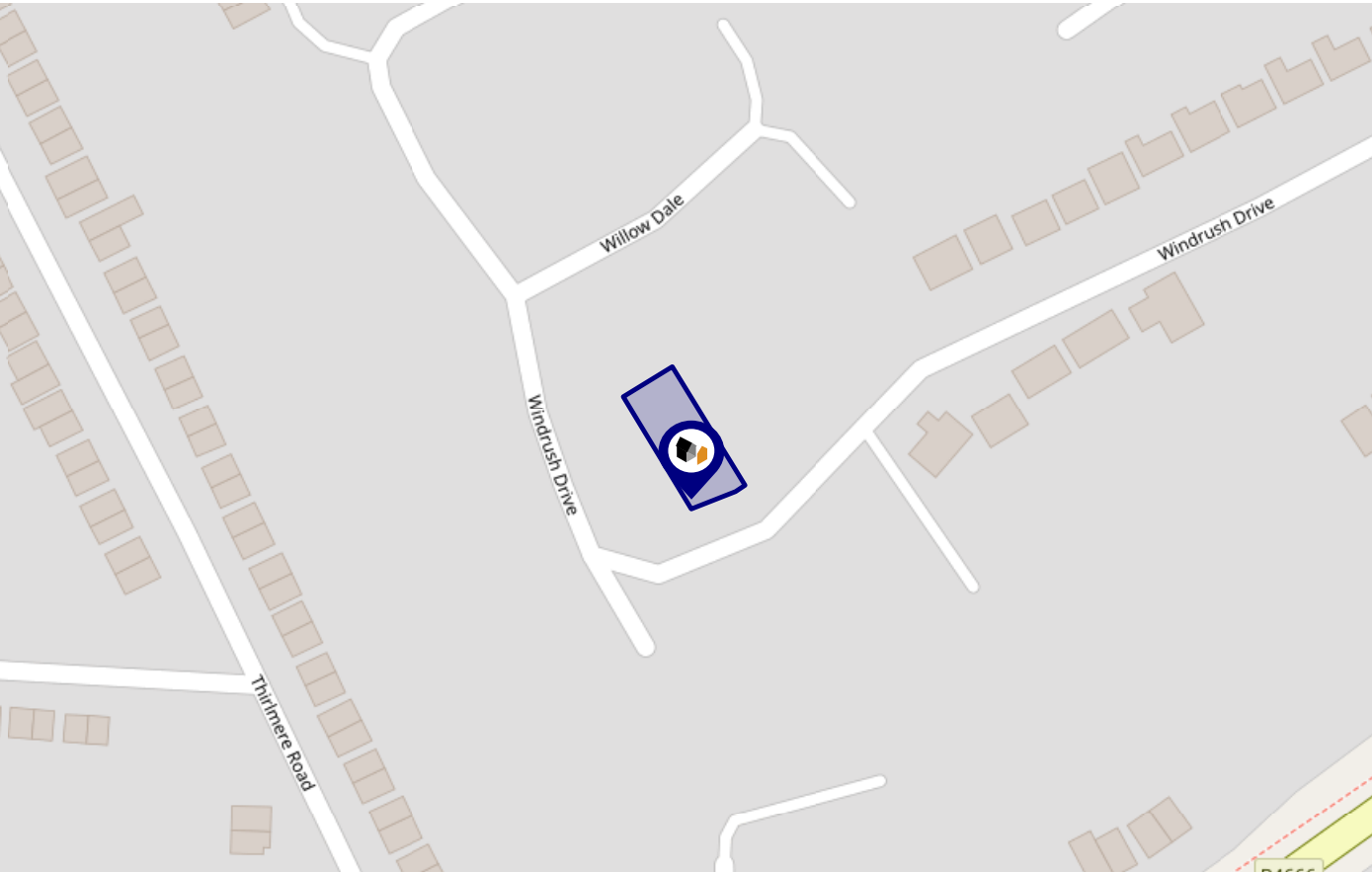
Chance of flooding to the following depths at this property:



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.

