

CARL MYERS



BESPOKE ESTATE AGENT

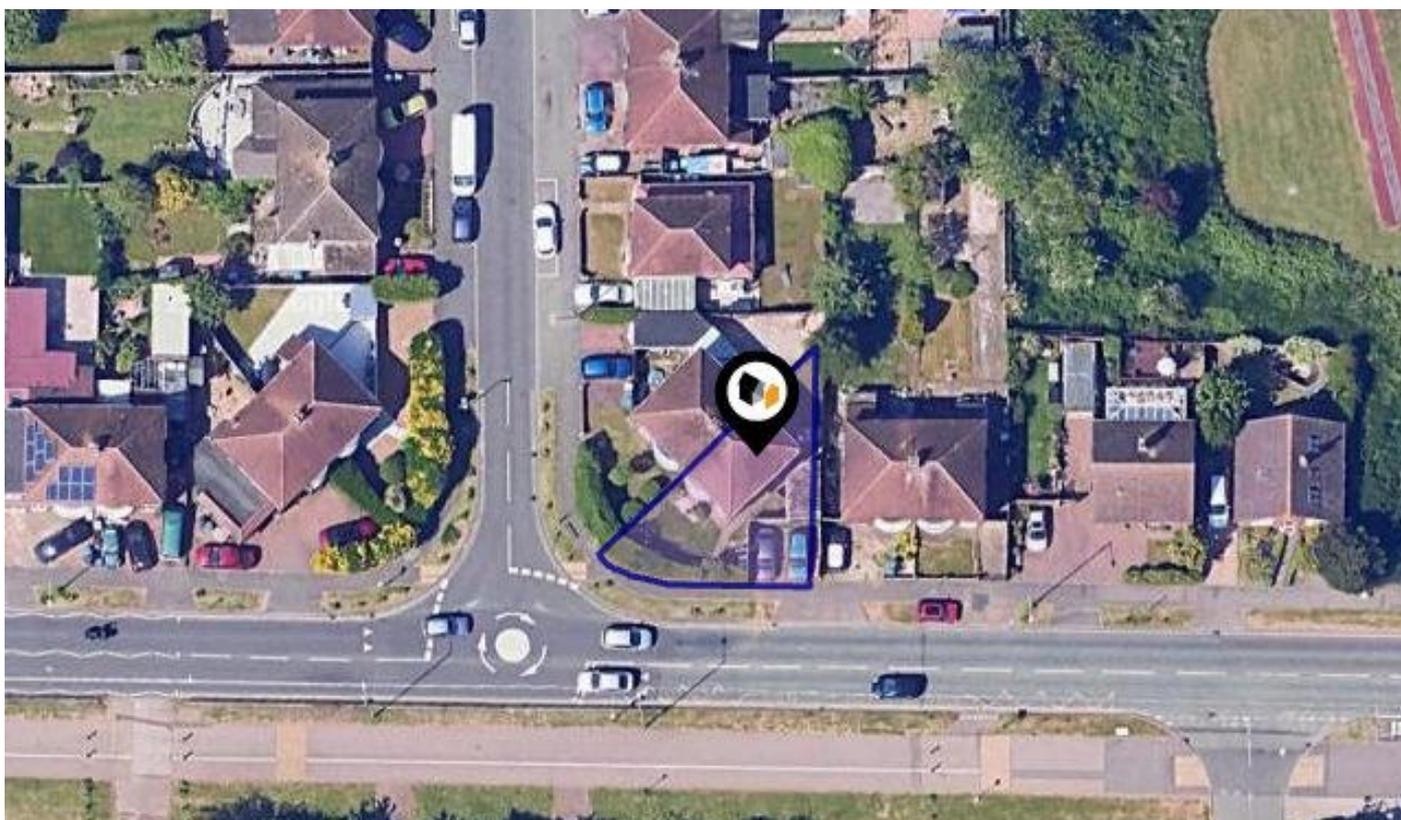


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 12th March 2026**



**DEEBLE ROAD, KETTERING, NN15**

**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering

07867 528633/01536 903036

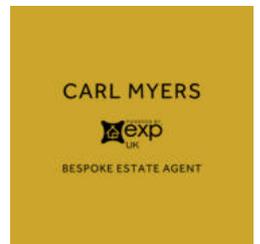
carl.myers@exp.uk.com

www.carlmyers.co.uk



# Introduction

## Our Comments



### Introducing "Be Better Informed" – A New Service from Carl Myers Bespoke Estate Agent

At Carl Myers Bespoke Estate Agent, we believe that as a buyer, you deserve to have all the property facts at your fingertips. That's why we've launched "Be Better Informed," our brand-new service designed to give you comprehensive property insights.

Explore our fully interactive property brochures, packed with all the essential information you need:

- ▣ Detailed property boundaries, plot sizes, and square footage.
- ▣ Nearby schools and their ratings.
- ▣ Proximity to the nearest bus stops and other transportation options.
- ▣ Broadband speeds, mobile phone coverage, and available satellite/TV services.

With "Be Better Informed," you can make confident, well-informed decisions about your next home. If there's any additional information you need and can't find in the brochure, please don't hesitate to reach out to us. Call us at 01536 903036, WhatsApp or text us at 07867 528633, or email us at [carl@carlmyers.co.uk](mailto:carl@carlmyers.co.uk).

# Property Overview

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## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	818 ft <sup>2</sup> / 76 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Year Built :</b>	1930-1949
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,790
<b>Title Number:</b>	NN496

**Tenure:** Freehold

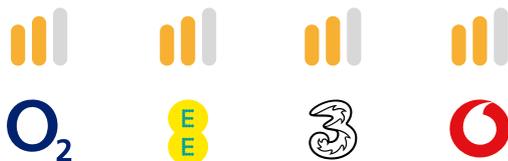
## Local Area

<b>Local Authority:</b>	North northamptonshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>47</b> mb/s	<b>1800</b> mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Gallery Photos

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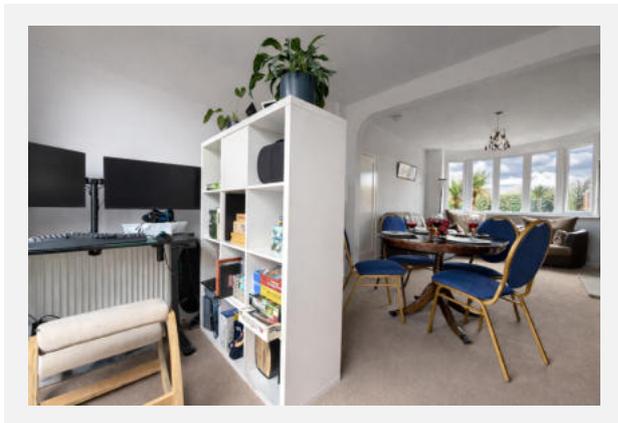
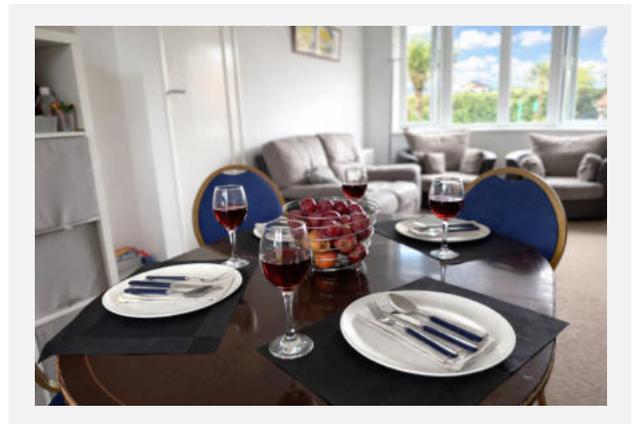
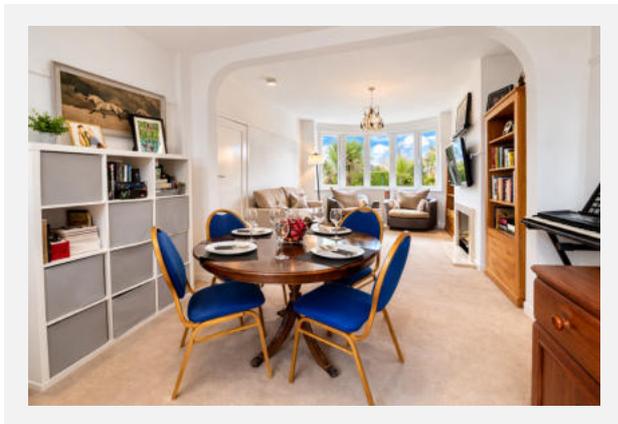


