



Report Generated on 22 / 08 / 2026

10, Tuffleys Way, Leicester, LE3 3UT

Market Price: £310,000

 3 beds  3 bath  EPC Rating: C



Sell your home with
Sahibjot Singh



0116 4950505



sales@nestelloestateagents.co.uk

About the Agent

Nestello Estate Agents is committed to helping buyers find the right property with a professional, honest, and personalised approach. We understand that purchasing a home or investment is a major decision, which is why our team provides dedicated support throughout the entire buying journey.

With strong market knowledge, access to a wide range of property opportunities, and relationships across the property industry, we help buyers discover suitable properties while providing guidance through viewings, negotiations, and the purchasing process.

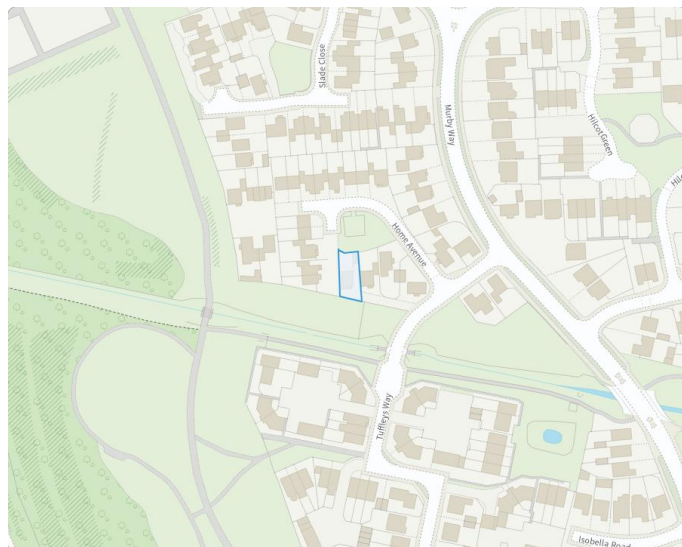
Our goal is to make buying property simple, transparent, and stress-free while ensuring every client receives a service built on trust, communication, and long-term relationships.

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Satellite View



OS Map View



Key Features

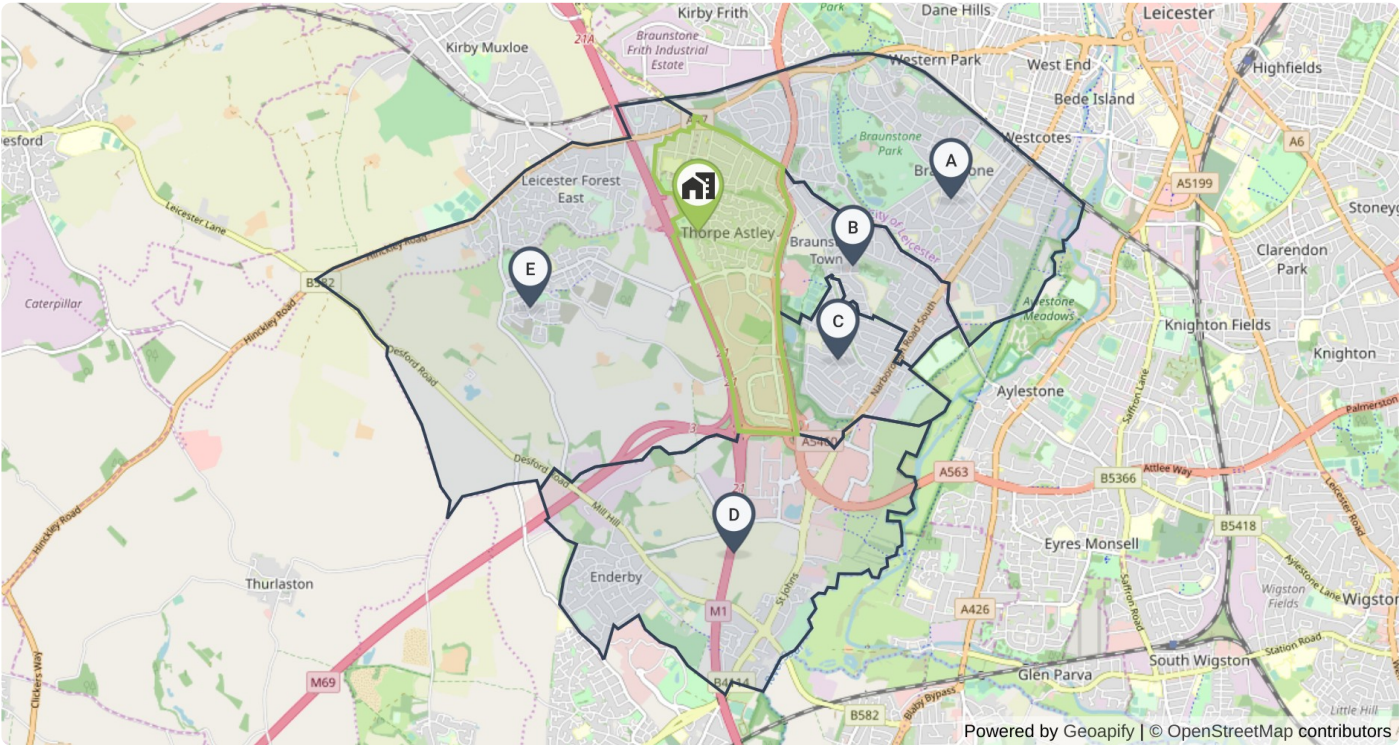
Current Market Price	-
Property Type	Detached
Bedrooms	3
Bathrooms	3
Plot Area	227.16 Sq.M. (2,445.13 Sq.Ft.)
Floor Area	82.03 Sq.M. (882.96 Sq.Ft.)
Last Sold Price	£192,000
Last Sold Date	08-07-2016
Title Number	LT378077
UPRN	10001225509
Tenure	Freehold
Year Built	2003-2006
Company Owned	-
Flood Risk	Needs Investigation
Service Charge	-
Ground Rent	-
Tax Band	D
Tax Band Price	£2345
Leasehold Term	-
Chain Status	-