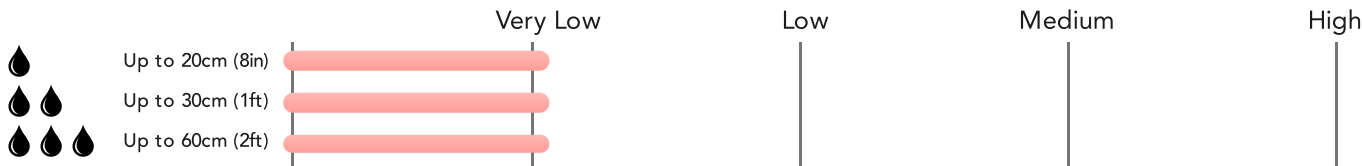


Risk Rating: Very low

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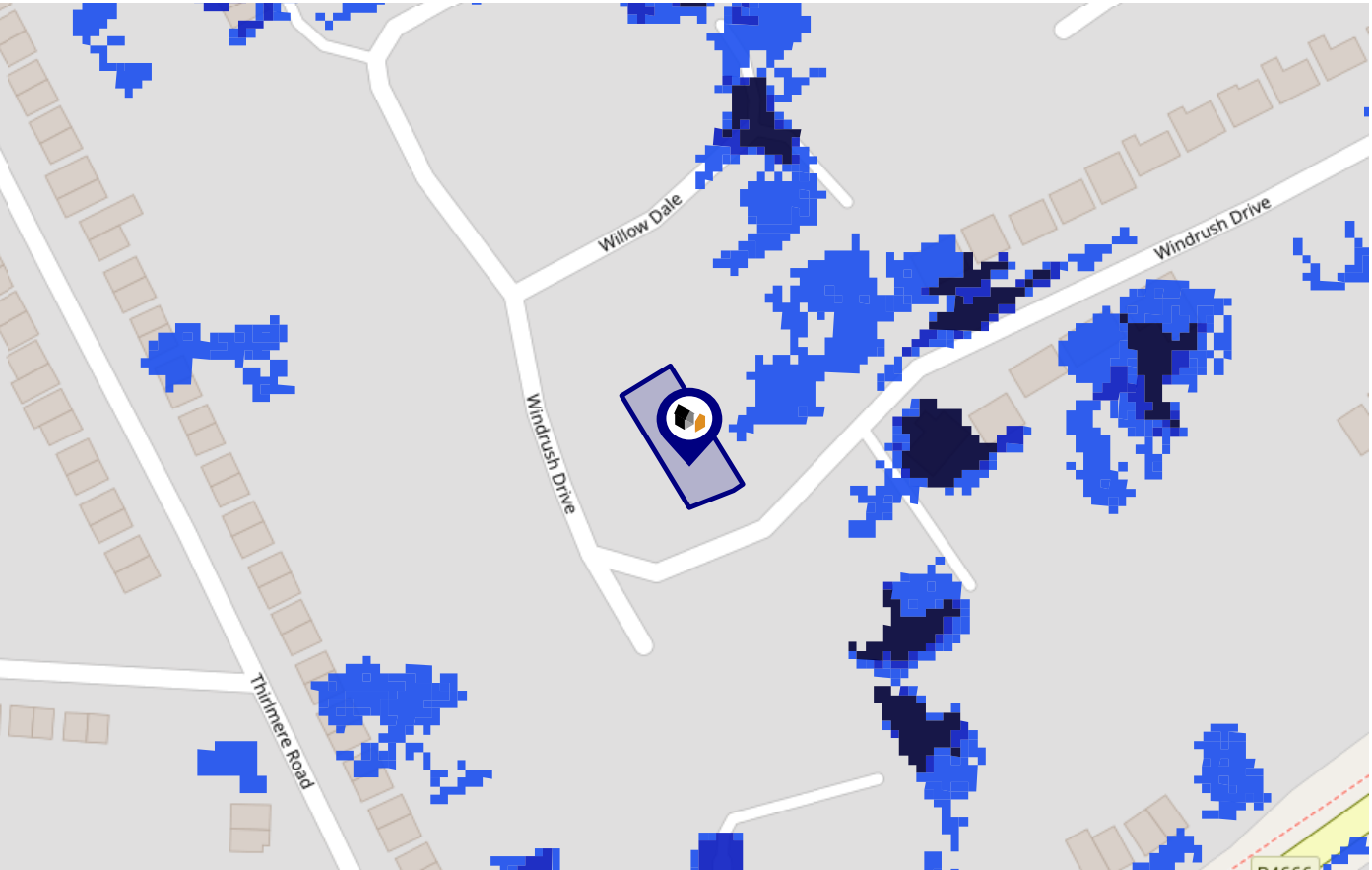
Chance of flooding to the following depths at this property:



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.

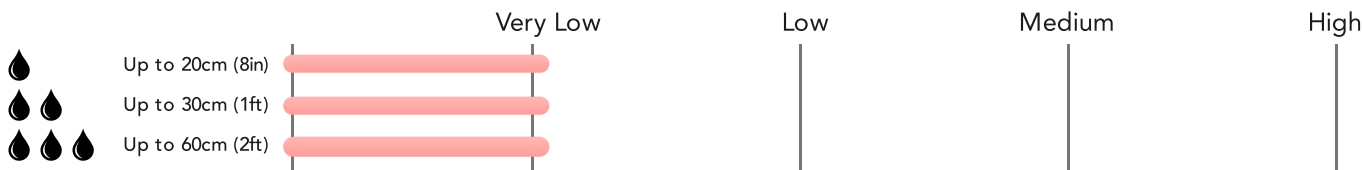


Risk Rating: Very low

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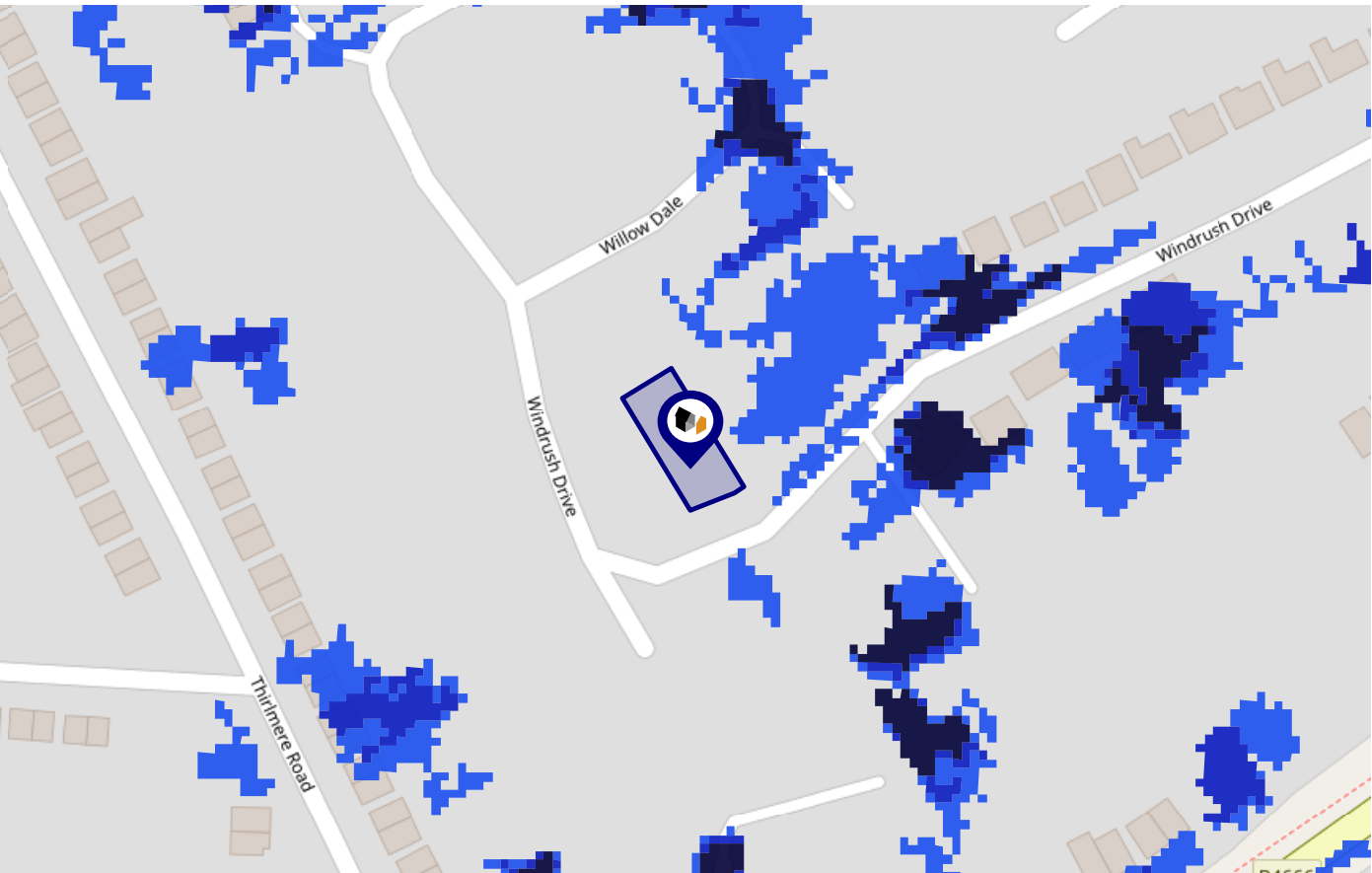
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