# Gallery Photos

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# Gallery Photos

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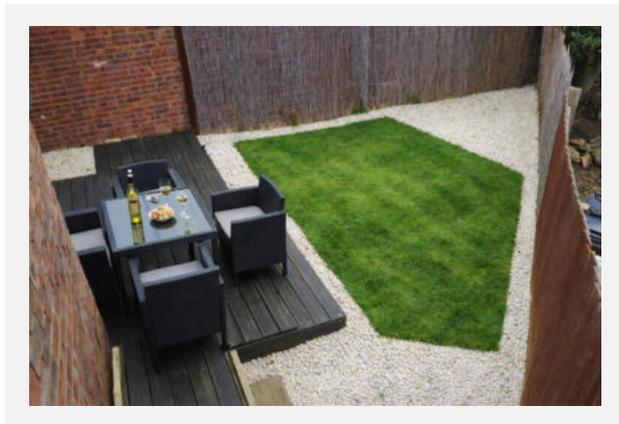


# Gallery Photos

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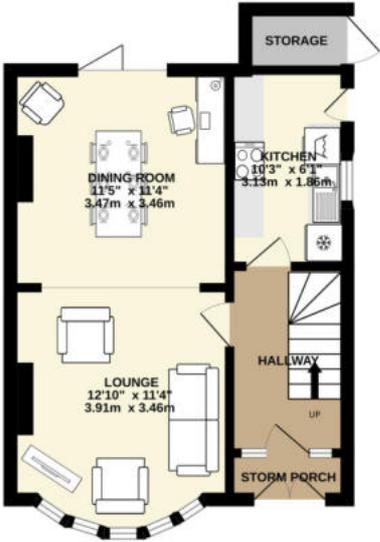


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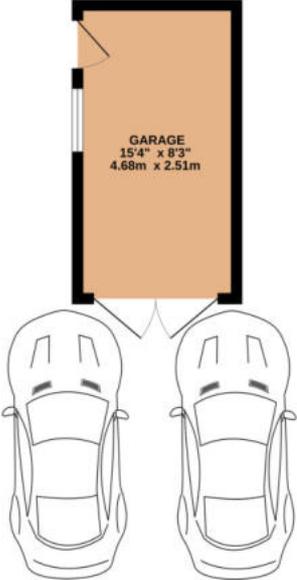
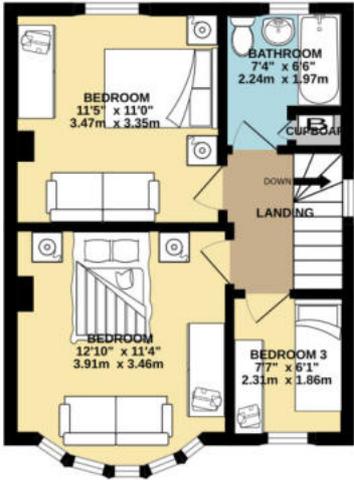


## DEEBLE ROAD, KETTERING, NN15

GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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# Property EPC - Certificate

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Deeble Road, NN15

Energy rating

**E**

Valid until 19.01.2028

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

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 53% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	76 m <sup>2</sup>

# Market

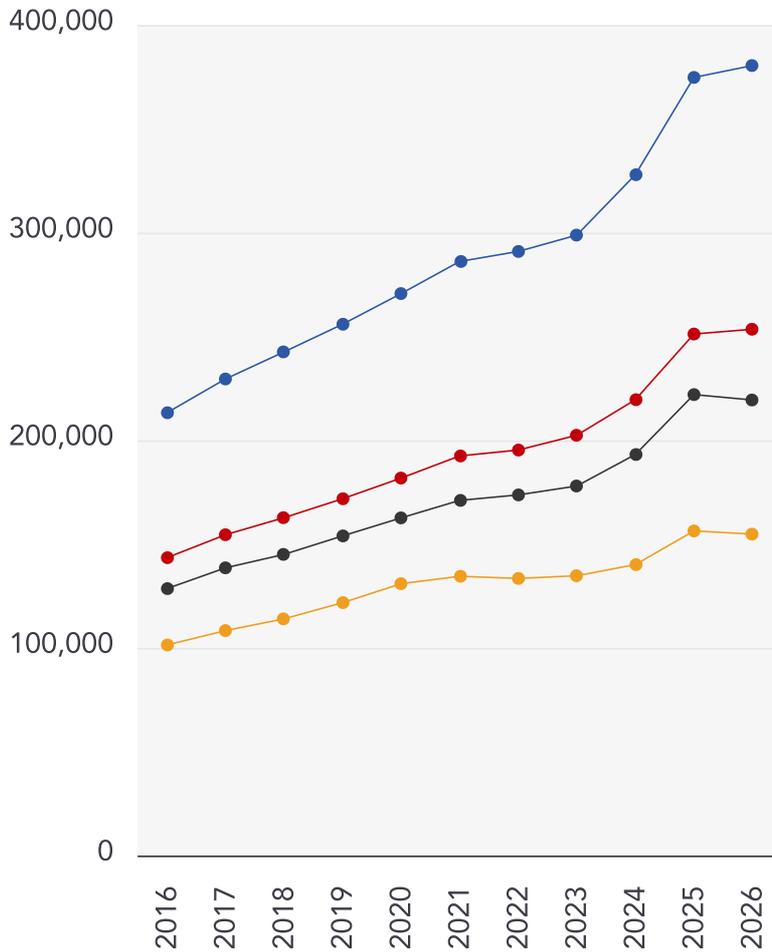
## House Price Statistics

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10 Year History of Average House Prices by Property Type in NN15



Detached

**+78.41%**

Semi-Detached

**+76.69%**

Terraced

**+70.66%**

Flat

**+52.67%**

# Maps

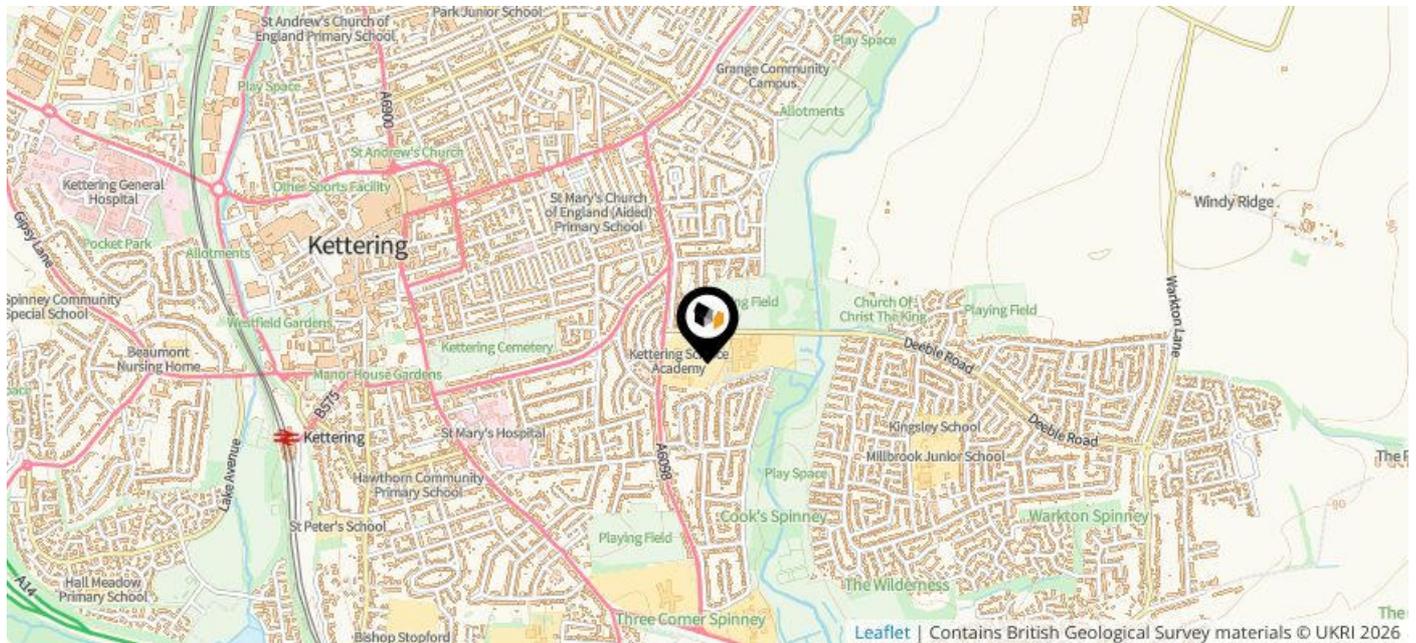
## Coal Mining

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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