Key Details

Council	Leicester
County	Leicestershire
Constituency	Mid Leicestershire
Region	East Midlands
Planning Application	-
Parking Facilities	No
Accessibility Features	No
Gas Supply	Yes
Electricity Supply	Yes
Water Supply	Yes

EPC Rating	71 / C
EPC Ratings in the Area	Domestic EPC in the Area Non-Domestic EPC in the Area

Thorpe Astley & St Mary's is the electoral ward covering 10, Tuffleys Way, Leicester, LE3 3UT, shaded below alongside the 5 wards that border it. Wards elect local councillors and set the boundaries most local services are planned around.



Thorpe Astley & St Mary's THIS PROPERTY'S WARD		E05015276	Blaby	England	2.31
PIN	WARD	WARD CODE	LOCAL AUTHORITY	COUNTRY	AREA KM²
A	Braunstone Park & Rowley Fields	E05010462	Leicester	England	4.76
B	Braunstone Ravenhurst	E05015262	Blaby	England	1.46
C	Braunstone Millfield	E05015261	Blaby	England	1.40
D	Enderby	E05015265	Blaby	England	5.96
E	Leicester Forest & Lubbethorpe	E05015273	Blaby	England	8.50

Ward boundaries © Office for National Statistics, December 2025. Contains OS data © Crown copyright and database right 2025. Ward codes link to findthatpostcode.uk.

Know What It's Made Of Before You Invest

Property Geographic Information

UPRN	10001225509
USRN	2802438
UDPRN	28065786
Street Description	TUFFLEYS WAY
Parish Code	E04012264
Postcode	LE3 3UT
Post town	LEICESTER
Thoroughfare	TUFFLEYS WAY
Town	BRAUNSTONE TOWN
Local custodian description	BLABY
Department Name	-
Organisation name	-
LA Organisation Name	-
RM Organisation Name	-
Legal Name	-
Level	-

Building Height & Area

Total Sqft Area	883 Sqft
Footprint Area	596 Sqft
Plot Area	227.16 m²
Height	91.2 m
AbsH2	87.7 m
AbsHMax	91.2 m
AbsHMin	82.2 m
RelH2	5.5 m
RelHMax	9 m

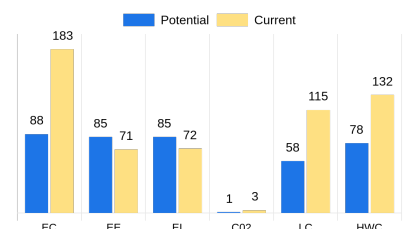


Building Information

Description	Detached House
Building Use	Residential Accommodation
Class	RD02
Classification description main	-
Classification description	Detached
Multi Occupancy Count	0
Connectivity	Standalone
Connectivity Count	0
Building Part Count	2
Containing site count	1
Outbuilding count	-
Construction Material	Brick Or Block Or Stone
Building age period	2000-2009
Building age year	2005
Basement Presence	Unknown
Address count	1
Address count residential	1
Address count commercial	0

Building Energy Performance – Inspection Date 14-04-2016

Built form	Detached	Unheated corridor	-
Construction age band	England and Wales: 2003-2006	Photo supply	-
Building Ref Number	NA	Solar water heating flag	N
Floor height	2.3 m	Fixed lighting outlets count	10
Tenure	Owner-occupied	Low energy fixed light count	-
Floor level	-	Energy traffic	Single
Flat Top storey	N	Main Gas flag	Y
Flat storey count	2	Main fuel	Mains gas (not community)
Extension count	0	Main Heating controls	Programmer, room thermostat and TRVs
Number habitable rooms	4	Multi glaze proportion	100
Number heated rooms	4	Glazed type	Double glazing installed during or after 2002
Low energy lighting	0	Install date	-
Number open fireplaces	0	Glazed area	Normal
Wind turbine count	0	Mechanical ventilation	Natural
Heat loss corridor	-	Unheated corridor length	-



Energy consumption current	183
Energy consumption potential	88
Energy efficiency current	71
Energy efficiency potential	85
Environment impact current	72
Environment impact potential	85
CO ₂ emissions current	3
CO ₂ emissions potential	1
Lighting cost current	115
Lighting cost potential	58
Hot water cost current	132
Hot water cost potential	78

What is it?

Property Fabrics gives you a detailed breakdown of a building's physical structure, construction materials, energy efficiency, and essential location data. It includes key data points like property type, build age, roof/wall materials, EPC rating, glazing, heating type, and more – offering a full picture of what lies beneath the surface.