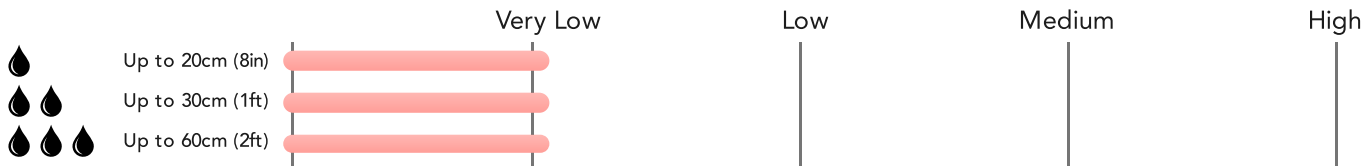


Risk Rating: Very low

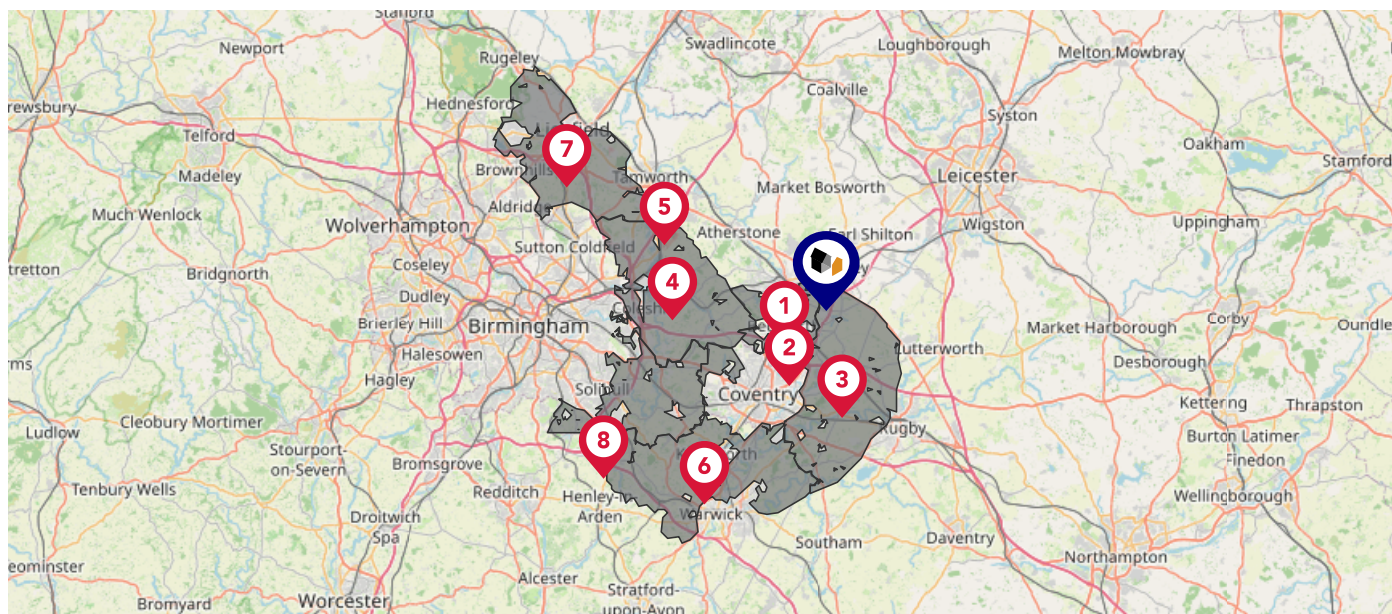
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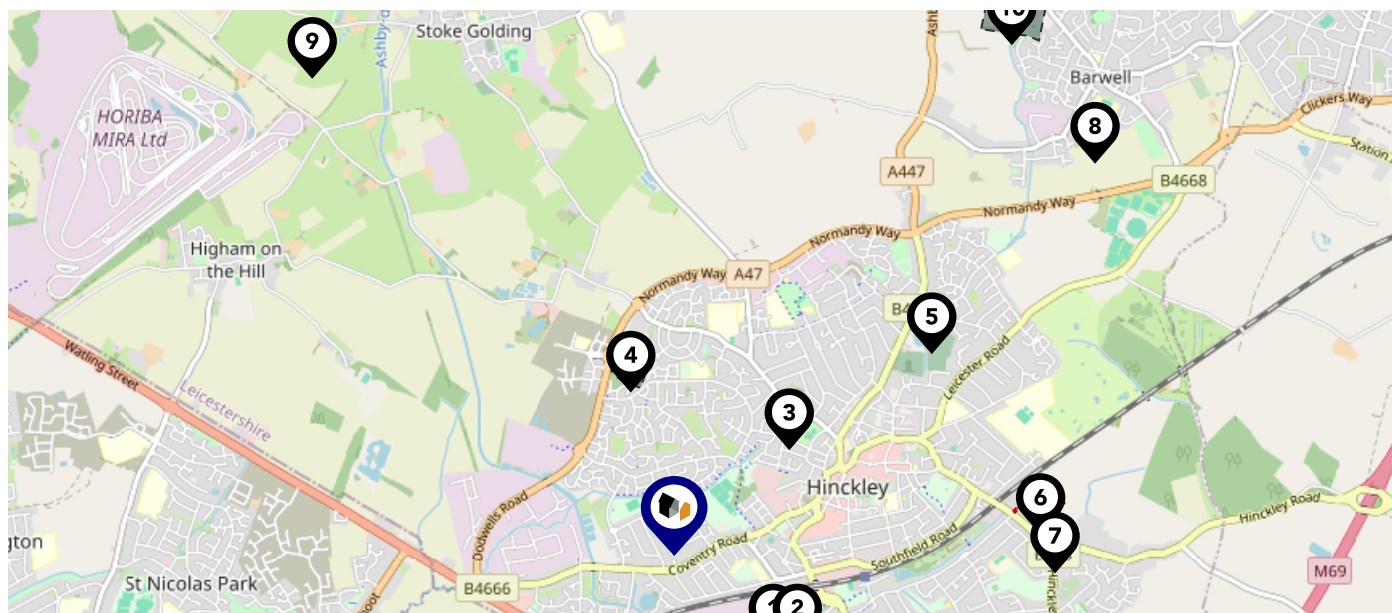
This map displays nearby areas that have been designated as Green Belt...