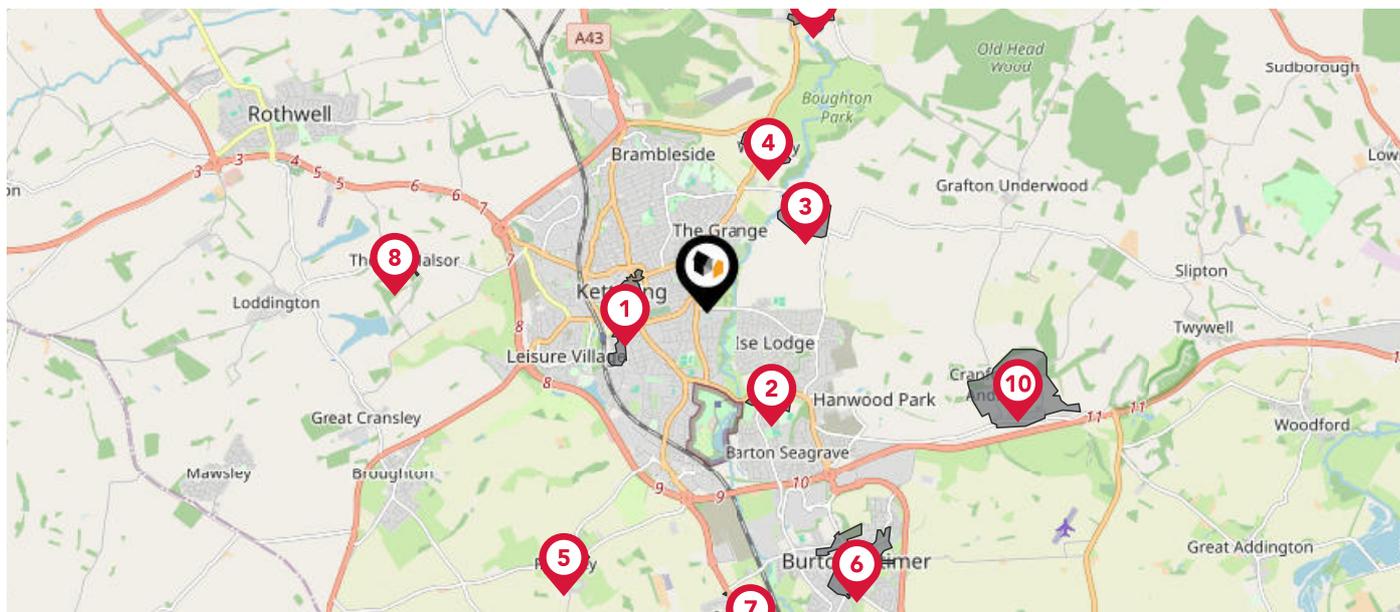
## Conservation Areas

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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 Kettering Town Centre
- 2 Barton Seagrave
- 3 Warkton
- 4 Weekley
- 5 Pytchley
- 6 Burton Latimer
- 7 Isham
- 8 Thorpe Malsor
- 9 Geddington
- 10 Cranford

# Maps

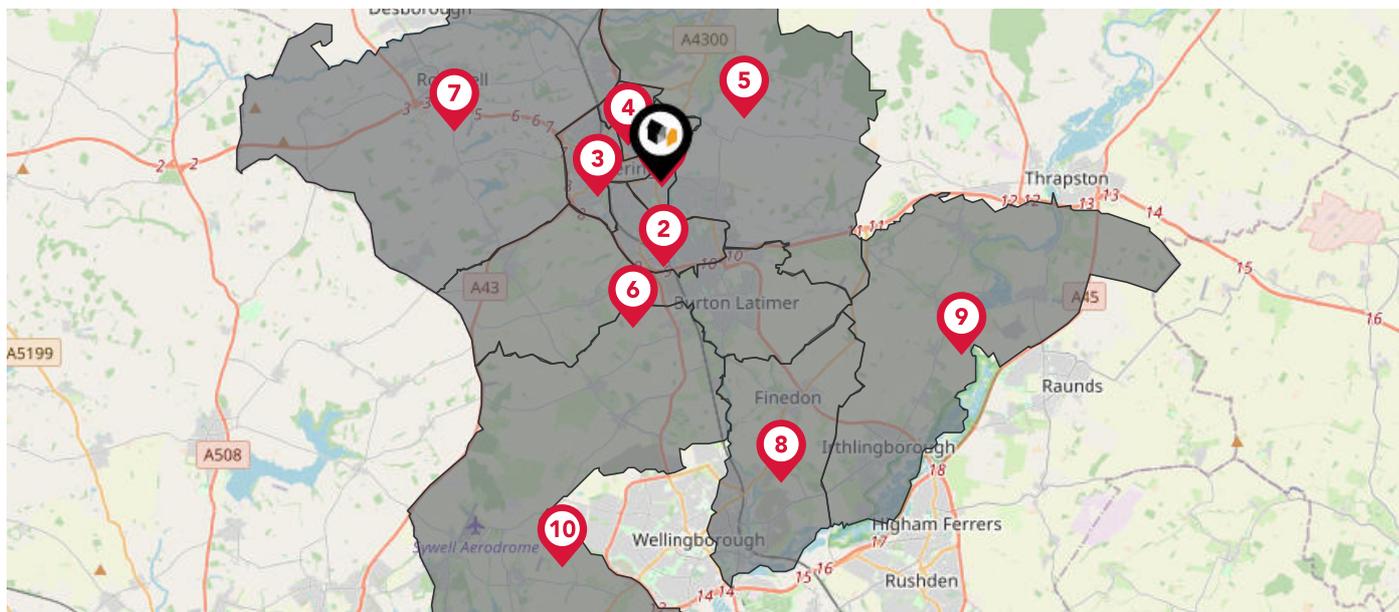
## Council Wards

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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 Windmill Ward
- 2 Wicksteed Ward
- 3 Northall Ward
- 4 Clover Hill Ward
- 5 Ise Ward
- 6 Burton and Broughton Ward
- 7 Rothwell and Mawsley Ward
- 8 Finedon Ward
- 9 Irthlingborough Ward
- 10 Earls Barton Ward