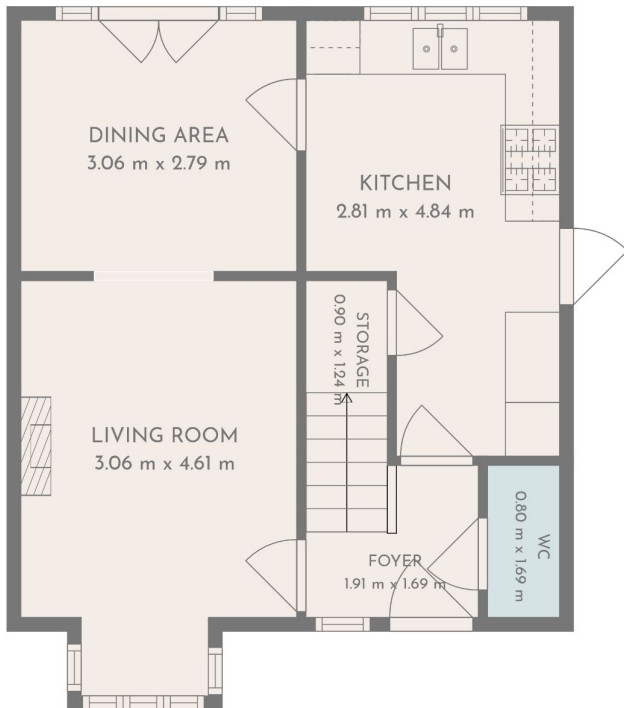
Browse through the property images to get a better idea -

Take a look at the property images.

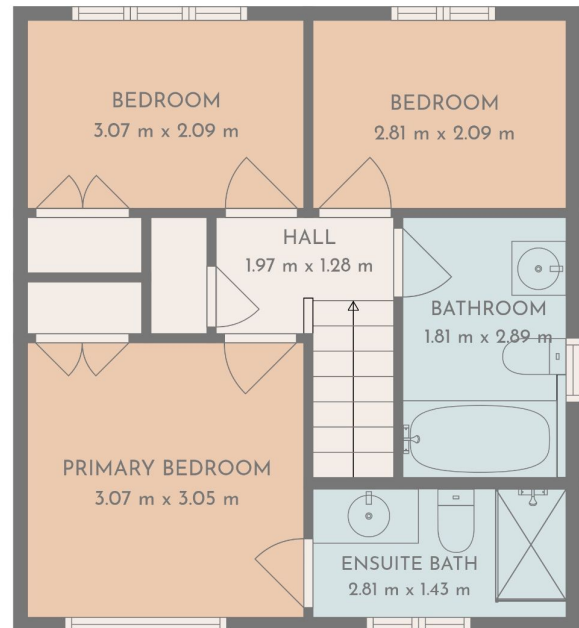








Ground floor



1st floor

TOTAL: 80 m2
Ground floor: 40 m2, 1st floor: 40 m2
EXCLUDED AREAS: STORAGE: 1 m2, WALLS: 8 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

EPC Energy Performance Certificate

10, Tuffleys Way,
Leicester,
LE3 3UT

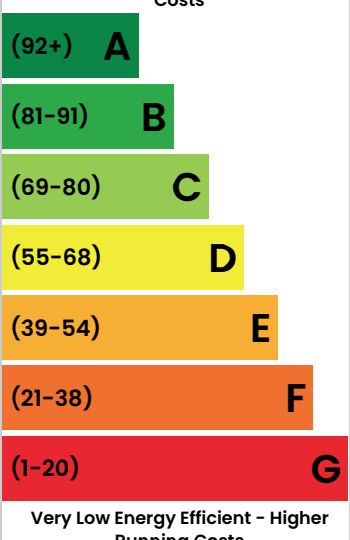
Energy Rating

C

Valid until
14-04-2026

This property's current energy rating is **71/C**. It has the potential to be **85/B**.

See how to improve this property's energy efficiency.

Energy Efficiency Rating		
Very Energy Efficient - Lower Running Costs	Current	Potential
(92+) A		 85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Very Low Energy Efficient - Higher Running Costs		

Energy Performance	Current	Potential
Energy Rating / Score	71 / C	85 / B
Energy Consumption	183 kWh/m²	88 kWh/m²
Environmental Impact	72	85
CO ₂ Emissions	2.6 t/yr	1.3 t/yr
Heating Cost	£440/yr	£455/yr
Hot Water Cost	£132/yr	£78/yr
Lighting Cost	£115/yr	£58/yr

Roof Efficiency	Good
Wall Efficiency	Good
Window Efficiency	Good
Floor Efficiency	-
Main Heating Efficiency	Good
Secondary Heating Efficiency	-
Hot Water Efficiency	Good
Lighting Efficiency	Very Poor
Floors	-
Floor Height	2.3(m)
Flat Top Storey	No
Energy Tariff	Single
Ventilation	Natural
Wall Energy	Good
Roof Energy	Good
Roof	Pitched, 250 mm loft insulation
Walls	Cavity wall, as built, insulated (assumed)
Window	Fully double glazed
Floor	Solid, insulated (assumed)
Main Heating	Boiler and radiators, mains gas

Inspection Date	14-04-2016
Valid Until	14-04-2026
Tenure	Owner-occupied
Habitable Rooms	4
Heated Rooms	4
Local Authority	Blaby E07000129 (click to know more)
Total Floor Area	883.00 Sq.Ft. (82.03 Sq.M.)
Property Type	House
Hot Water System	From main system
Lighting	No low energy lighting
Transaction Type	Marketed sale
Glazing Type	Double glazing installed during or after 2002
Main Fuel/Gas	Mains gas (not community)
Main Heating Controls	Programmer, room thermostat and TRVs
Secondary Heating	Room heaters, electric