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 - Tamworth
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Lichfield
-  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.



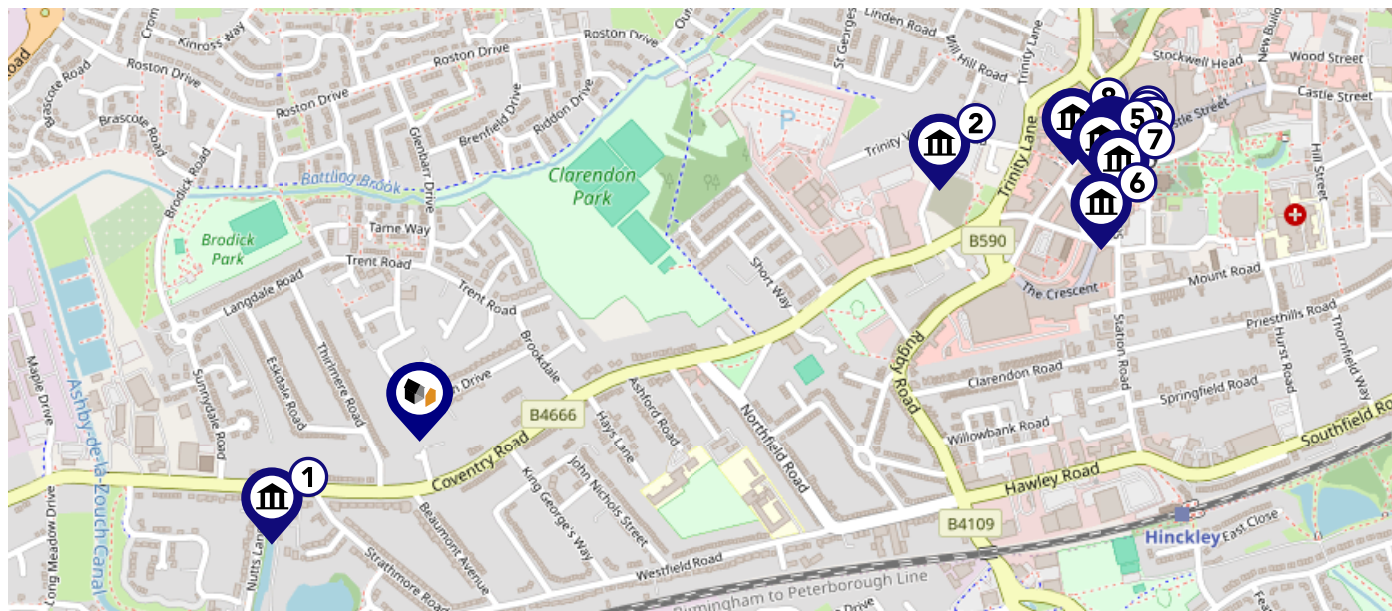
Nearby Landfill Sites

	Nelson Burgess Landfill Site-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	
	Brookfield Road Landfill Site A-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	
	Bute Close Landfill Site-Bute Close, Hinckley, Hinckley and Bosworth	Historic Landfill	
	Urban District Council Refuse Tip-Beryl Avenue, Hinckley, Leicestershire	Historic Landfill	
	Off Barwell Lane-ASDA, Off Barwell Lane, Hinckley, Leicestershire	Historic Landfill	
	EA/EPR/NP3693CQ/A001	Active Landfill	
	Hinkley Road Landfill Site-Burbace Road, Sapcote Road Junction, Hinckley, Hinckley and Bosworth	Historic Landfill	
	Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire	Historic Landfill	
	Brook Farm Landfill Site-Adjacent To Brook Farm, Station Road, Stoke Golding, Leicestershire	Historic Landfill	
	Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinckley, Leicestershire	Historic Landfill	