# Maps

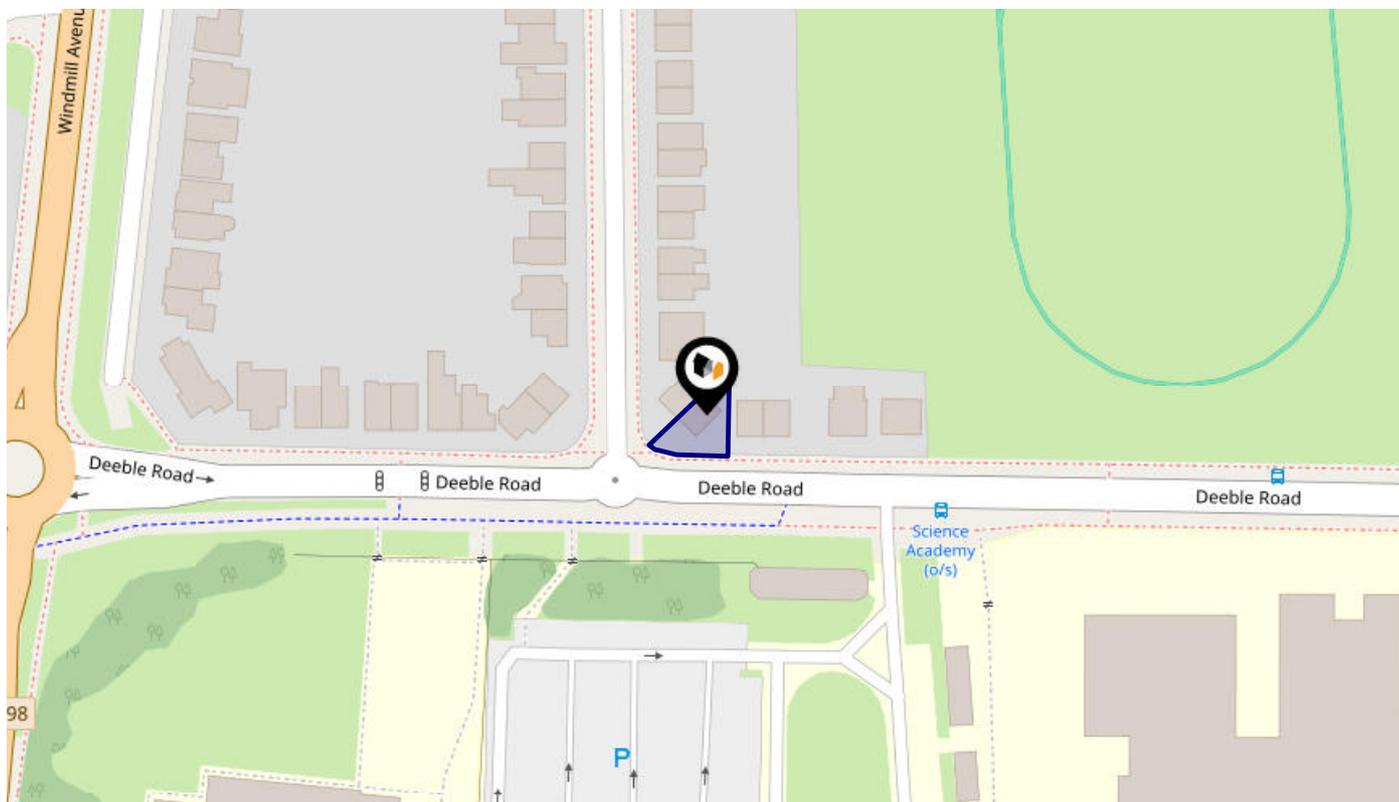
## Rail Noise

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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	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

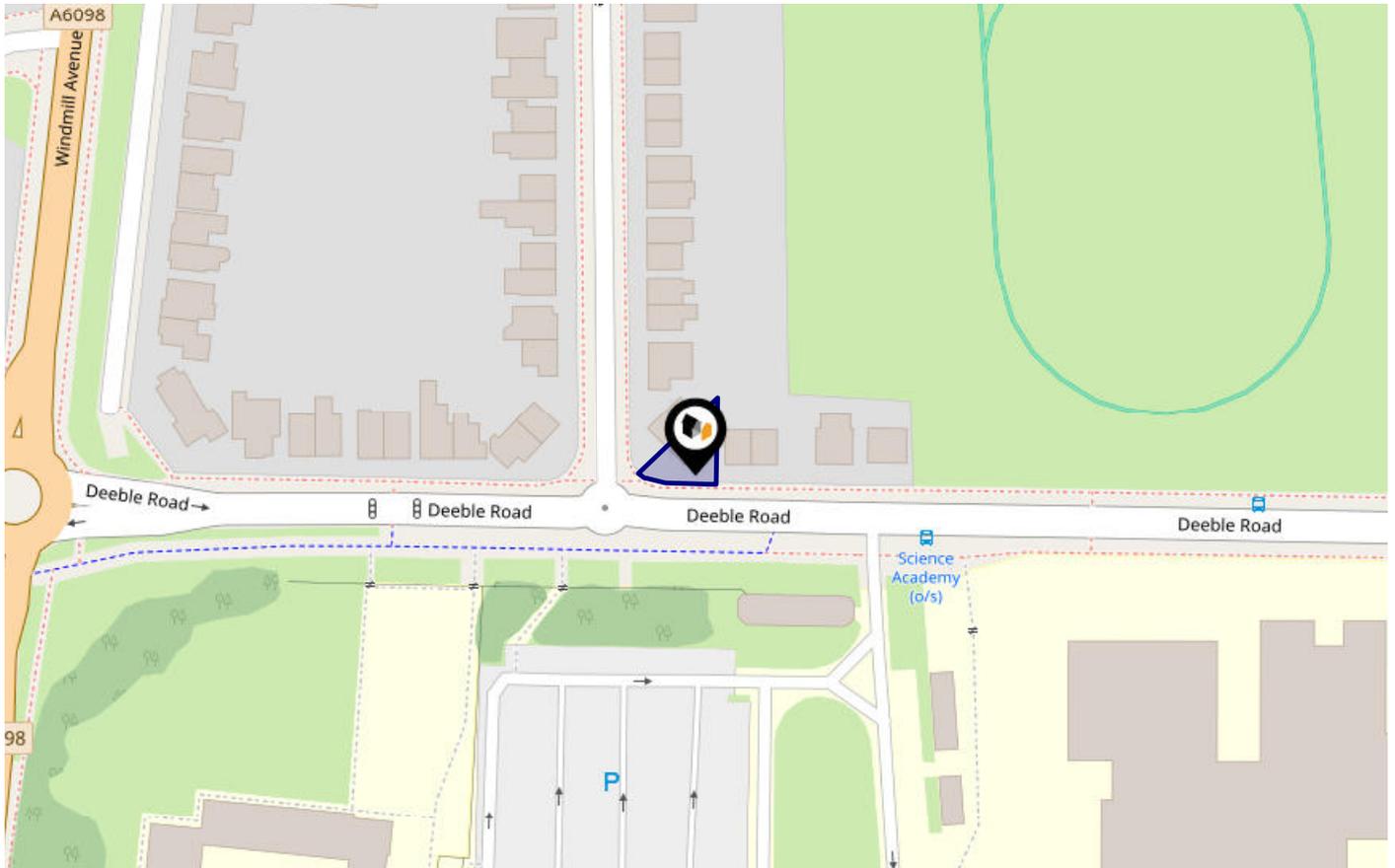
## Rivers & Seas - Flood Risk

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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