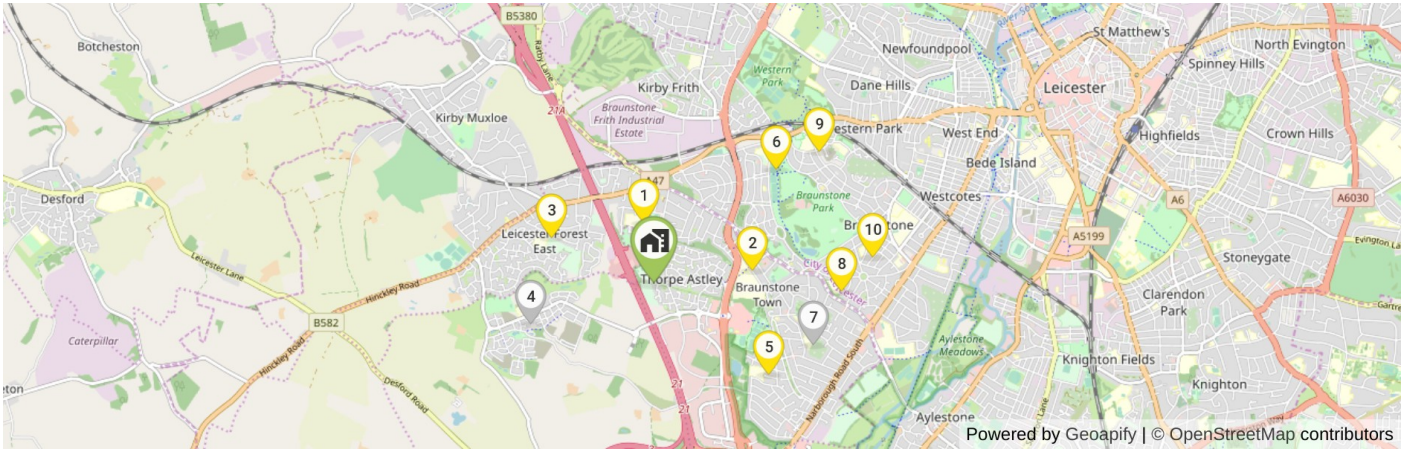
Nearest Primary Schools



10, Tuffleys Way, Leicester, LE3 3UT



Outstanding Good Requires Lowest Not Rated



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- 1 Fossebrook Primary School** Holmfield Avenue West, Leicester Forest East, Leicester, Leicestershire, LE3 3FF

RATING **Good** PUPILS **206** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.41 Miles**
- 2 Kingsway Primary School** Kingsway North, Braunstone Town, Leicester, Leicestershire, LE3 3BD

RATING **Good** PUPILS **311** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.67 Miles**
- 3 Stafford Leys Community Primary School** Stafford Leys, Leicester Forest East, Leicester, Leicestershire, LE3 3LJ

RATING **Good** PUPILS **556** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.76 Miles**
- 4 New Lubbethorpe Primary School** Tay Road, Leicester, LE19 4BF

RATING **NA** PUPILS **204** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.88 Miles**
- 5 Millfield L.E.A.D. Academy** Hat Road, Braunstone Town, Leicester, LE3 2WF

RATING **Good** PUPILS **406** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1 Miles**
- 6 Braunstone Community Primary School** Cort Crescent, Braunstone, Leicester, Leicestershire, LE3 1QH

RATING **Good** PUPILS **435** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.11 Miles**
- 7 Ravenhurst Primary School** Ravenhurst Road, Braunstone Town, Leicester, Leicestershire, LE3 2PS

RATING **NA** PUPILS **NA** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.16 Miles**
- 8 Caldecote Community Primary School** 164 Hallam Crescent East, Braunstone, Leicester, Leicestershire, LE3 1FF

RATING **Good** PUPILS **597** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.26 Miles**
- 9 Queensmead Primary Academy** Winstanley Drive, Braunstone, Leicester, Leicestershire, LE3 1PF

RATING **Good** PUPILS **432** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.42 Miles**
- 10 Folville Junior School** Folville Rise, Leicester, Leicestershire, LE3 1EE

RATING **Good** PUPILS **340** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.48 Miles**

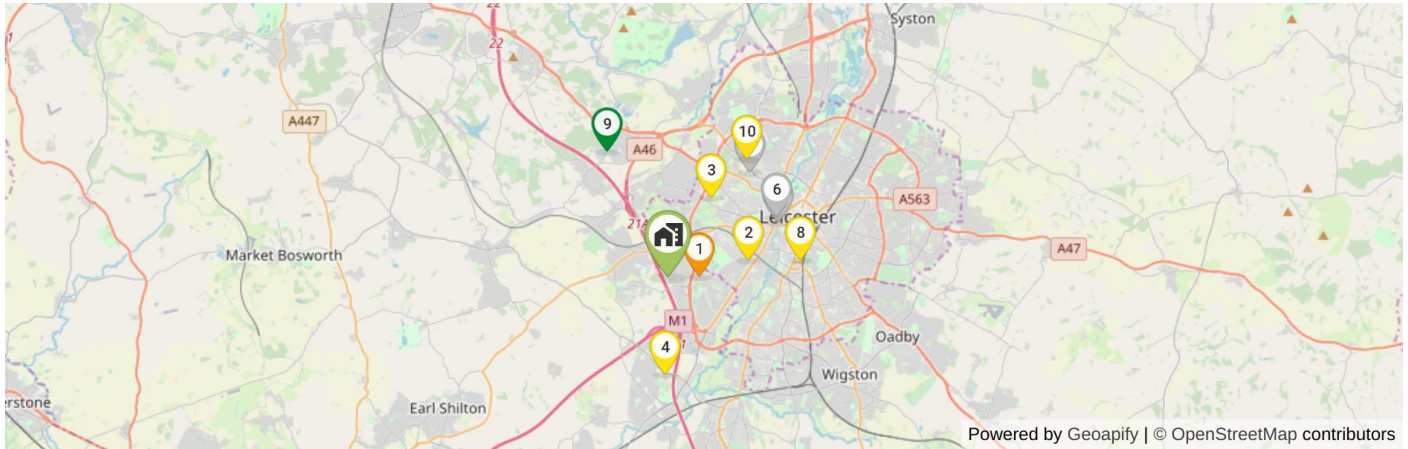
Nearest Secondary Schools



10, Tuffleys Way, Leicester, LE3 3UT



Outstanding Good Requires Lowest Not Rated



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The Winstanley School Kingsway North, Leicester, Leicestershire, LE3 3BD