Maps

Listed Buildings

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



1074230 - Port House

Grade II

0.2 miles



1180269 - Church Of The Holy Trinity

Grade II

0.7 miles



1361294 - 2 And 2a, Castle Street

Grade II

0.8 miles



1074221 - 3 The Borough

Grade II

0.8 miles



1074223 - Barclays Bank

Grade II

0.8 miles



1475008 - Hinckley Former Constitutional Club

Grade II

0.8 miles



1180214 - Thomas Flavell

Grade II

0.8 miles



1361293 - United Reformed Church

Grade II

0.8 miles



1074226 - Millets

Grade II

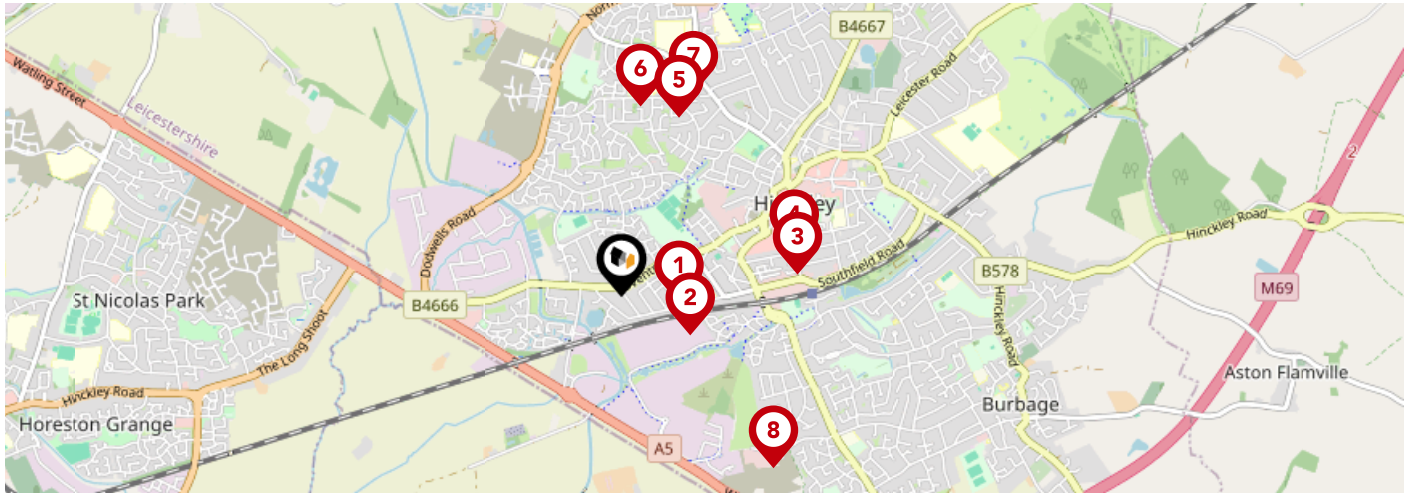
0.8 miles



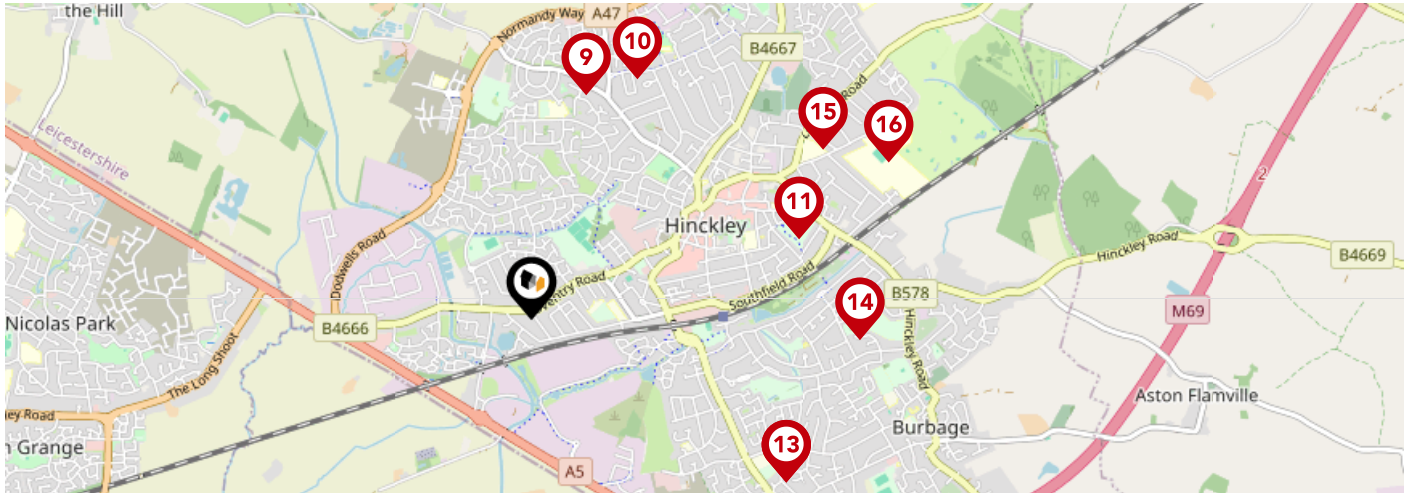
1074222 - 5 The Borough

Grade II

0.8 miles



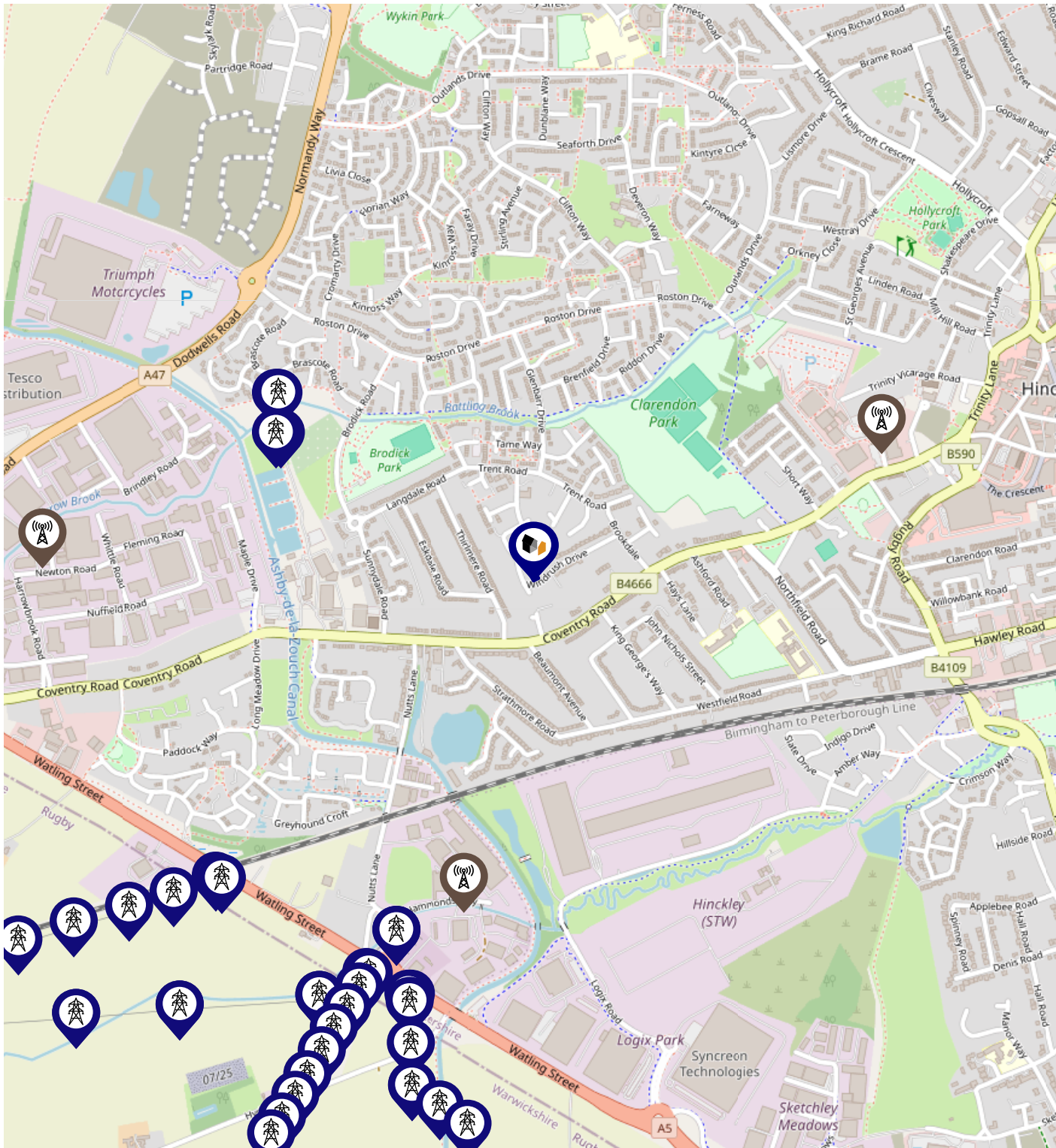
		Nursery	Primary	Secondary	College	Private
1	Westfield Infant School Ofsted Rating: Outstanding Pupils: 275 Distance:0.27	☐	☒	☐	☐	☐
2	Westfield Junior School Ofsted Rating: Requires improvement Pupils: 366 Distance:0.36	☐	☒	☐	☐	☐
3	R.E.A.L Independent Schools Hinckley Ofsted Rating: Good Pupils: 16 Distance:0.81	☐	☐	☒	☐	☐
4	St Mary's Church of England Primary School, Hinckley Ofsted Rating: Good Pupils: 252 Distance:0.81	☐	☒	☐	☐	☐
5	Dovetree School Ofsted Rating: Good Pupils: 49 Distance:0.85	☐	☐	☒	☐	☐
6	Battling Brook Primary School Ofsted Rating: Good Pupils: 596 Distance:0.87	☐	☒	☐	☐	☐
7	Dorothy Goodman School Hinckley Ofsted Rating: Good Pupils: 387 Distance:0.98	☐	☐	☒	☐	☐
8	Sketchley School Ofsted Rating: Good Pupils: 61 Distance:1.04	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Redmoor Academy Ofsted Rating: Good Pupils: 919 Distance:1.04	☐	☐	☒	☐	☐
10	Richmond Primary School Ofsted Rating: Good Pupils: 515 Distance:1.18	☐	☒	☐	☐	☐
11	Saint Peter's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 206 Distance:1.26	☐	☒	☐	☐	☐
12	Sketchley Hill Menphys Nursery School, Burbage Ofsted Rating: Good Pupils: 57 Distance:1.37	☒	☐	☐	☐	☐
13	Sketchley Hill Primary School Burbage Ofsted Rating: Good Pupils: 579 Distance:1.37	☐	☒	☐	☐	☐
14	Hastings High School Ofsted Rating: Good Pupils: 854 Distance:1.48	☐	☐	☒	☐	☐
15	Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance:1.52	☐	☒	☐	☐	☐
16	The Hinckley School Ofsted Rating: Good Pupils: 1166 Distance:1.76	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

