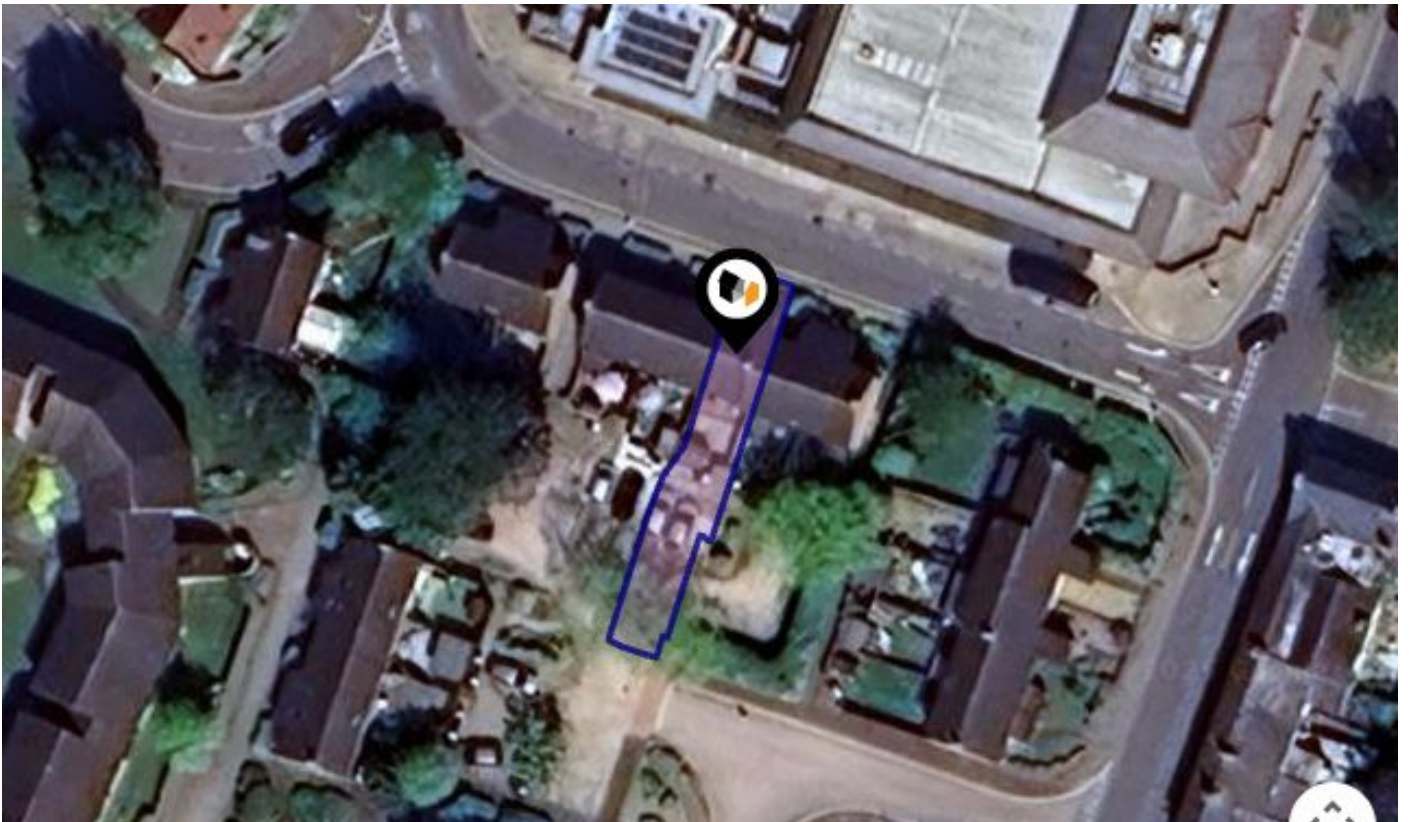




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 18th July 2025



JOHN STREET, OAKHAM, LE15

Offers Over : £170,000

Ellie Hinton-Bardwell Powered by eXp

01780431202

ellie.hinton-bardwell@exp.uk.com

www.elliehintonbardwell.exp.uk.com/





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	527 ft ² / 49 m ²
Plot Area:	0.04 acres
Council Tax :	Band B
Annual Estimate:	£2,077
Title Number:	LT142774

Offers Over:	£170,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	69 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



OAKHAM, LE15

Energy rating

E

Valid until 13.07.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Room heaters, electric
Main Heating Energy:	Very poor
Main Heating Controls:	Appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very poor
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	49 m ²

3, Providence Chapel, John Street, Oakham, LE15 6AU

Last Sold Date:	29/11/2024	17/01/2001
Last Sold Price:	£112,500	£71,000

22, John Street, Oakham, LE15 6AU

Last Sold Date:	30/05/2023	21/12/2017	15/12/2005	11/01/2002	05/03/1998
Last Sold Price:	£185,000	£151,000	£57,500	£60,000	£40,000

1, John Street, Oakham, LE15 6AU

Last Sold Date:	30/04/2021	22/02/2016	20/04/2001
Last Sold Price:	£275,000	£235,000	£120,000

32, John Street, Oakham, LE15 6AU

Last Sold Date:	27/02/2020	17/11/2011	19/10/2007	29/06/2005
Last Sold Price:	£150,000	£135,000	£140,000	£105,000

1, Providence Chapel, John Street, Oakham, LE15 6AU

Last Sold Date:	25/10/2019	02/07/2015
Last Sold Price:	£308,000	£220,000

24, John Street, Oakham, LE15 6AU

Last Sold Date:	31/07/2017	20/06/1997
Last Sold Price:	£155,000	£41,000

3, John Street, Oakham, LE15 6AU

Last Sold Date:	26/08/2015
Last Sold Price:	£190,000

20, John Street, Oakham, LE15 6AU

Last Sold Date:	01/05/2015	26/03/2007	22/10/2004	30/10/2001
Last Sold Price:	£148,000	£124,450	£110,000	£60,000

36, John Street, Oakham, LE15 6AU

Last Sold Date:	19/07/2013
Last Sold Price:	£95,000

34, John Street, Oakham, LE15 6AU

Last Sold Date:	13/06/2008	31/01/2003	03/12/1999
Last Sold Price:	£100,000	£75,000	£46,500

2, Providence Chapel, John Street, Oakham, LE15 6AU

Last Sold Date:	21/03/2007	28/06/2002	15/09/1999
Last Sold Price:	£228,000	£183,000	£120,000