RATING **Requires** PUPILS **612** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.67 Miles**



Fullhurst Community College Imperial Avenue, Leicester, Leicestershire, LE3 1AH

RATING **Good** PUPILS **1481** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.79 Miles**



New College Leicester Glenfield Road, Leicester, LE3 6DN

RATING **Good** PUPILS **977** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.98 Miles**



Brockington College Blaby Road, Enderby, Leicester, Leicestershire, LE19 4AQ

RATING **Good** PUPILS **1194** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **2.15 Miles**



Brook Mead Academy 31 St. Augustine Road, Leicester, Leicestershire, LE3 5QS

RATING **NA** PUPILS **184** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **2.69 Miles**



Castle Mead Academy Richard III Road, Leicester, LE3 5QT

RATING **NA** PUPILS **716** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **2.71 Miles**



English Martyrs' Catholic School, A Voluntary Academy Anstey Lane, Leicester, Leicestershire, LE4 0FJ

RATING **NA** PUPILS **1208** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **2.91 Miles**



Leicester College Welford Road, Leicester, Leicestershire, LE2 7LW

RATING **Good** PUPILS **NA** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **2.92 Miles**



Brookvale Groby Learning Campus Ratby Road, Groby, Leicester, Leicestershire, LE6 0FP

RATING **Outstanding** PUPILS **1463** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **3.05 Miles**



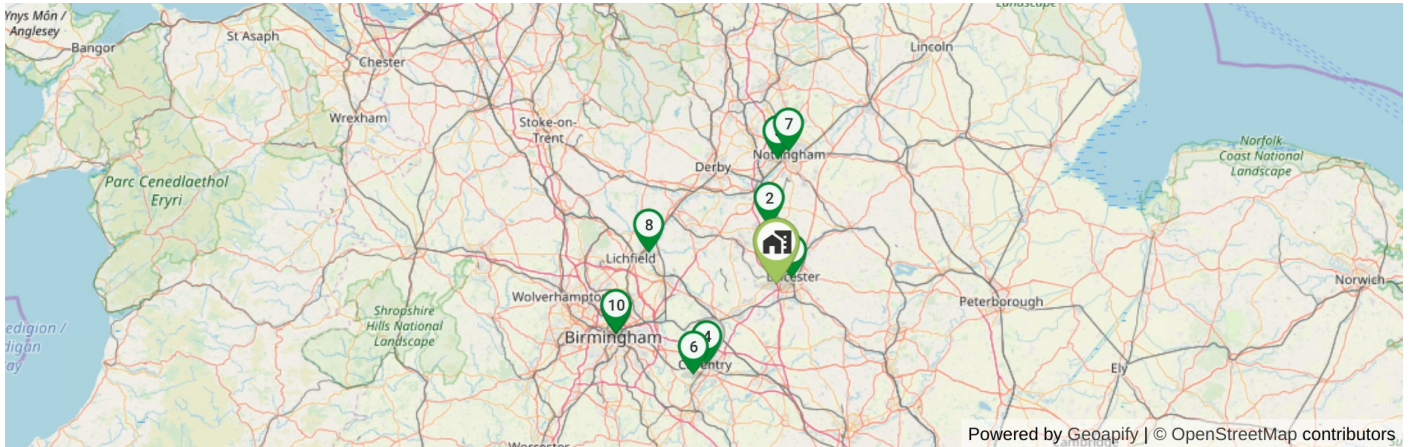
Beaumont Leys School Anstey Lane, Leicester, Leicestershire, LE4 0FL

RATING **Good** PUPILS **1073** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **3.12 Miles**