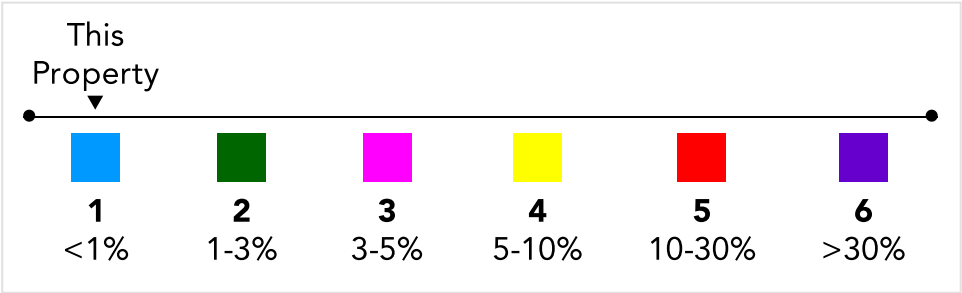
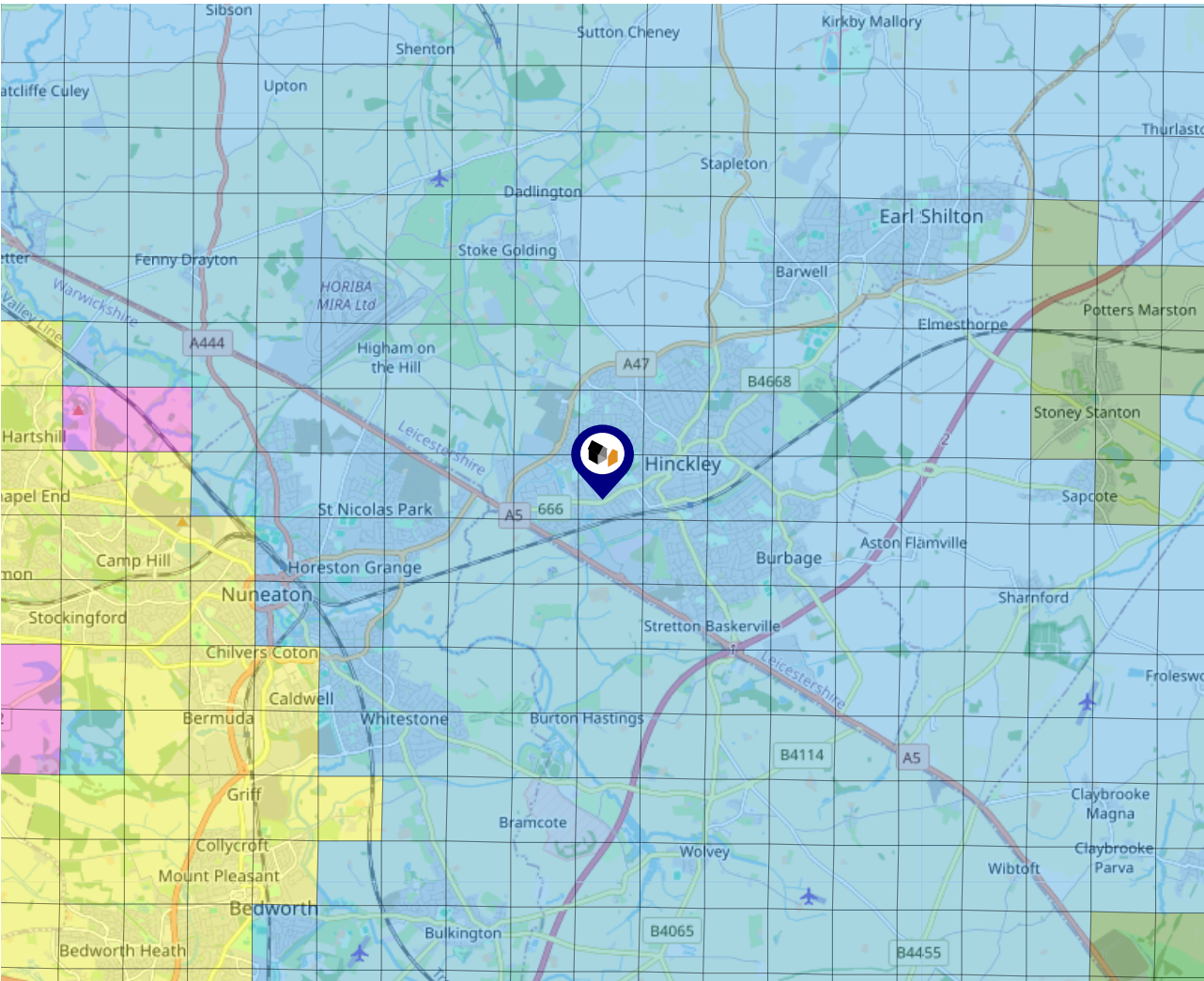