4, Providence Chapel, John Street, Oakham, LE15 6AU

Last Sold Date:	15/03/2002
Last Sold Price:	£74,000

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

1a, John Street, Oakham, LE15 6AU

Last Sold Date: 08/11/2000

Last Sold Price: £75,000

16, John Street, Oakham, LE15 6AU

Last Sold Date: 03/02/1997

Last Sold Price: £43,220

18, John Street, Oakham, LE15 6AU

Last Sold Date: 09/08/1996

Last Sold Price: £43,000

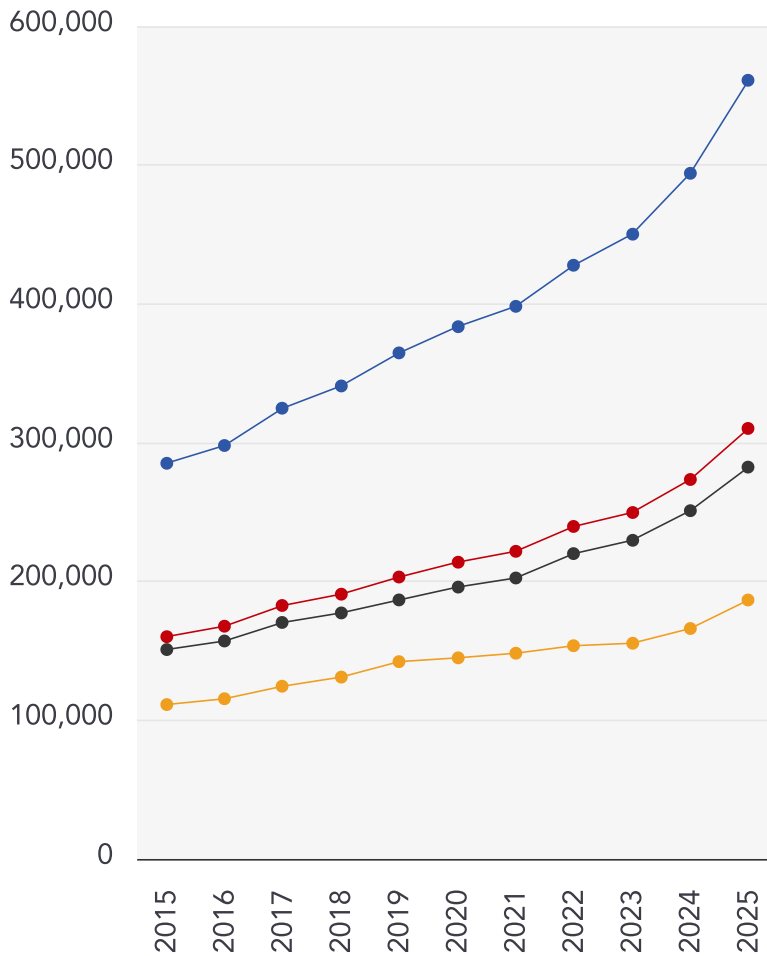
26, John Street, Oakham, LE15 6AU

Last Sold Date: 06/08/1996

Last Sold Price: £38,500

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 LE15



Detached

+96.79%

Semi-Detached

+93.68%

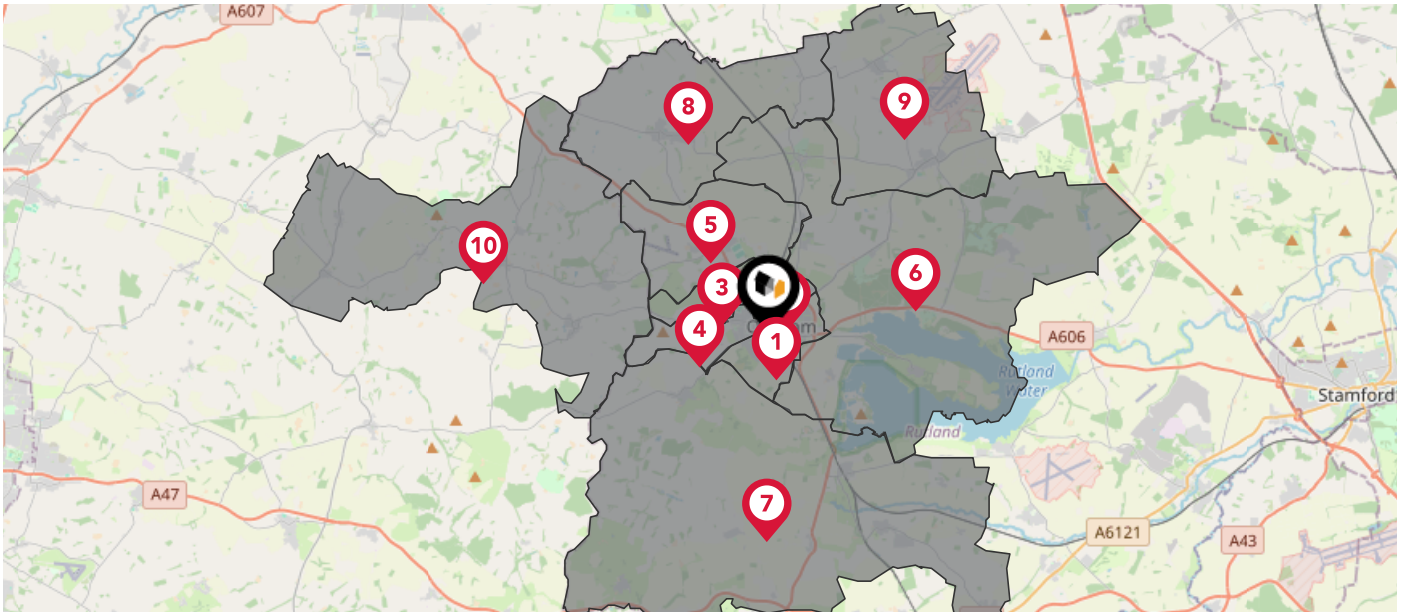
Terraced

+87.13%

Flat

+67.72%

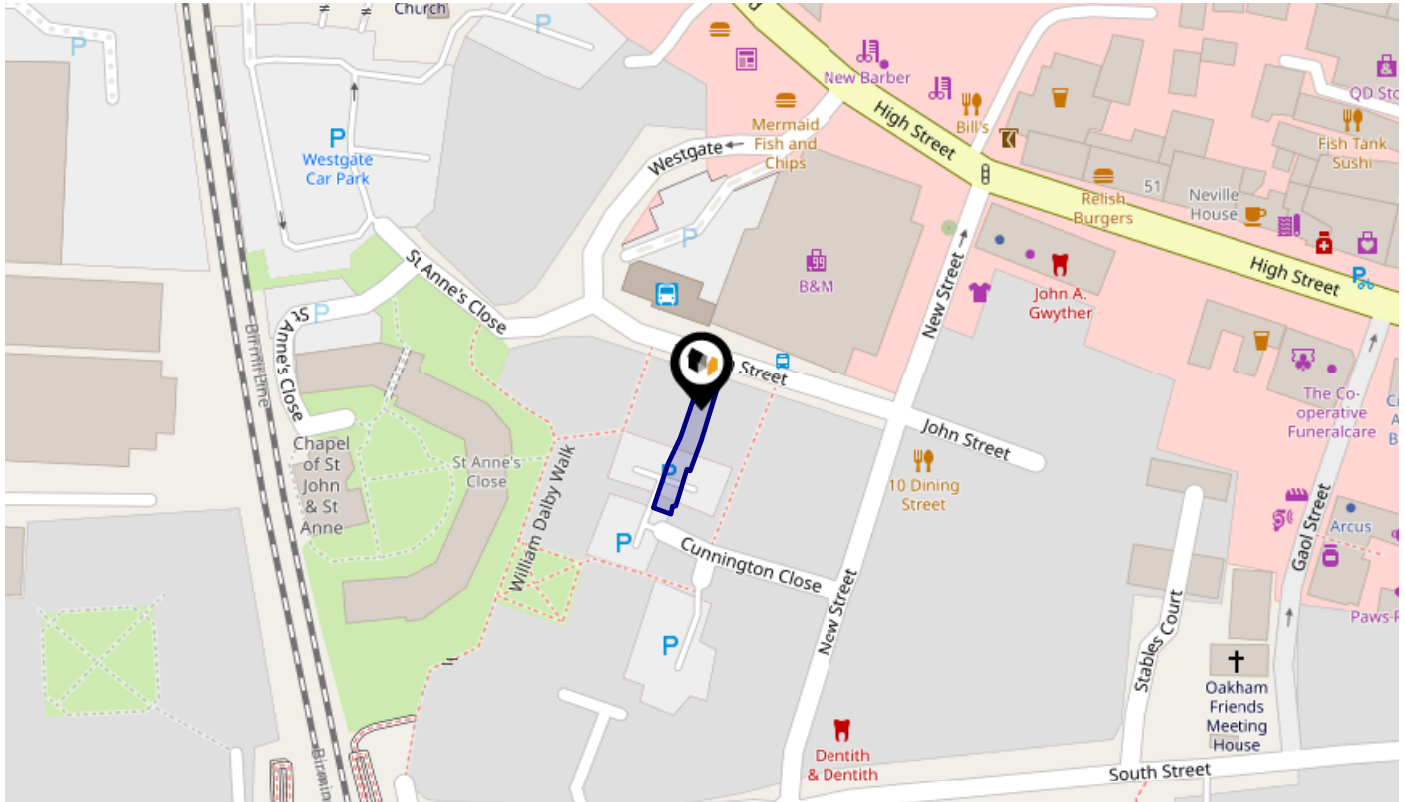
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Oakham South Ward
- 2 Oakham North East Ward
- 3 Barleythorpe Ward
- 4 Oakham North West Ward
- 5 Langham Ward
- 6 Exton Ward
- 7 Braunston & Martinthorpe Ward
- 8 Whissendine Ward
- 9 Cottesmore Ward
- 10 Somerby Ward