Nearest Universities & Colleges



10, Tuffleys Way, Leicester, LE3 3UT



1

De Montfort University ★★★★★ 2.7 Miles

Gateway House, Leicester LE1 9BH, United Kingdom

2

Loughborough University ★★★★★ 10.29 Miles

Epinal Way, Loughborough LE11 3TU, United Kingdom

3

Ulster University 18.45 Miles

Ulster university, Birmingham CV2 4GP, United Kingdom

4

Coventry University ★★★★★ 19.27 Miles

Priory St, Coventry CV1 5FB, United Kingdom

5

University of Nottingham ★★★★★ 22.22 Miles

Nottingham NG7 2RD, United Kingdom

6

University of Warwick ★★★★★ 22.38 Miles

Coventry CV4 7AL, United Kingdom

7

Nottingham Trent University ★★★★★ 23.63 Miles

50 Shakespeare St, Nottingham NG1 4FQ, United Kingdom

8

Birmingham City University ★★★★★ 23.69 Miles

Birmingham City University

9

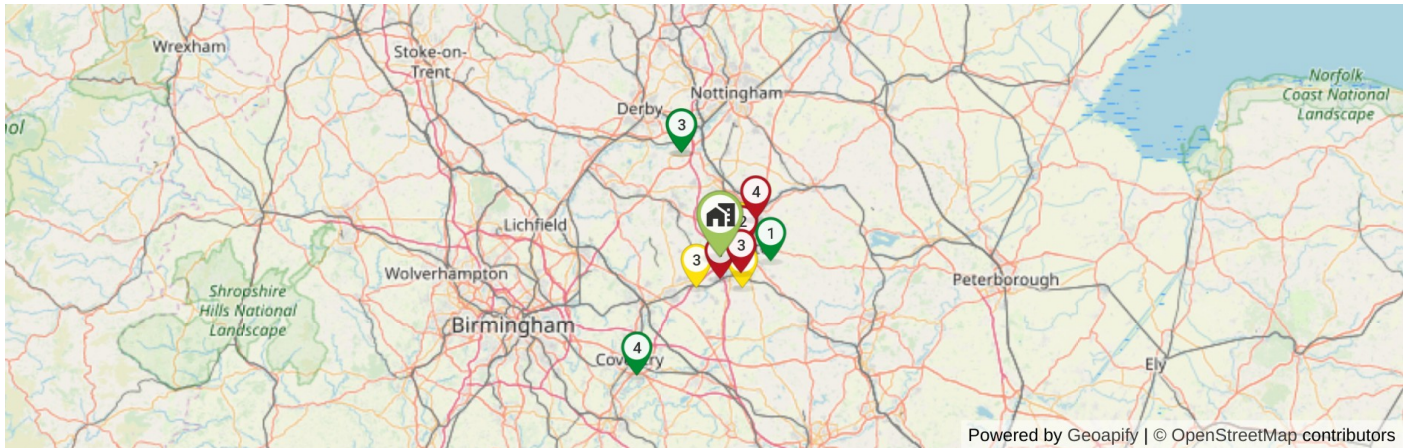
Birmingham Conservatoire ★★★★★ 30.25 Miles

200 Jennens Rd, Birmingham B4 7XR, United Kingdom

10

Aston University ★★★★★ 30.26 Miles

Aston St, Birmingham B4 7ET, United Kingdom



AIRPORTS



Leicester Airport, Leicester Airport, Gartree Rd,
Leicester LE2 2FG, United Kingdom
7 Miles



East Midlands Airport, Castle Donington,
Derby DE74 2SA, United Kingdom
15.66 Miles



Shoreham Airport, Castle Donington, Derby
DE74 2SA, United Kingdom
15.66 Miles



Coventry Airport, Control Tower, Rowley Rd,
Coventry CV3 4FR, United Kingdom
20.59 Miles



Nottingham Airport, Unnamed Rd, Tollerton,
Nottingham NG12 4GB, United Kingdom
21.38 Miles



BUS STATION



St Margaret's Bus Station, Gravel St, Leicester
LE1 3AG
3.18 Miles



Beeston transport interchange, Beeston,
Nottingham NG9 2WJ, United Kingdom
5.45 Miles



Derby bus station, Derby DE1 2AW
5.69 Miles



Pool Meadow Bus Station, Pool Meadow,
Coventry CV1 5AD
19.24 Miles



TRAIN STATION



Narborough, Narborough, Leicester LE19 2HR,
United Kingdom
3.18 Miles



Leicester, London Rd, Leicester LE2 0QB, UK
3.31 Miles



South Wigston, Kenilworth Rd, South Wigston,
Wigston LE18 4XU, United Kingdom
3.66 Miles



Syston, Leicester LE7 2JU, United Kingdom
7.26 Miles



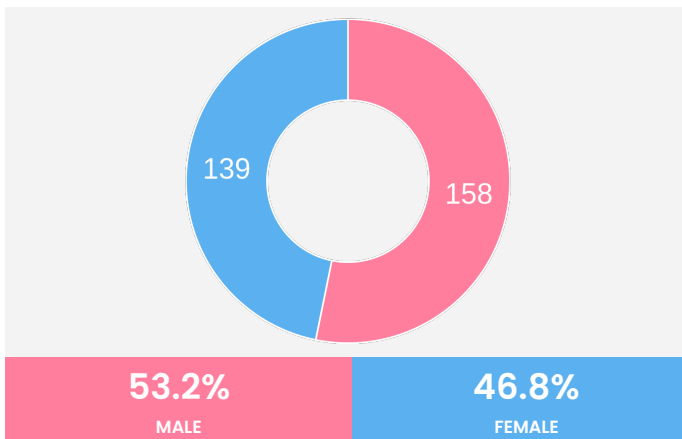
Sileby, Sileby, Loughborough LE12 7UW, United
Kingdom
8.75 Miles

Crime Rate in the Area



Criminal Damage Arson	19
Other Theft	13
Vehicle Crime	34
Anti Social Behaviour	44
Violent Crime	108
Drugs	6
Bicycle Theft	10
Burglary	7
Possession Of Weapons	1
Public Order	16
Robbery	1
Shoplifting	3
Theft From The Person	4
Other Crime	8

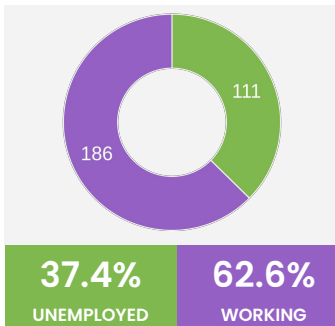
Gender Split



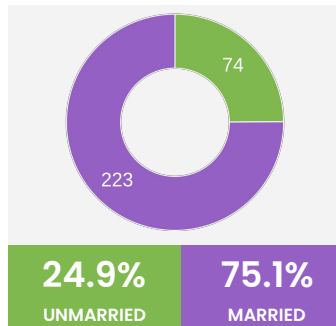
Tenure

Total	113
Owned	71
Private rented	41
Social rented	1

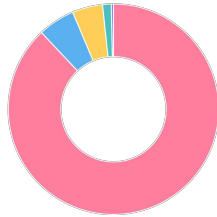
Employment



Marital Status

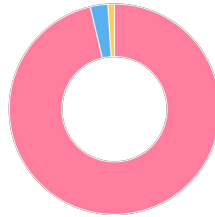


Country Of Birth



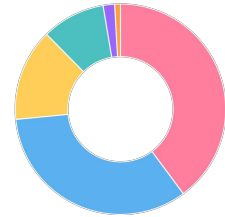
Total	300
Europe	264 88.0%
Middle East and Asia	17 5.7%
Africa	14 4.7%
The Americas and the Caribbean	4 1.3%
Antarctica and Oceania (including Australasia) and...	1 0.3%