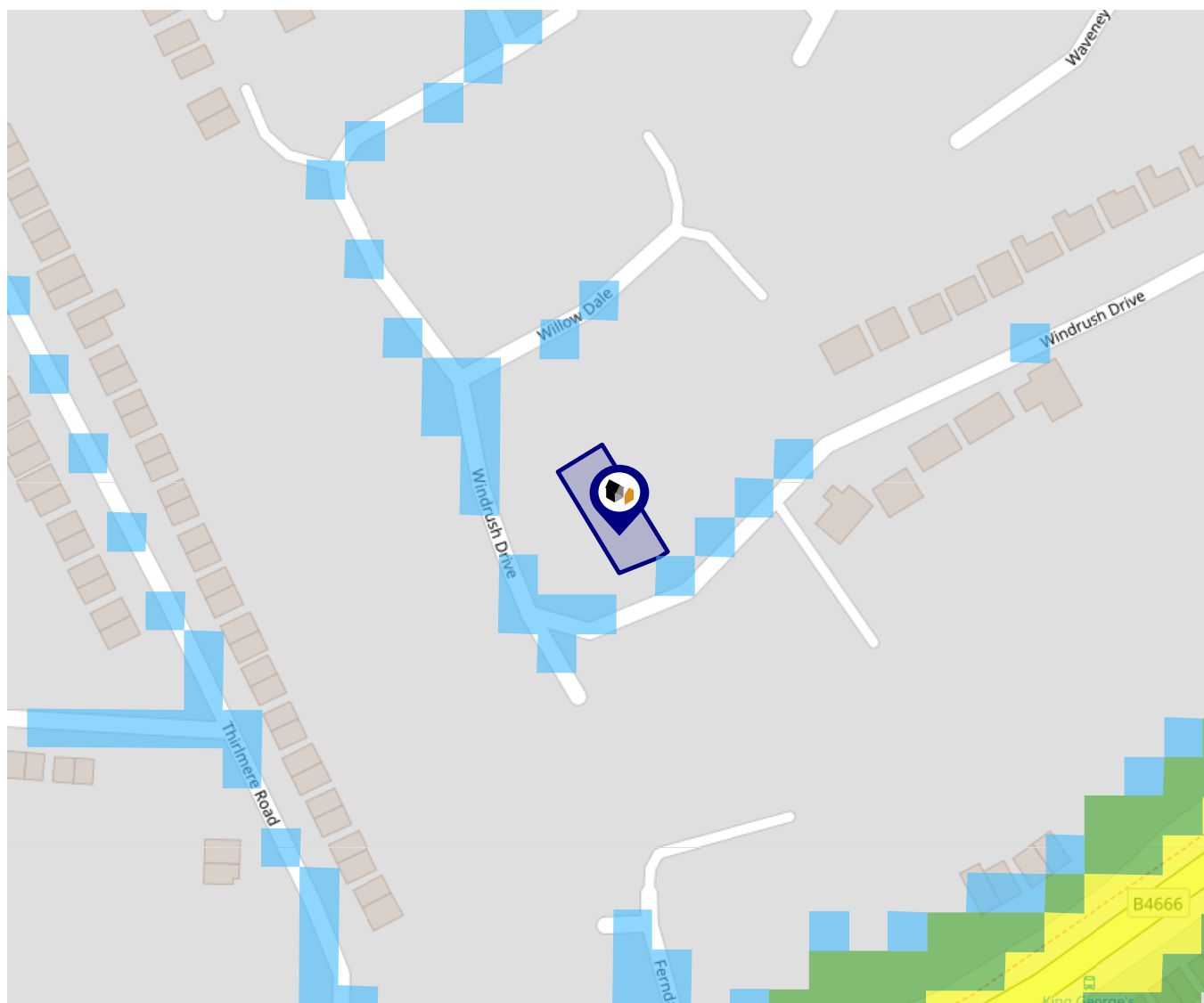
Key:

-  Power Pylons
-  Communication Masts

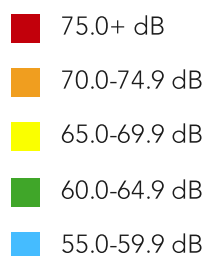
What is Radon?

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).