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



Rail Noise Data

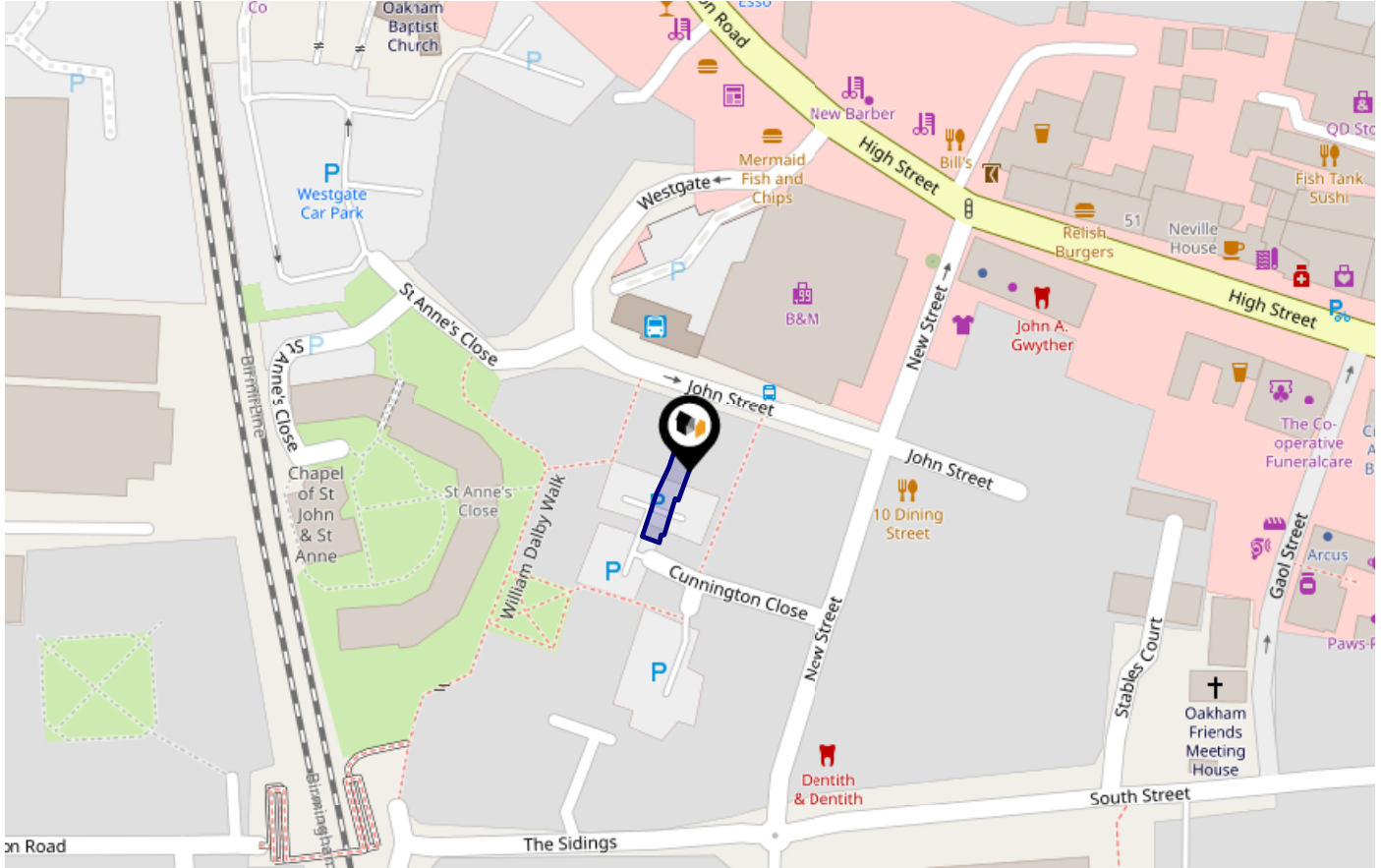
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	■

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

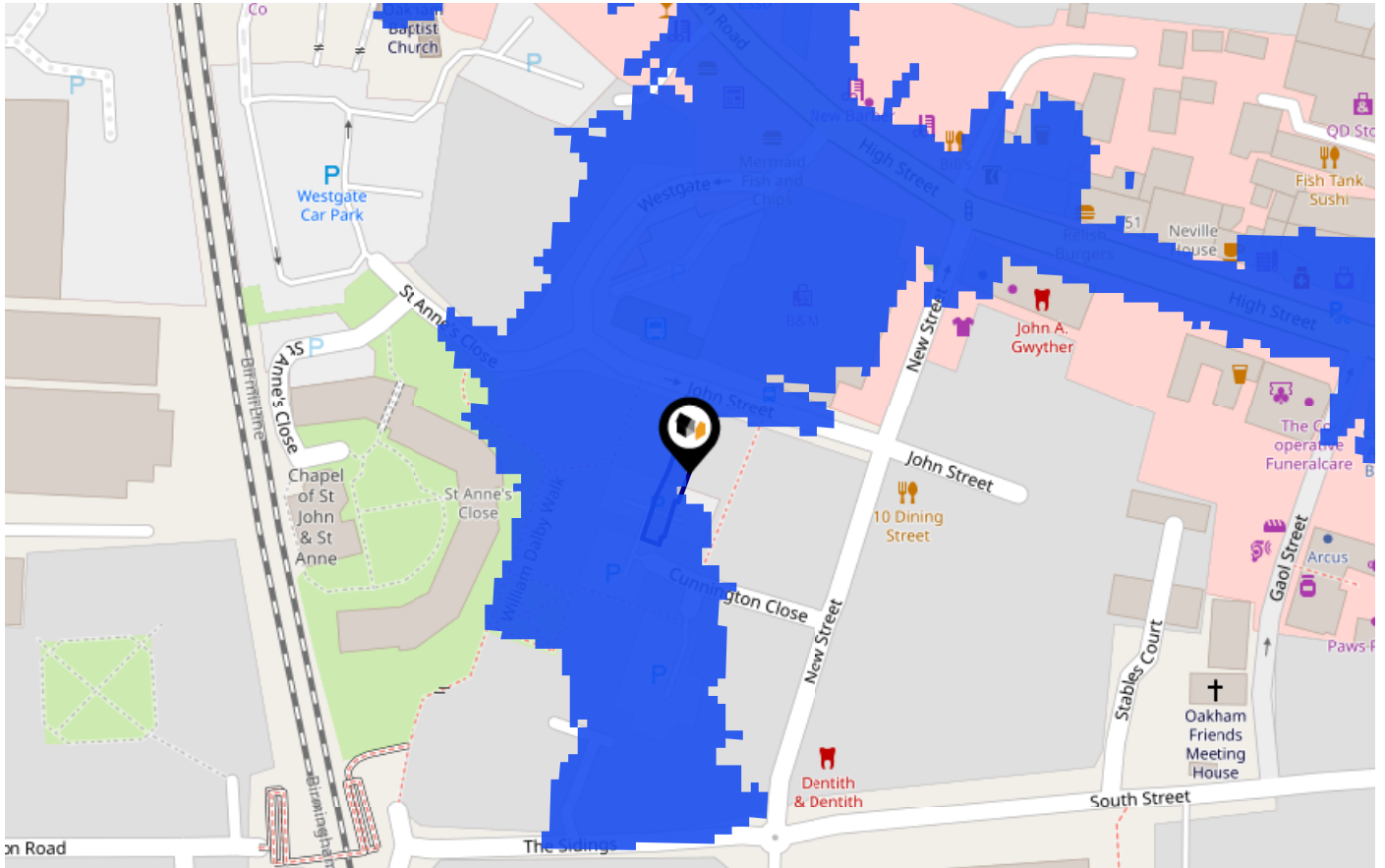
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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: **Low**