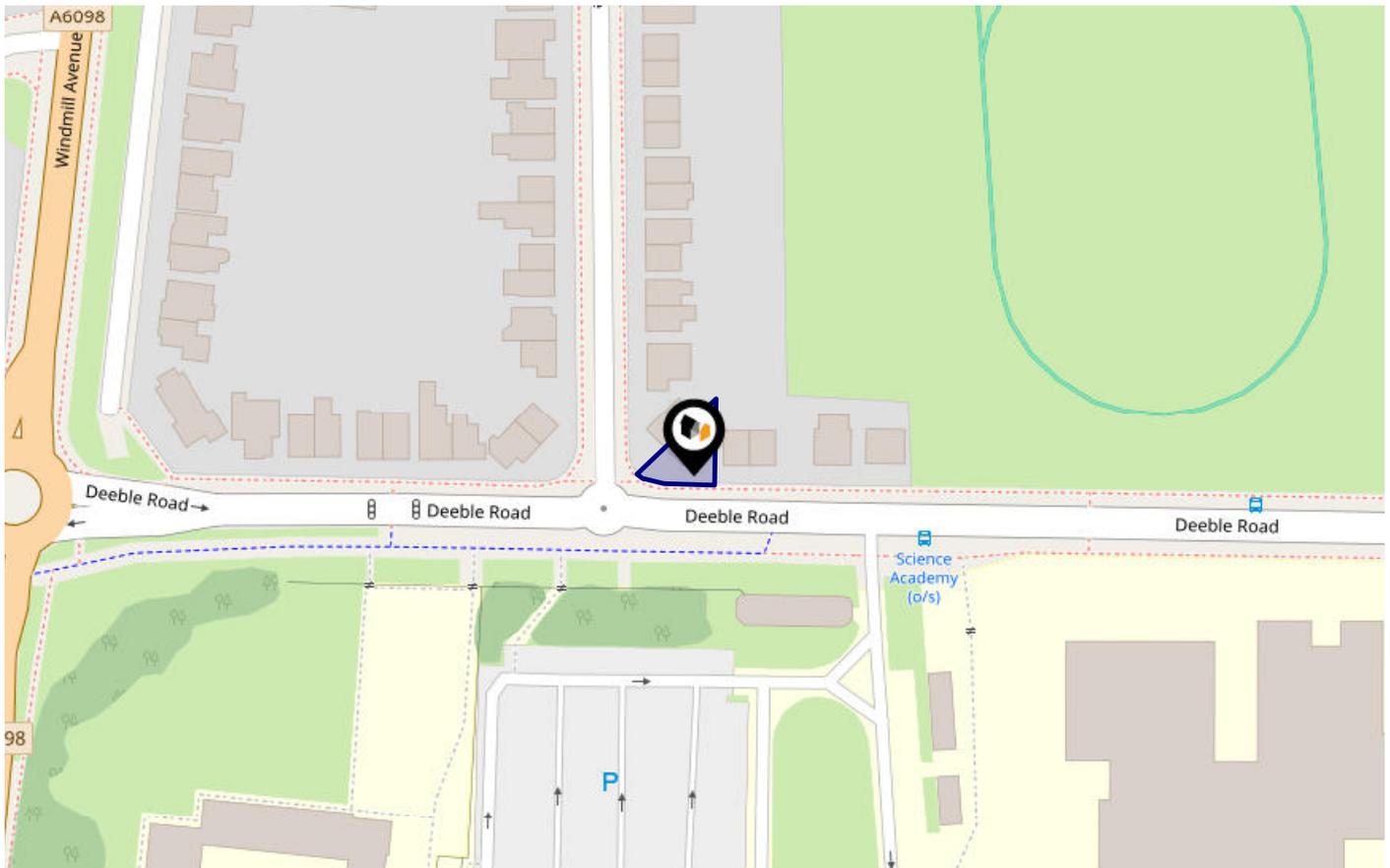
## Rivers & Seas - Climate Change

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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:

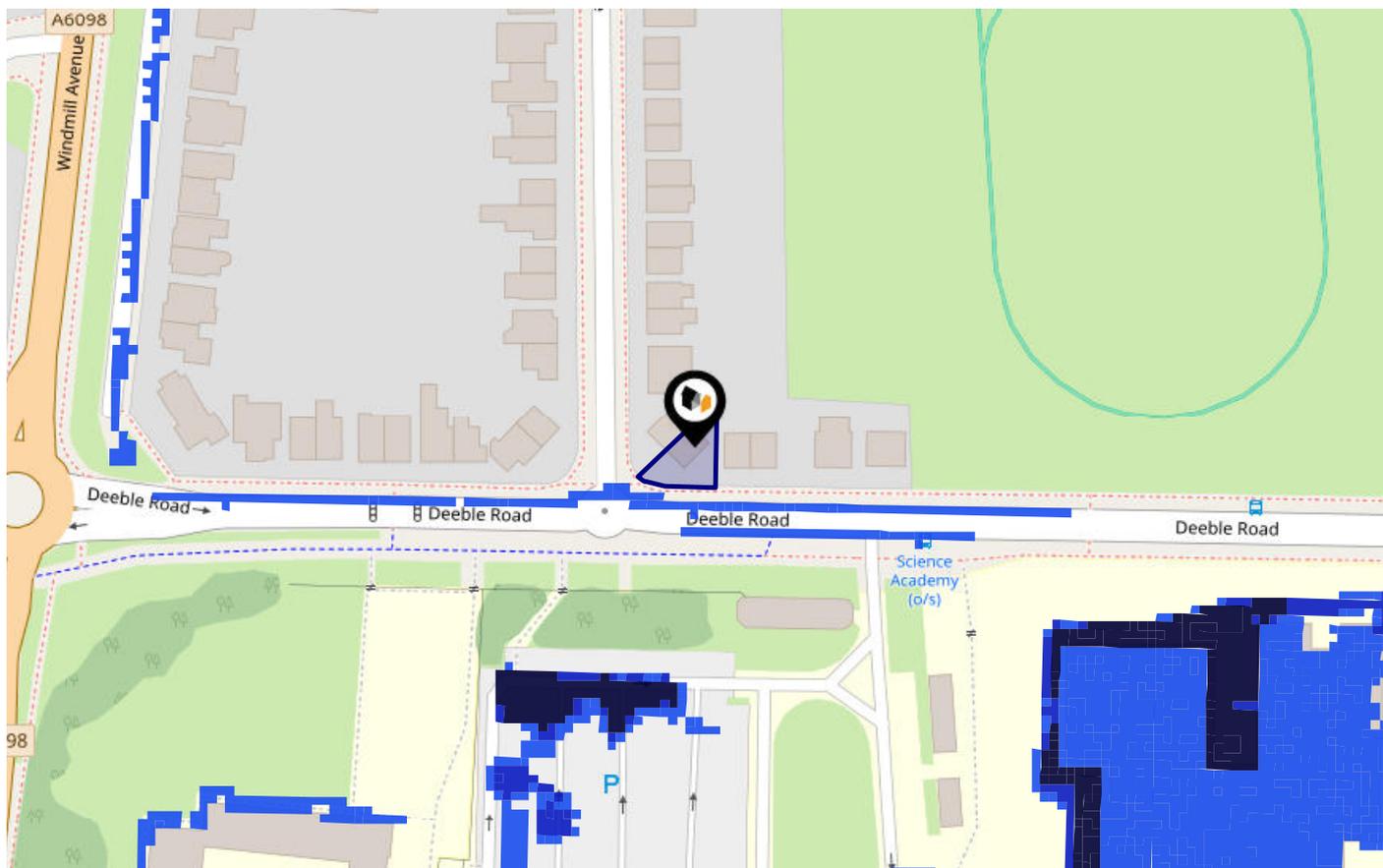


# Flood Risk

## 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.

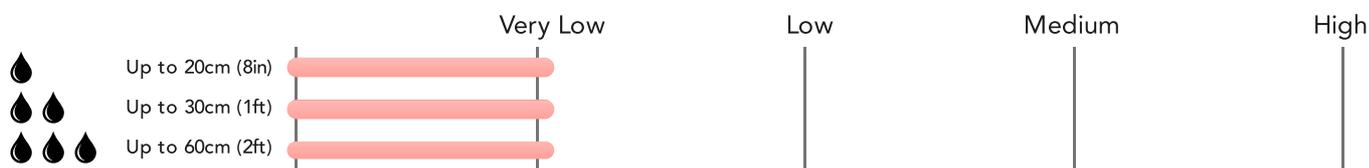


Risk Rating: Very low

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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Chance of flooding to the following depths at this property:



# Flood Risk

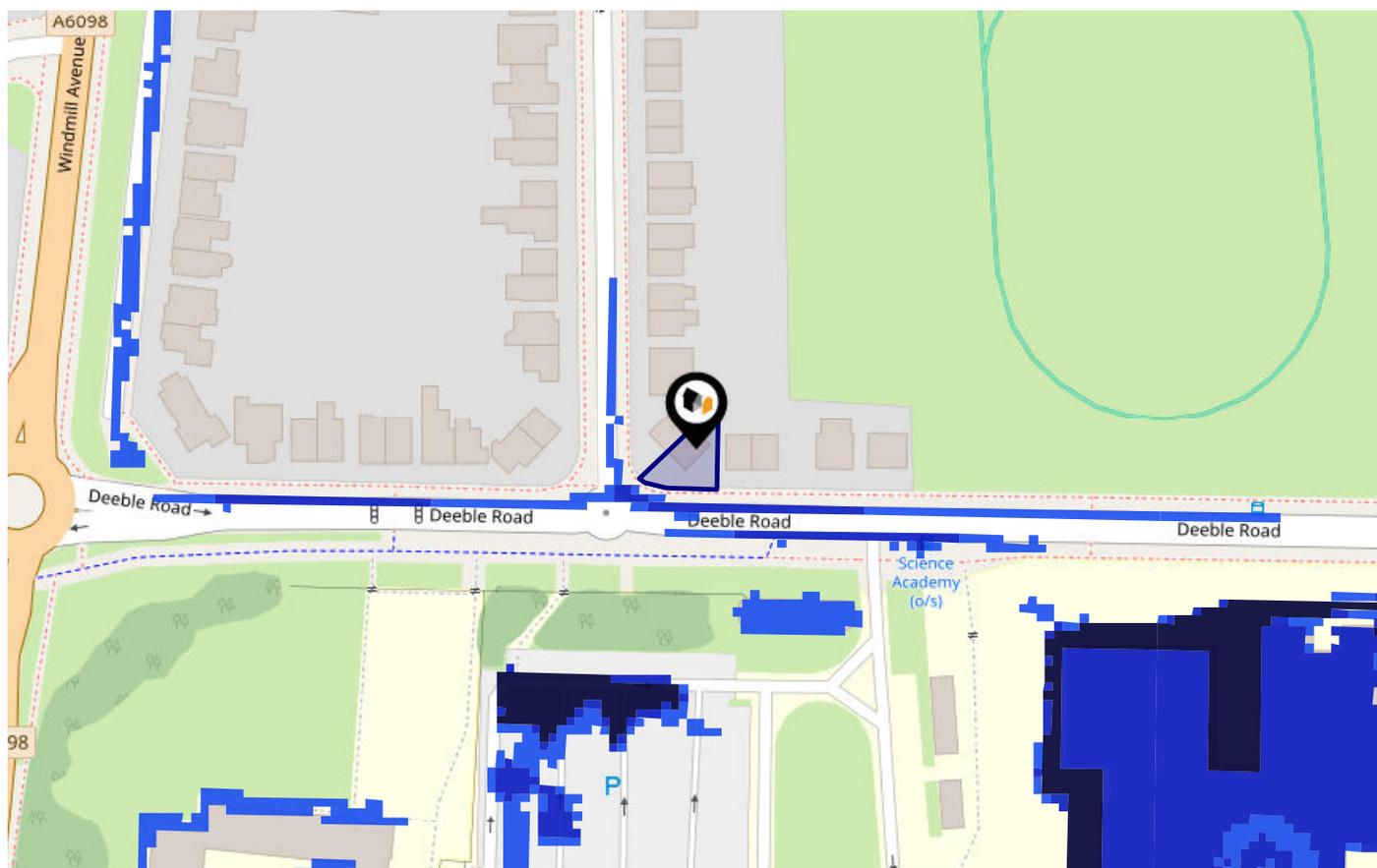
## Surface Water - Climate Change

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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.
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Chance of flooding to the following depths at this property:



# Maps

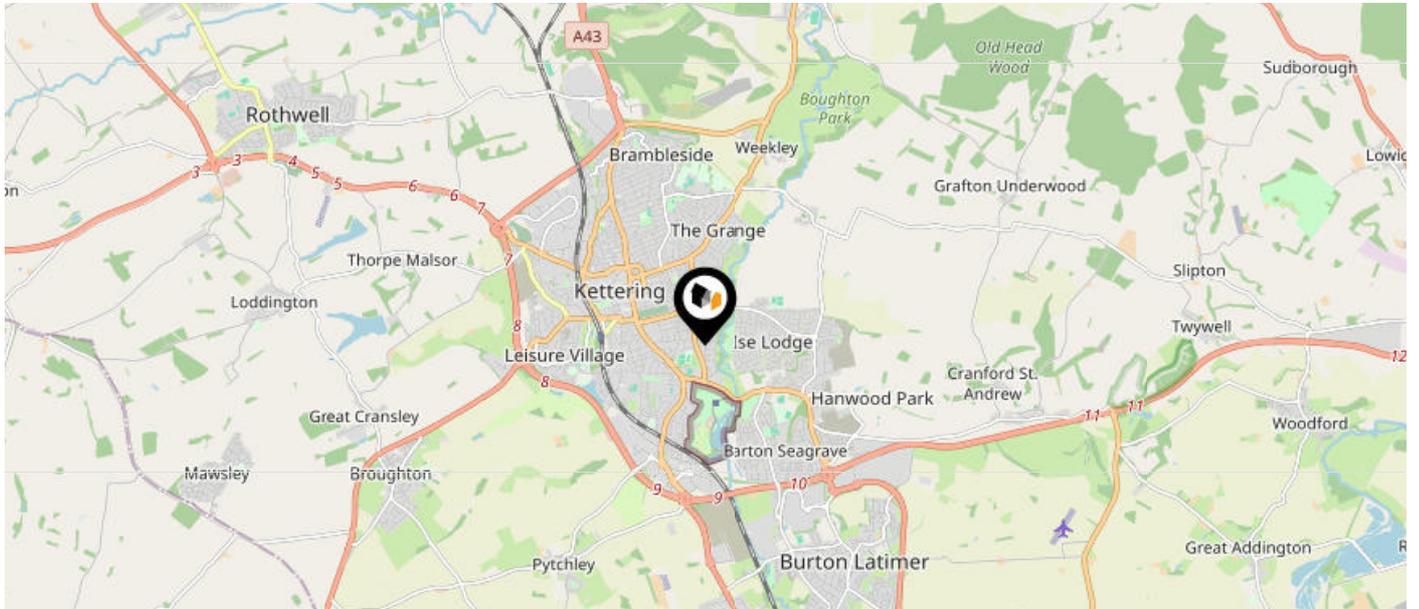
## Green Belt

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



Nearby Green Belt Land

No data available.

# Maps

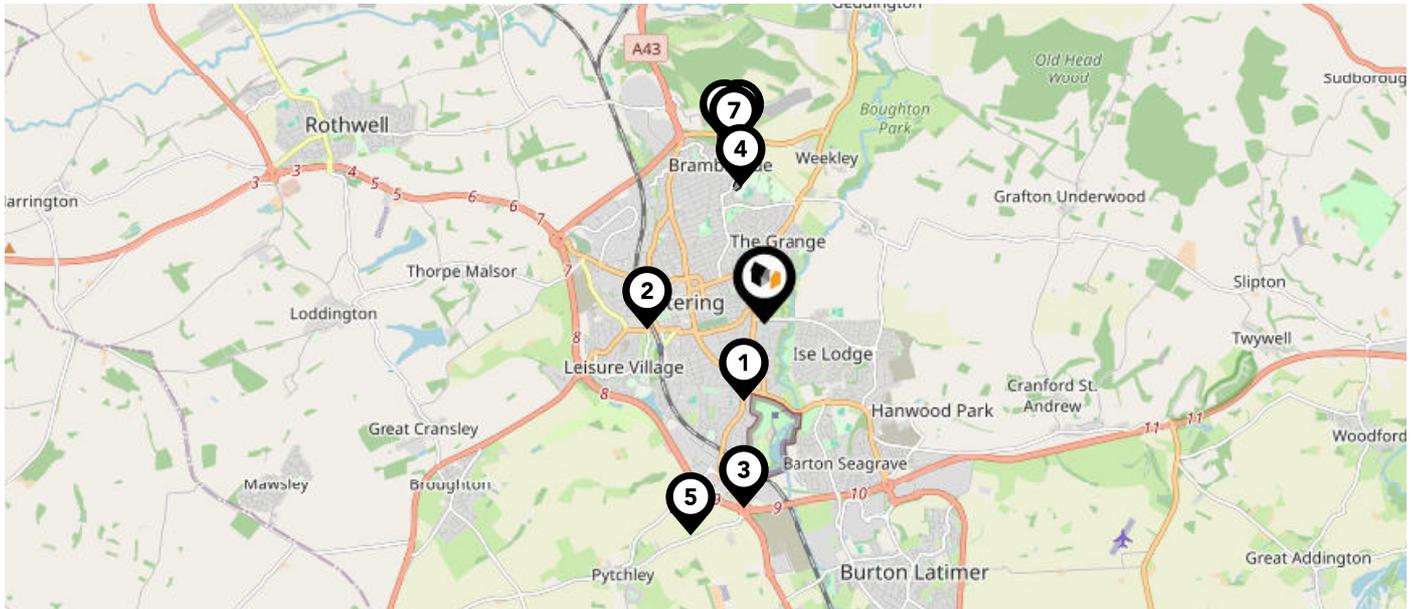
## Landfill Sites

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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