Second Address



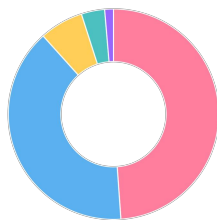
Total	297
No second address	286 96.3%
Second address is in the UK	8 2.7%
Second address is outside the UK	3 1.0%

Accommodation



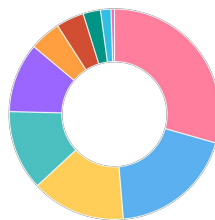
Total	113
Detached	45 39.8%
Semi-detached	38 33.6%
In a purpose-built block of flats or tenement	16 14.2%
Terraced	11 9.7%
Part of a converted or shared house, including bed...	2 1.8%
In a commercial building, for example, in an offic...	1 0.9%

Marital/Civil



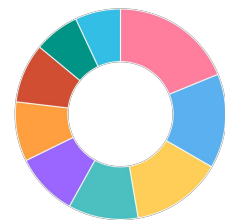
Total	223
Never married and never registered a civil partner...	109 48.9%
Married or in a registered civil partnership	88 39.5%
Divorced or civil partnership dissolved	15 6.7%
Separated, but still legally married or still lega...	8 3.6%
Widowed or surviving civil partnership partner	3 1.3%

Distance To Work



Total	187
Works mainly from home	55 29.4%
2km to less than 5km	36 19.3%
5km to less than 10km	27 14.4%
Works mainly at an offshore installation, in no fi...	23 12.3%
Less than 2km	20 10.7%
10km to less than 20km	9 4.8%
30km to less than 40km	8 4.3%
40km to less than 60km	5 2.7%
20km to less than 30km	3 1.6%
60km and over	1 0.5%

Area Occupations



Total	186
Professional occupations	35 18.8%
Managers, directors and senior officials	27 14.5%
Associate professional and technical occupations	26 14.0%
Elementary occupations	20 10.8%
Skilled trades occupations	18 9.7%
Administrative and secretarial occupations	17 9.1%
Process, plant and machine operatives	17 9.1%
Caring, leisure and other service occupations	13 7.0%
Sales and customer service occupations	13 7.0%

HOSPITALS (NHS)

Glenfield Hospital

Groby Road Leicester LE3 9QP
2.71 Miles

Glenfield Gh Bcss

Groby Road Leicester LE3 9QP
2.71 Miles

Leicester Royal Infirmary

Leicester Royal Infirmary Infirmary
Square Leicester LE1 5WW
2.79 Miles

GP (NHS)

Heath Lane Surgery

Heath Lane Surgery Westfield Avenue
Leicester LE9 7RT
5.83 Miles

Dr DA Jones & Partners

Church Hall Leicester LE9 4FG
6.58 Miles

Barwell & Hollycroft Medical Centre

39 Jersey Way Barwell Leicester LE9 8HR
7.12 Miles

DENTIST (NHS)

Forest House Dental Surgery

530 Braunstone Lane Leicester Forest
East LE3 3DH
0.63 Miles

mydentist, Narborough Road South, Leicester

66 Narborough Road South Leicester LE3
2FP
1.42 Miles

SplenDental Care

498 Narborough Road Leicester Leics LE3
2FU
1.58 Miles

HOSPITALS (CQC)

Lumivision Laser Eye CLinic

95 Hinckley Road Leicester Forest East
Leicester LE3 3GN
0.74 Miles

Newmedica Community Ophthalmology Service

1 Barton Close Grove Park, Enderby
Leicester LE19 1SJ
1.54 Miles

SpaMedica Leicester

Part Ground Floor, Gateway House, 4
Penman Way Grove Park, Enderby
Leicester LE19 1SY
1.59 Miles

GP (CQC)

Forest House Medical Centre

2a Park Drive Leicester Forest East
Leicester LE3 3FN
0.55 Miles

Hockley Farm Medical Practice

Braunstone Health & Social Care Centre
39 Hockley Farm Road, Braunstone
Leicester LE3 1HN
1.18 Miles

Kingsway Surgery

23 Kingsway Leicester LE3 2JN
1.28 Miles

DENTIST (CQC)