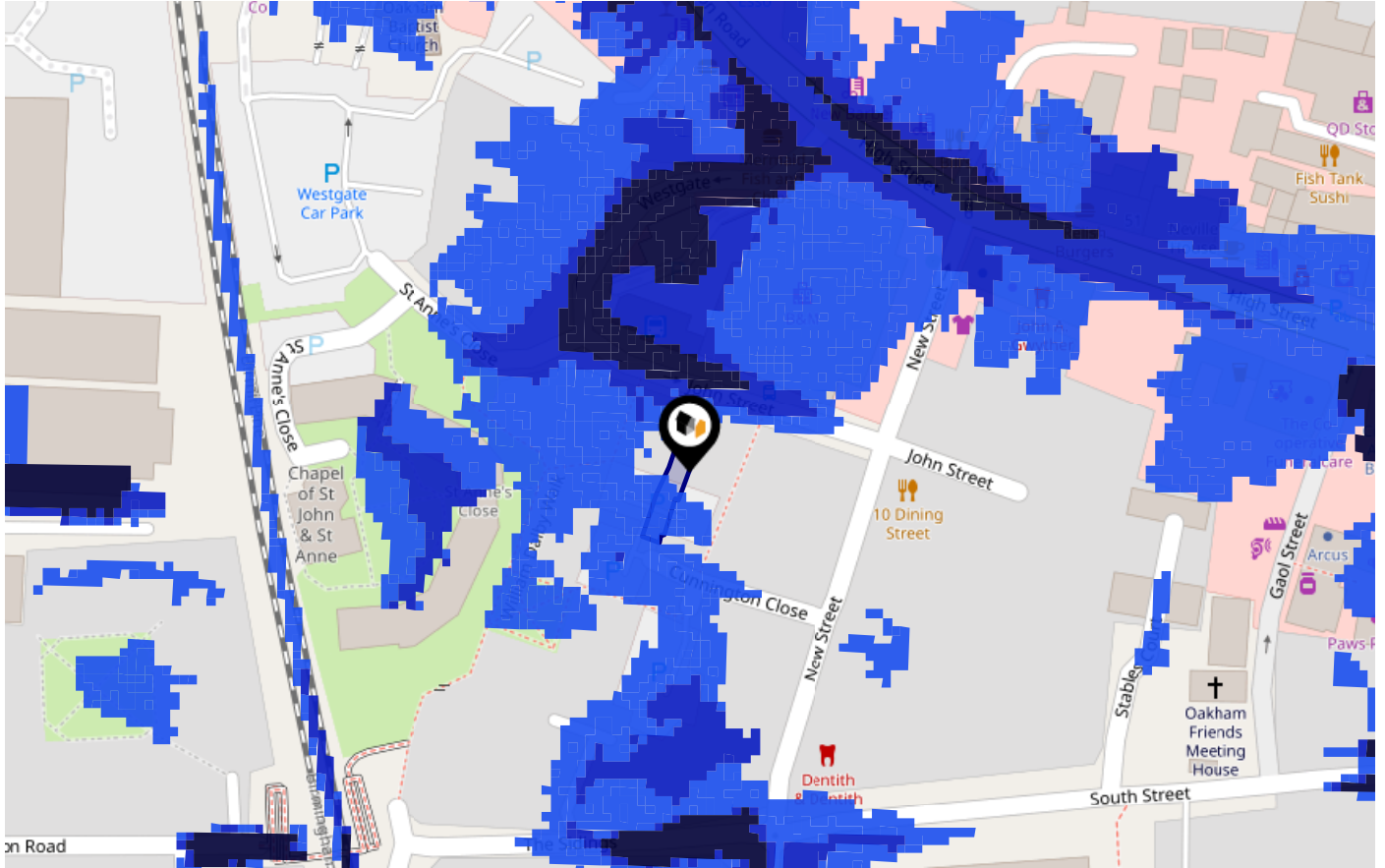
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- 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 chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: 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.

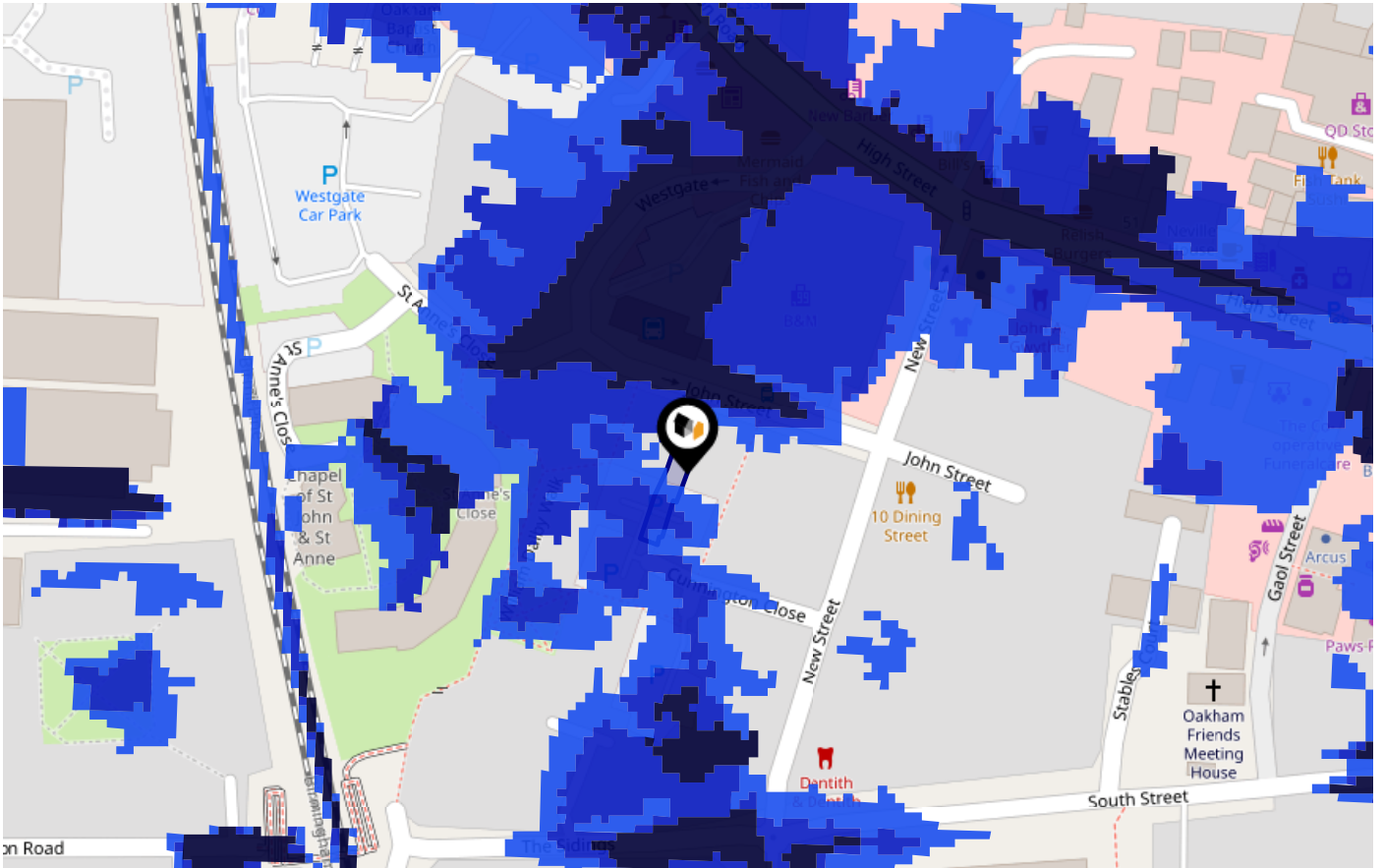
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