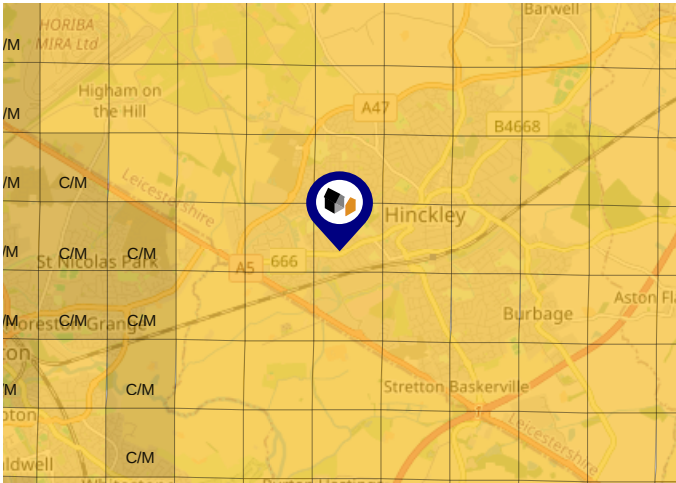


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



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

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

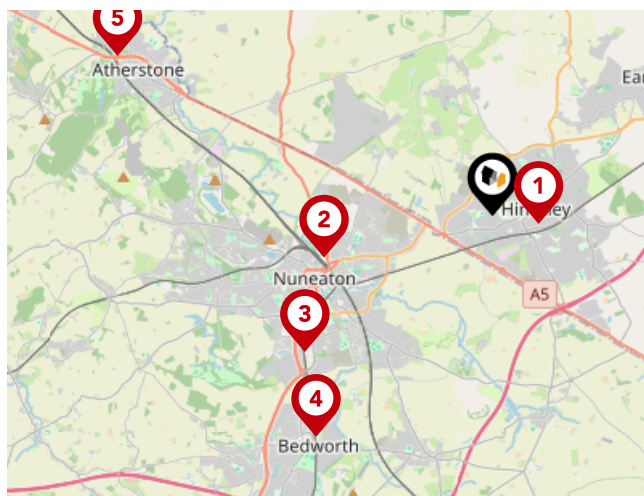


Primary Classifications (Most Common Clay Types)

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

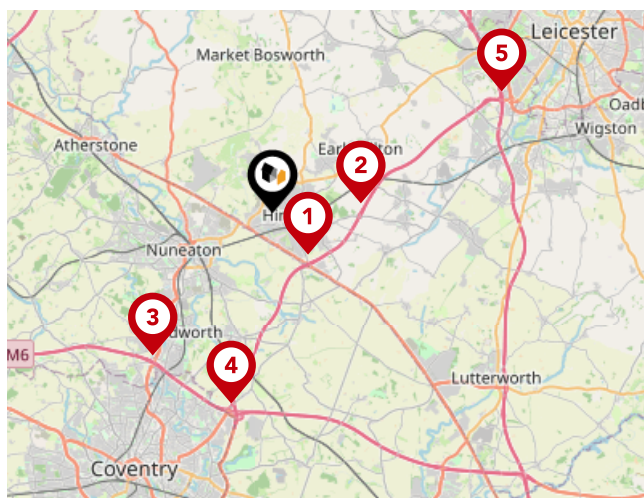
Area

Transport (National)



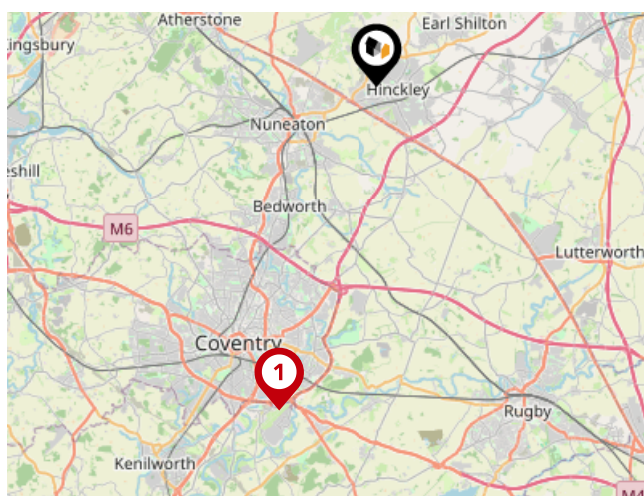
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	0.83 miles
2	Nuneaton Rail Station	3.12 miles
3	Bermuda Park Rail Station	4.18 miles
4	Bedworth Rail Station	5.1 miles
5	Atherstone Rail Station	7.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J1	1.98 miles
2	M69 J2	3.21 miles
3	M6 J3	6.68 miles
4	M6 J2	7.02 miles
5	M1 J21	9.34 miles

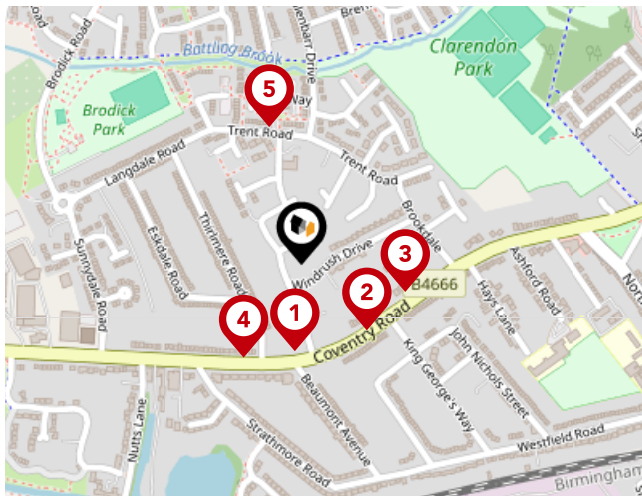


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	12.2 miles

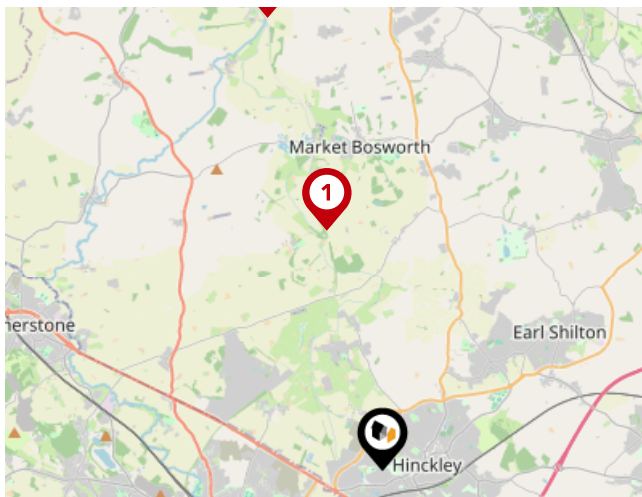
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beaumont Avenue	0.09 miles
2	King George's Way	0.1 miles
3	King George's Way	0.12 miles
4	Beaumont Avenue	0.12 miles
5	Windrush Drive	0.15 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	4.45 miles
2	Shackerstone Rail Station (Battlefield Line)	8.41 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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/

Market

Market summary



Local summary

Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(30/28) 93%	(51/40) 78%	(124/66) 53%	(91/40) 44%	(17/3) 18%	(4/0) 0%

Total on market: 300 Total sold: 174 Average days on market: 100

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	4	Detached	£599,950	£260,000	£414,285	51	11	62	18%	96
+1 Type	—	—	—	—	—	—	—	—	—	—
+1 Beds	5	Detached	£645,000	£325,000	£461,429	4	3	7	43%	95
All considered			£645,000	£260,000	£437,857	55	14	69	20%	96

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.



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