Forest House Dental Surgery

530 Braunstone Lane Leicester LE3 3DH
0.62 Miles

CARE Dental

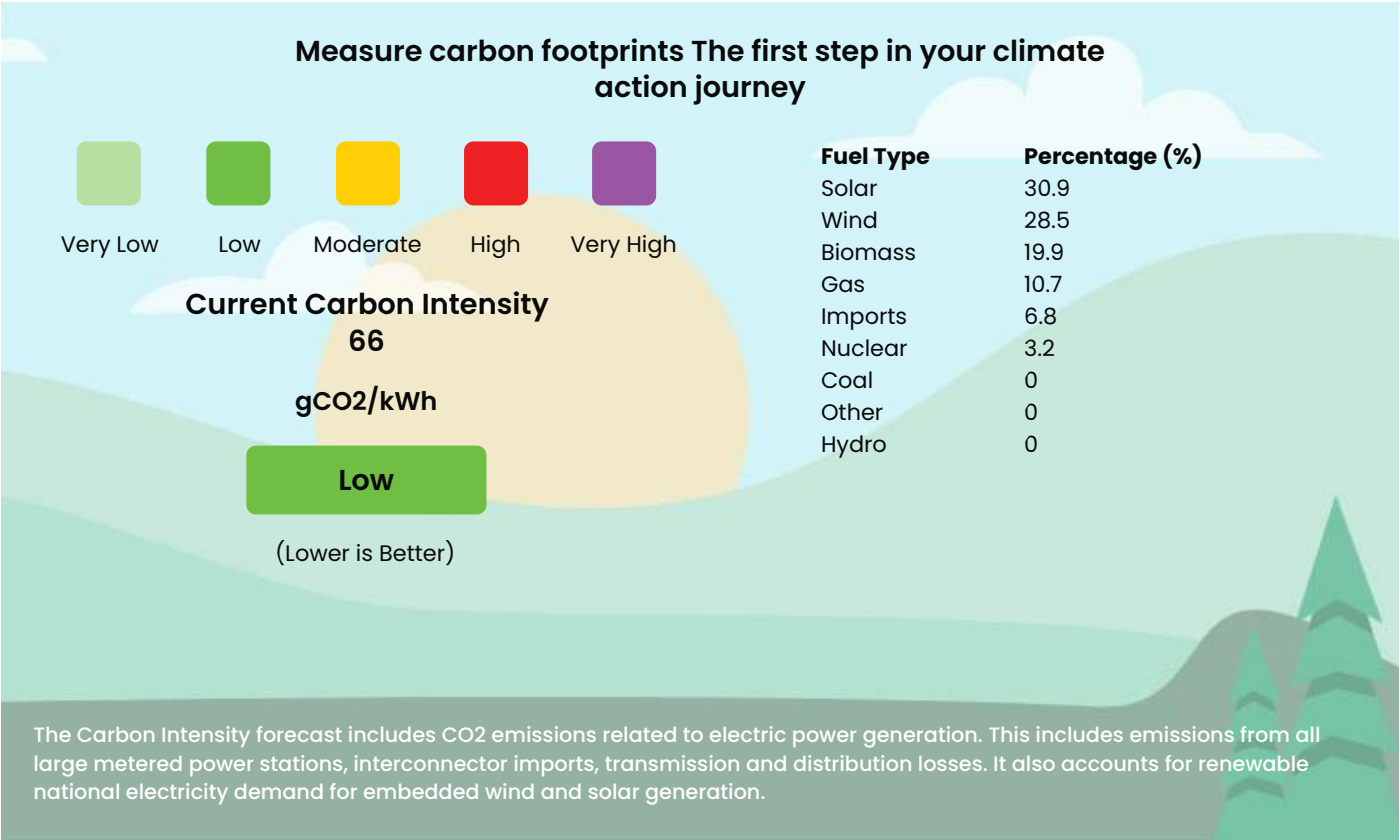
2a Warren Court, Warren Lane Leicester
Forest East Leicester LE3 3LW
1.1 Miles

Mydentist - Narborough Road South - Leicester

66 Narborough Road south Leicester LE3
2FP
1.42 Miles

RESPONSE TIMES OF NHS SERVICES

Category	Approx. Response Time	
C1	00 hrs 08 mins 43 secs	C1: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction (fastest response)
C1T	00 hrs 13 mins 52 secs	C1T: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction where the patient was transported (fastest response)
C2	00 hrs 41 mins 02 secs	C2: Emergency calls for conditions and injuries such as burns, epilepsy and strokes (high priority)
C3	02 hrs 46 mins 00 secs	C3: Urgent calls for conditions and injuries such as late stages of labour, non-severe burns, and diabetes. Transportation to A&E may not be required
C4	02 hrs 22 mins 35 secs	C4: Less urgent calls for conditions such as diarrhoea and vomiting and urine infections and flu. Advice via phone / GP referral may be recommended over the phone

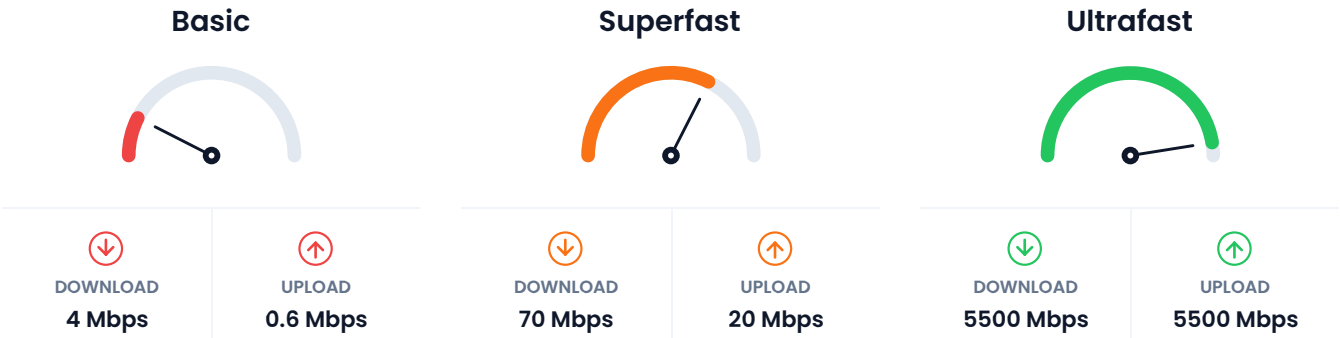


Mobile Coverage - Based on calls indoors



Broadband — Predicted Broadband Speeds

Estimated download & upload speeds available at this address





SALES@NESTELLOESTATEAGENTS.CO.UK

0116 4950505

 0116 4950505

 sales@nestelloestateagents.co.uk

 Office No 101 Regus, 1 Meridian South,
Meridian Business Park, Leicester
LE19 1WY



DATA PROVIDERS



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