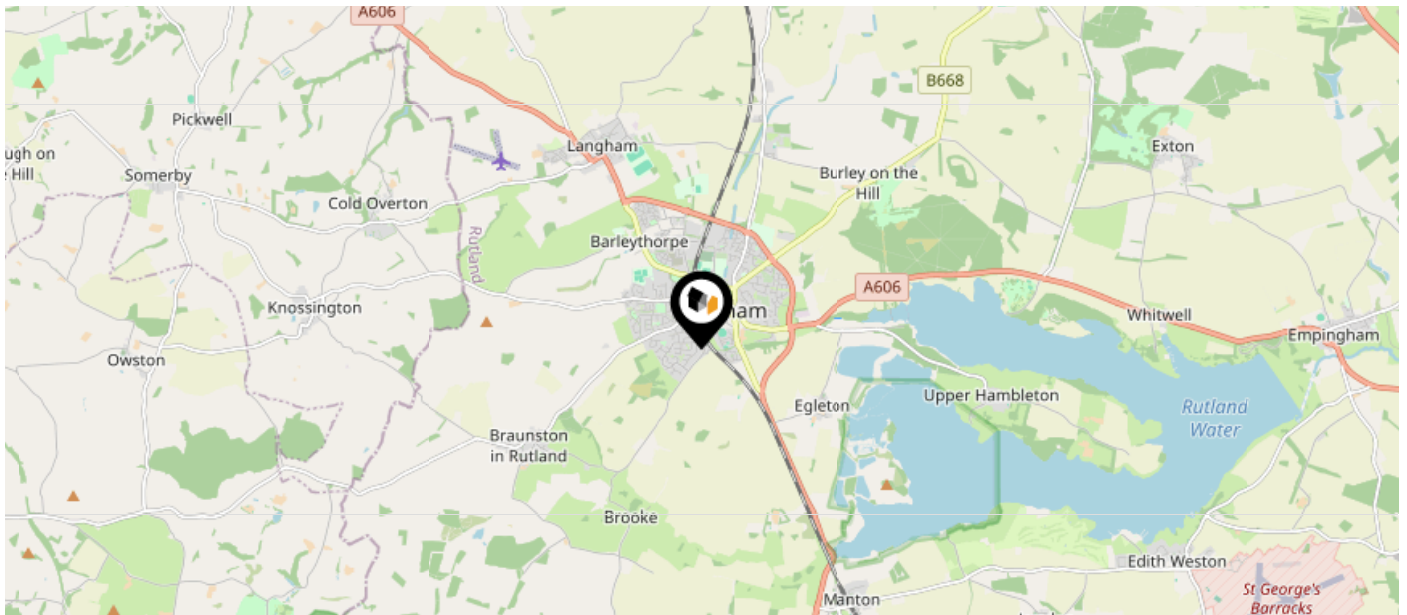
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



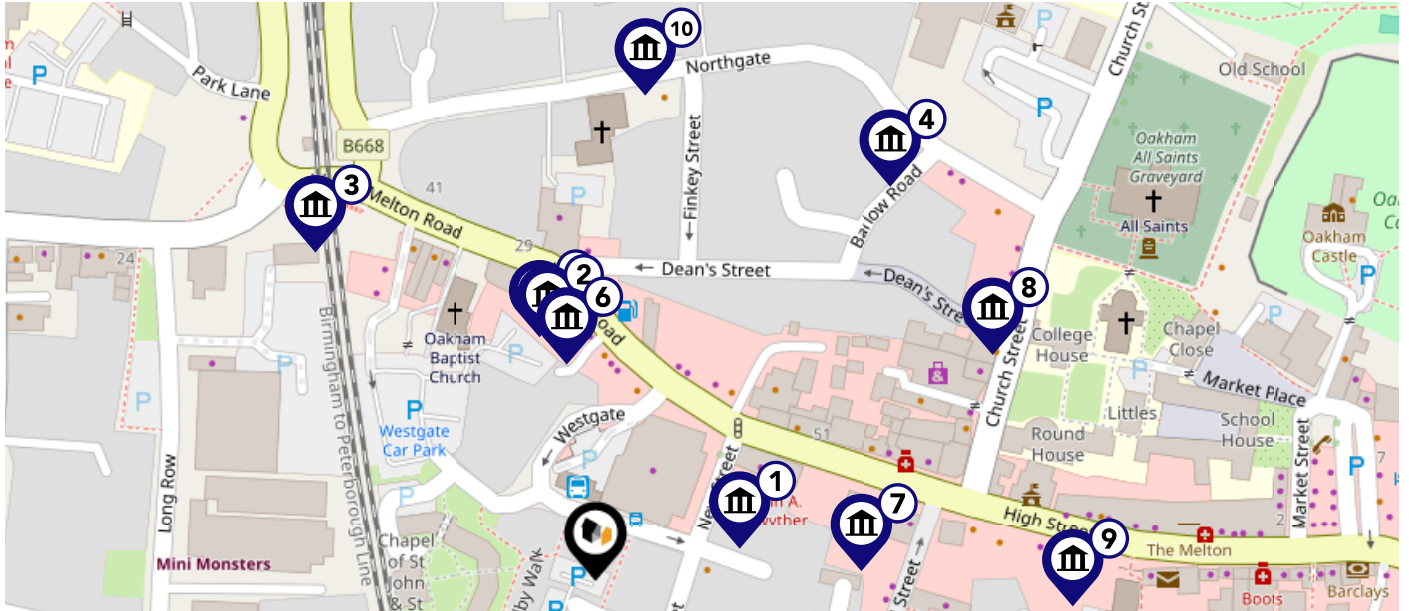
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

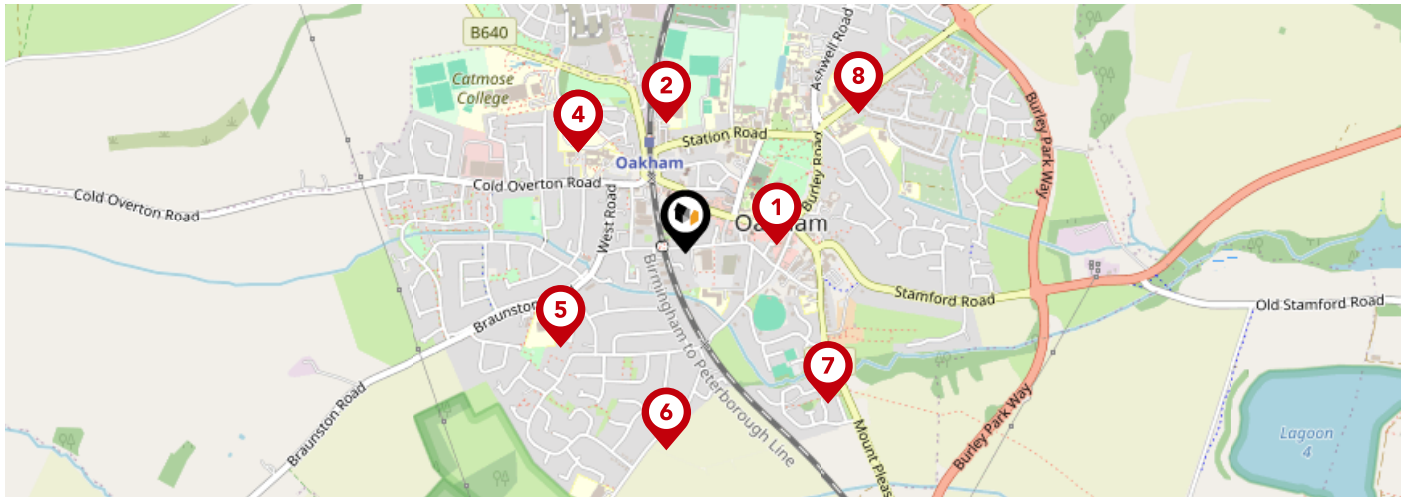
No data available.