<b>1</b>	Kettering Rugby Club-Waverley Road, Kettering, Northamptonshire	Historic Landfill
<b>2</b>	Trafalgar Road-Rothwell	Historic Landfill
<b>3</b>	Land Adjacent To A509-Pytchley Lodge, Kettering	Historic Landfill
<b>4</b>	Scott Road - Wood Lane-Weekley	Historic Landfill
<b>5</b>	Borrow Pit A1 - M1 Link-Pytchley Road, Pytchley	Historic Landfill
<b>6</b>	Ironstone Gullet-Weekley Wood Lane, Weekley, Northamptonshire	Historic Landfill
<b>7</b>	Weekley Wood Lane Quarry-Weekley, Kettering, Northamptonshire	Historic Landfill
<b>8</b>	Weekley Disused Ironstone Gullet-Weekley Wood, Kettering, Northamptonshire	Historic Landfill
<b>9</b>	Weekley Wood Lane Quarry-Weekley, Kettering, Northamptonshire	Historic Landfill
<b>10</b>	Weekley Wood-Kettering, Northamptonshire	Historic Landfill

# Maps

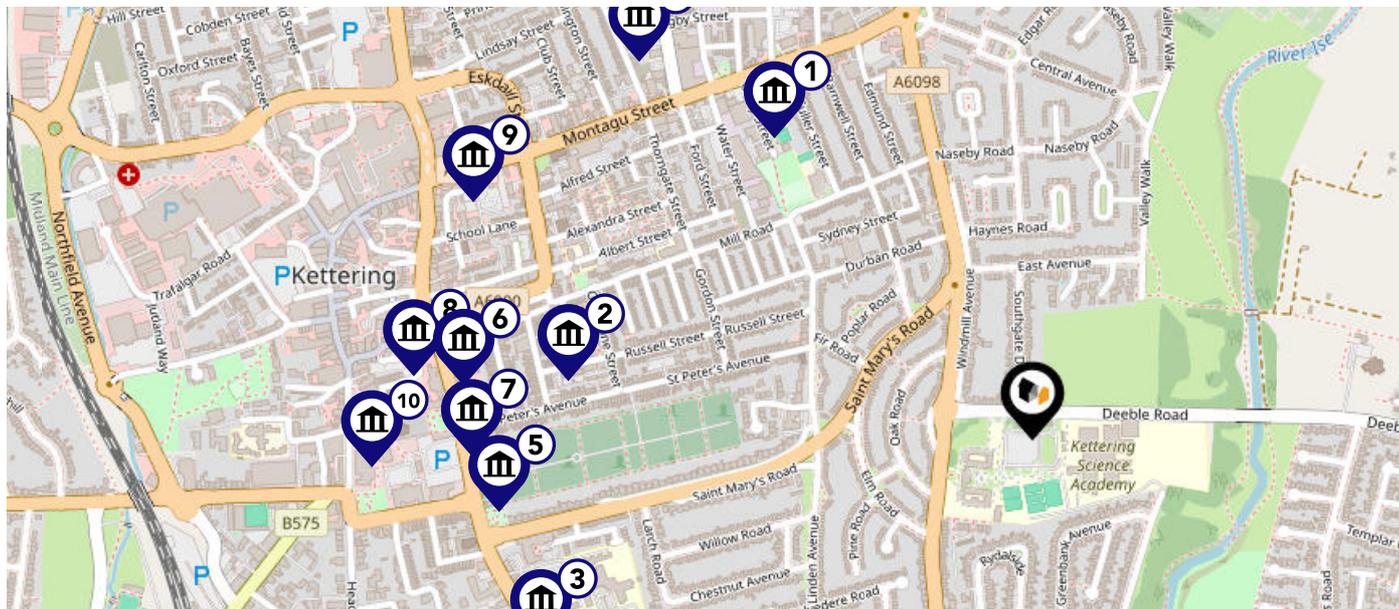
## Listed Buildings

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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



1051645 - Church Of Saint Mary

Grade II

0.4 miles



1391024 - Ken Hall Footwear Ltd (formerly Newman And Sons)

Grade II

0.5 miles



1189034 - Front Block Of Saint Mary's Hospital

Grade II

0.6 miles



1391027 - Globe Works

Grade II

0.6 miles



1372601 - Anglican Cemetery Chapel And Nonconformist Cemetery Chapel (including Shared Porch In Kettering Cemetery)

Grade II

0.6 miles



1391023 - Dalkeith Works

Grade II

0.6 miles



1051658 - United Reformed Church

Grade II

0.6 miles



1451562 - Drinking Fountain

Grade II

0.7 miles



1051635 - Conservative Club

Grade II

0.7 miles



1430845 - Kettering Parish Church War Memorial

Grade II

0.7 miles

# Area Schools

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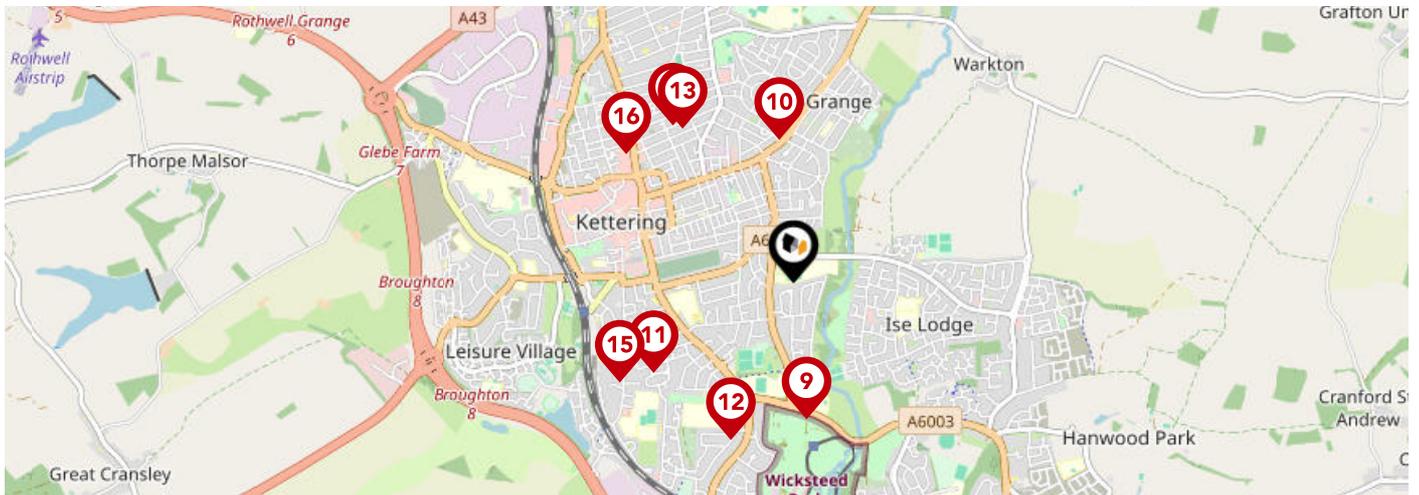
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Kettering Science Academy</b> Ofsted Rating: Good   Pupils: 1418   Distance:0.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Compass Primary Academy</b> Ofsted Rating: Good   Pupils: 450   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 266   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Millbrook Infant School</b> Ofsted Rating: Good   Pupils: 252   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Kingsley Special Academy</b> Ofsted Rating: Outstanding   Pupils: 156   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Millbrook Junior School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Grange Primary Academy</b> Ofsted Rating: Good   Pupils: 237   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Edward's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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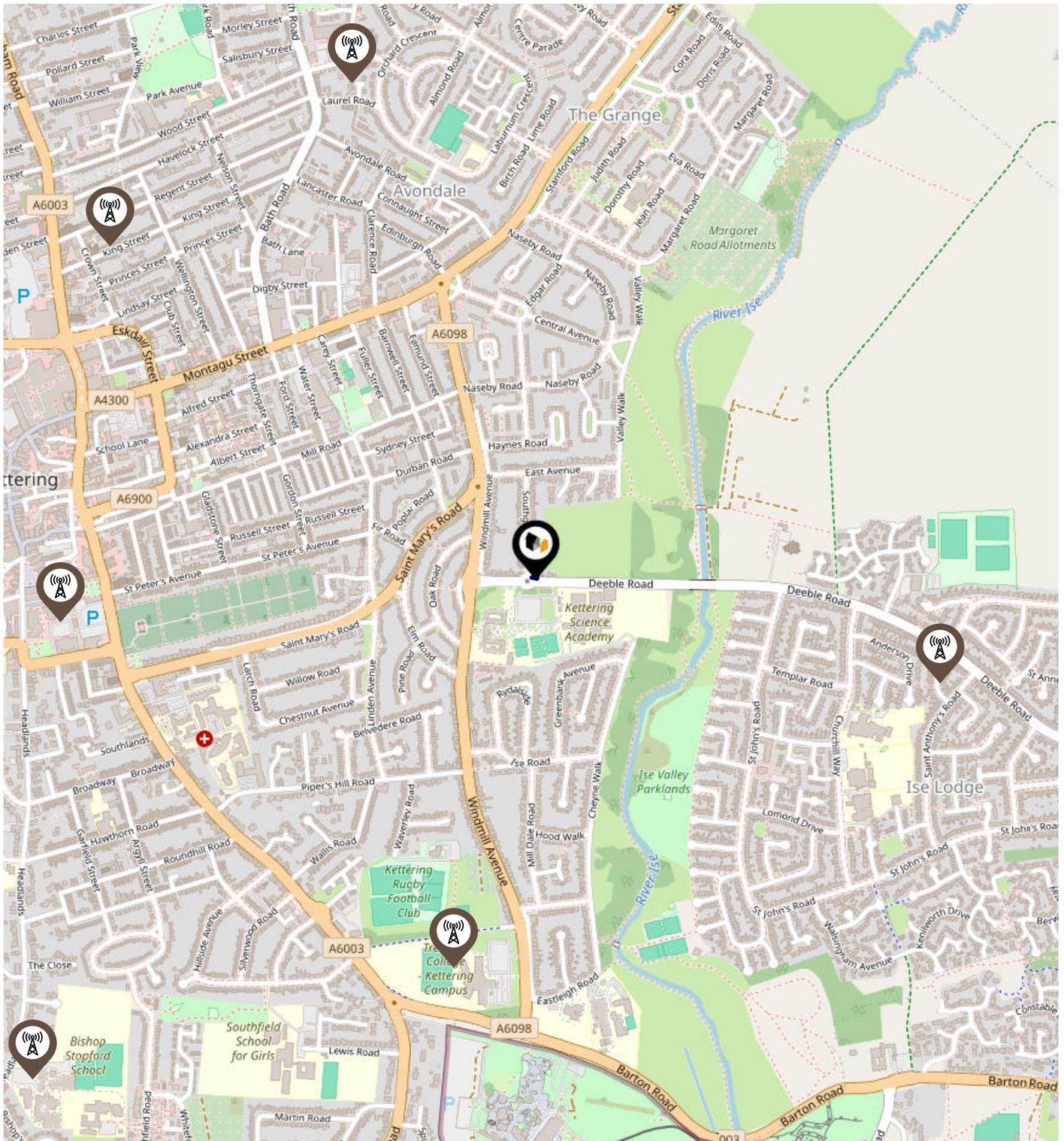
		Nursery	Primary	Secondary	College	Private
	<b>Isebrook School</b> Ofsted Rating: Good   Pupils: 250   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ronald Tree Nursery School</b> Ofsted Rating: Good   Pupils: 115   Distance:0.66	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hawthorn Community Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Southfield School for Girls</b> Ofsted Rating: Good   Pupils: 1186   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kettering Park Junior Academy</b> Ofsted Rating: Good   Pupils: 342   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kettering Park Infant Academy</b> Ofsted Rating: Good   Pupils: 252   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's School</b> Ofsted Rating: Not Rated   Pupils: 105   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Youth Works Community College</b> Ofsted Rating: Good   Pupils: 5   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