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



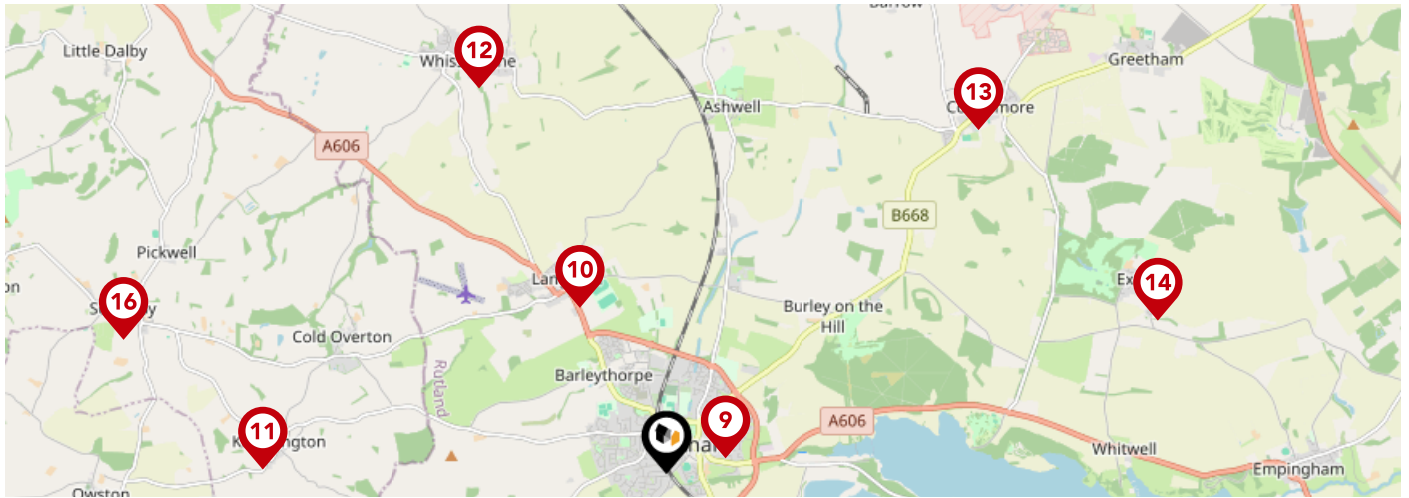
Listed Buildings in the local district		Grade	Distance
	1177756 - 72-78, High Street	Grade II	0.0 miles
	1177845 - 22, Melton Road	Grade II	0.1 miles
	1262092 - Oakham Level Crossing Footbridge	Grade II	0.1 miles
	1295300 - 14 And 16, Northgate	Grade II	0.1 miles
	1073284 - 24, Melton Road	Grade II	0.1 miles
	1073283 - 14 And 16, Melton Road	Grade II	0.1 miles
	1073314 - 64, High Street	Grade II	0.1 miles
	1073306 - 14, Church Street	Grade II	0.1 miles
	1073313 - Flores House	Grade II	0.1 miles
	1178015 - 35 And 37, Northgate	Grade II	0.1 miles

Area Schools



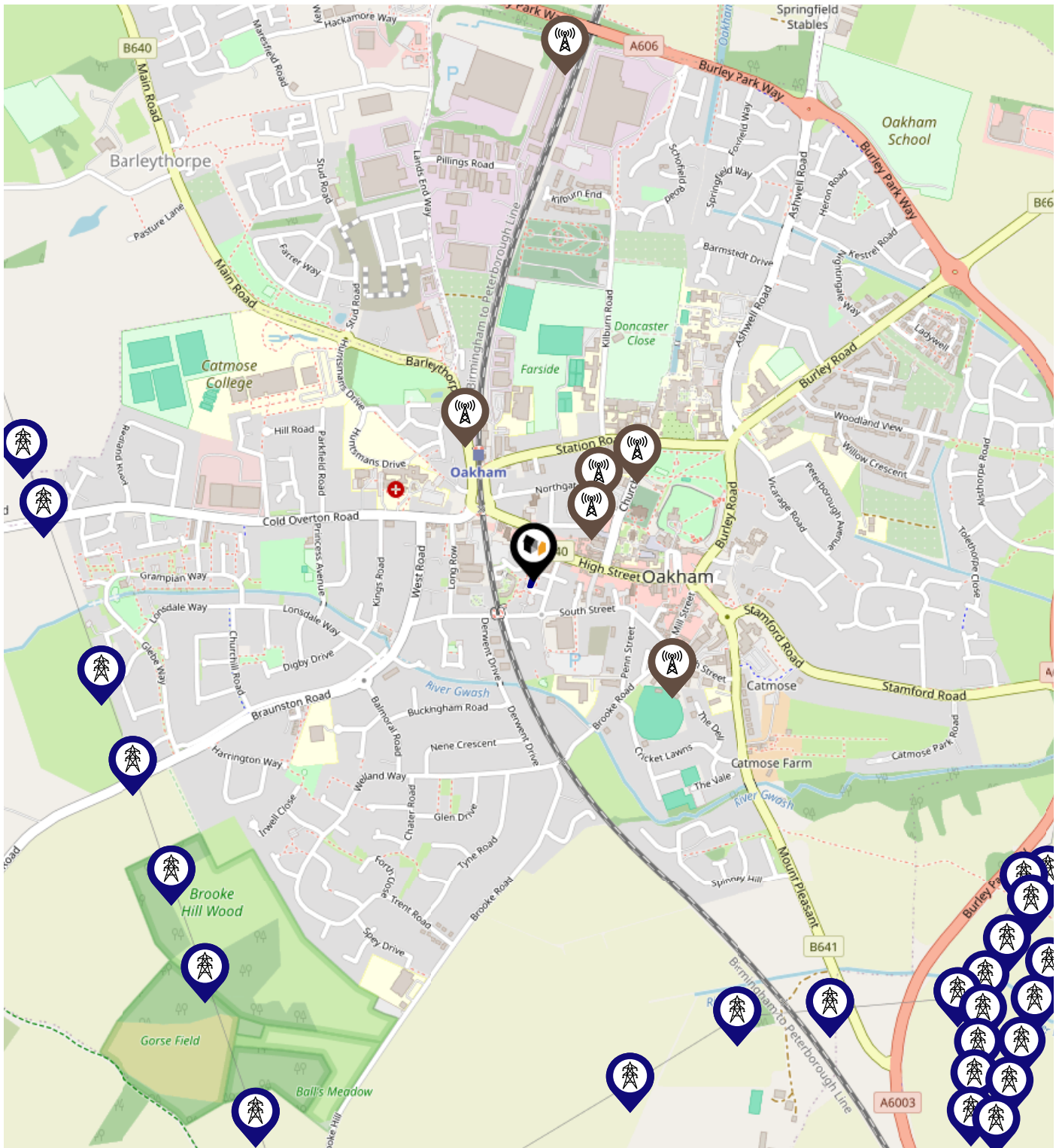
		Nursery	Primary	Secondary	College	Private
 Oakham School Ofsted Rating: Not Rated Pupils: 973 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Brooke Priory School Ofsted Rating: Not Rated Pupils: 134 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Harington School Ofsted Rating: Outstanding Pupils: 328 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Catmose College Ofsted Rating: Outstanding Pupils: 1097 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Catmose Primary Ofsted Rating: Good Pupils: 209 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Brooke Hill Academy Ofsted Rating: Good Pupils: 309 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 The Shires at Oakham Ofsted Rating: Good Pupils: 29 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Oakham CofE Primary School Ofsted Rating: Good Pupils: 229 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Area Schools





		Nursery	Primary	Secondary	College	Private
	English Martyrs' Catholic Voluntary Academy Ofsted Rating: Good Pupils: 163 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Langham CofE (Controlled) Primary School Ofsted Rating: Good Pupils: 197 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Grange Therapeutic School Ofsted Rating: Good Pupils: 86 Distance:3.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whissendine Church of England Primary School Ofsted Rating: Outstanding Pupils: 147 Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Nicholas Church of England Primary School Ofsted Rating: Good Pupils: 136 Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Exton and Greetham CofE Primary School Ofsted Rating: Good Pupils: 73 Distance:4.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Edith Weston Academy Ofsted Rating: Good Pupils: 86 Distance:4.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Somerby Primary School Ofsted Rating: Good Pupils: 32 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Masts & Pylons

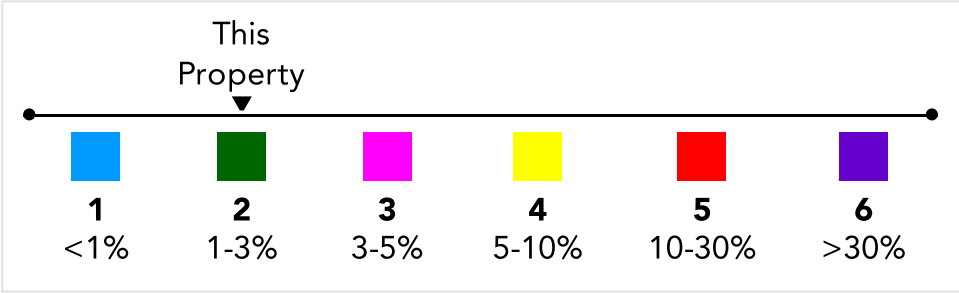
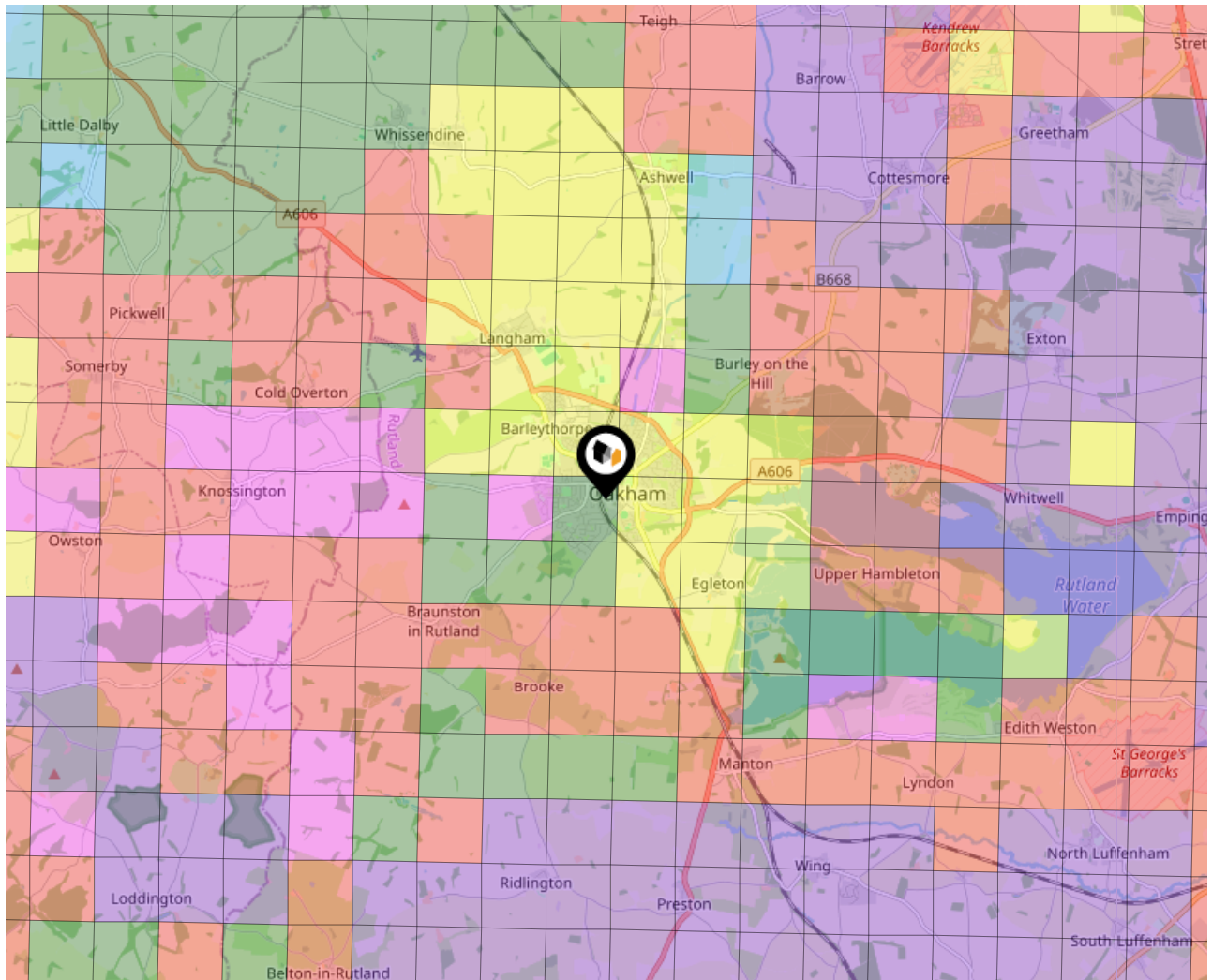


Key:

-  Power Pylons
-  Communication Masts

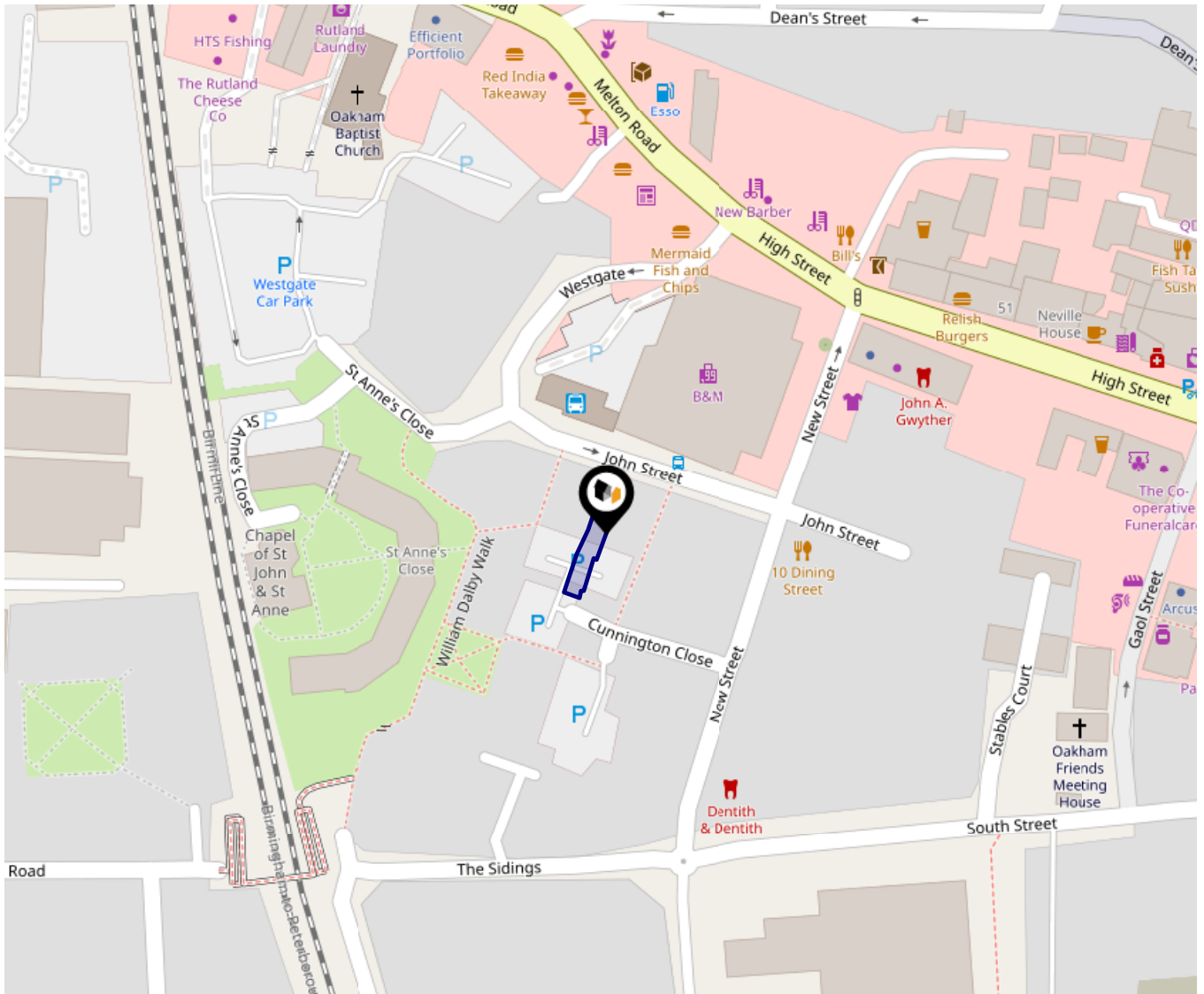
What is Radon?

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).



Local Area

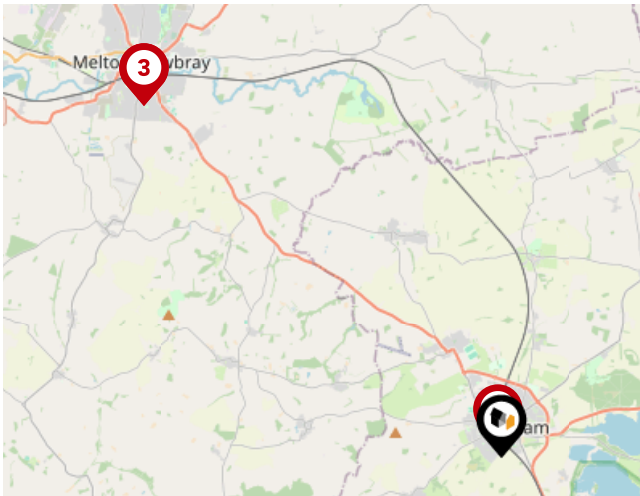
Road Noise



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.

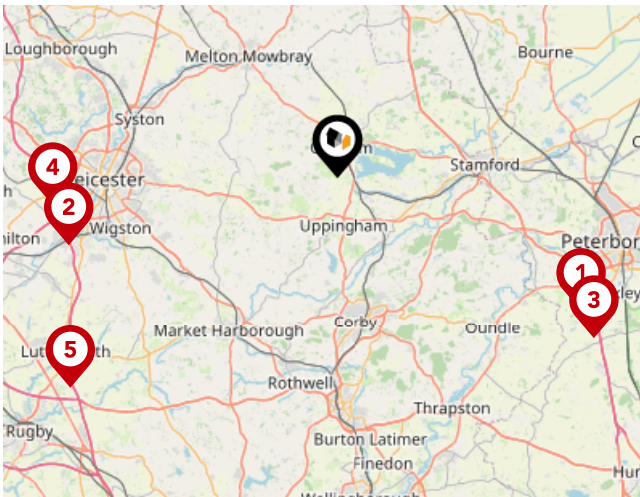
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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



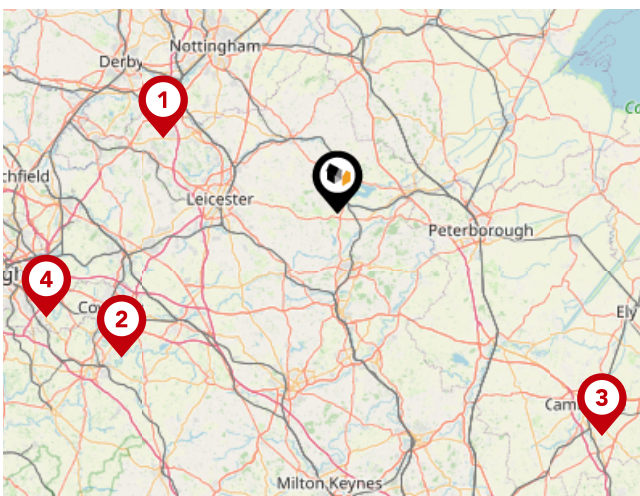
National Rail Stations

Pin	Name	Distance
	Oakham Rail Station	0.2 miles
	Melton Mowbray Rail Station	9.02 miles
	Melton Mowbray Rail Station	9.02 miles



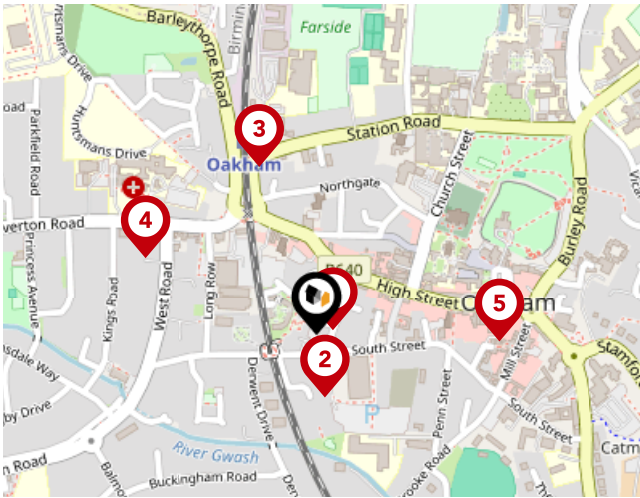
Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J17	19.93 miles
	M1 J21	20 miles
	A1(M) J16	21.74 miles
	M1 J21A	20.64 miles
	M1 J20	24.54 miles



Airports/Helipads

Pin	Name	Distance
	East Mids Airport	27.25 miles
	Baginton	37.58 miles
	Cambridge	49.93 miles
	Birmingham Airport	44.59 miles



Bus Stops/Stations

Pin	Name	Distance
1	Bus Station	0.02 miles
2	Tesco	0.07 miles
3	Station Approach	0.2 miles
4	Memorial Hospital	0.21 miles
5	Market Place	0.21 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.

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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 Ellie Hinton-Bardwell Powered by eXp and therefore no warranties can be given as to their good working order.

Ellie Hinton-Bardwell Powered
by eXp

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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