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### Key:

-  Power Pylons
-  Communication Masts

# Environment

## Radon Gas

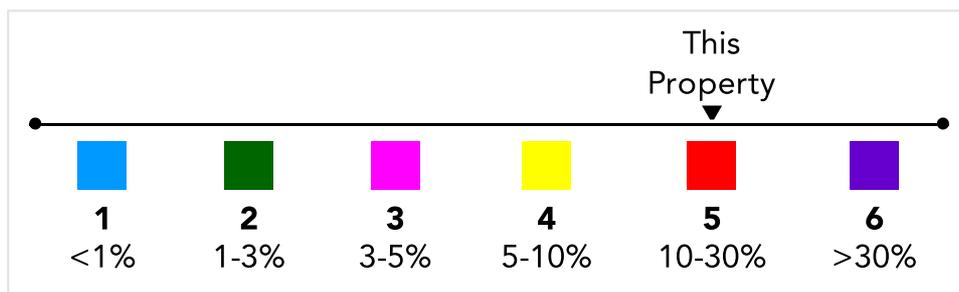
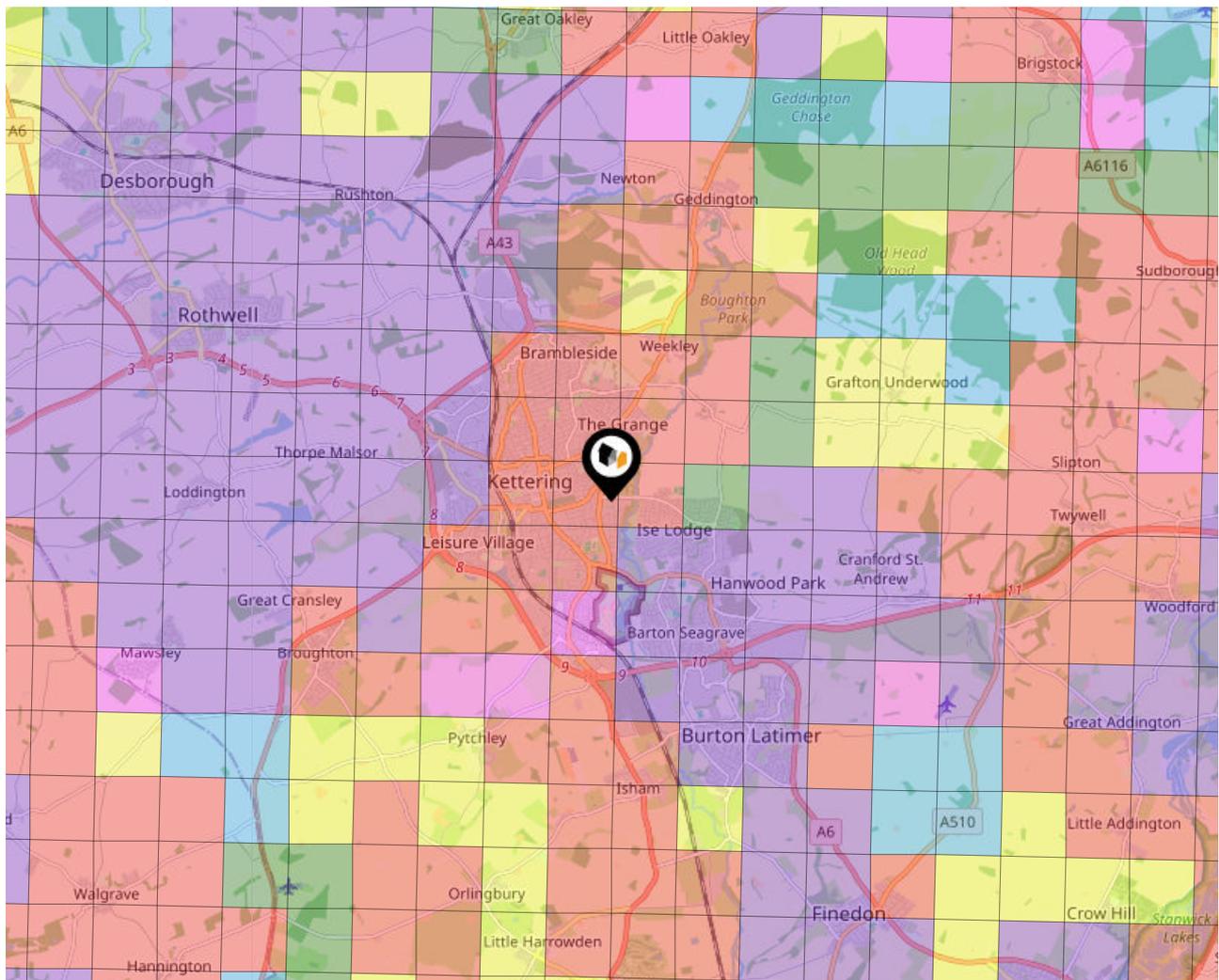
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### What is Radon?

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/m<sup>3</sup>).

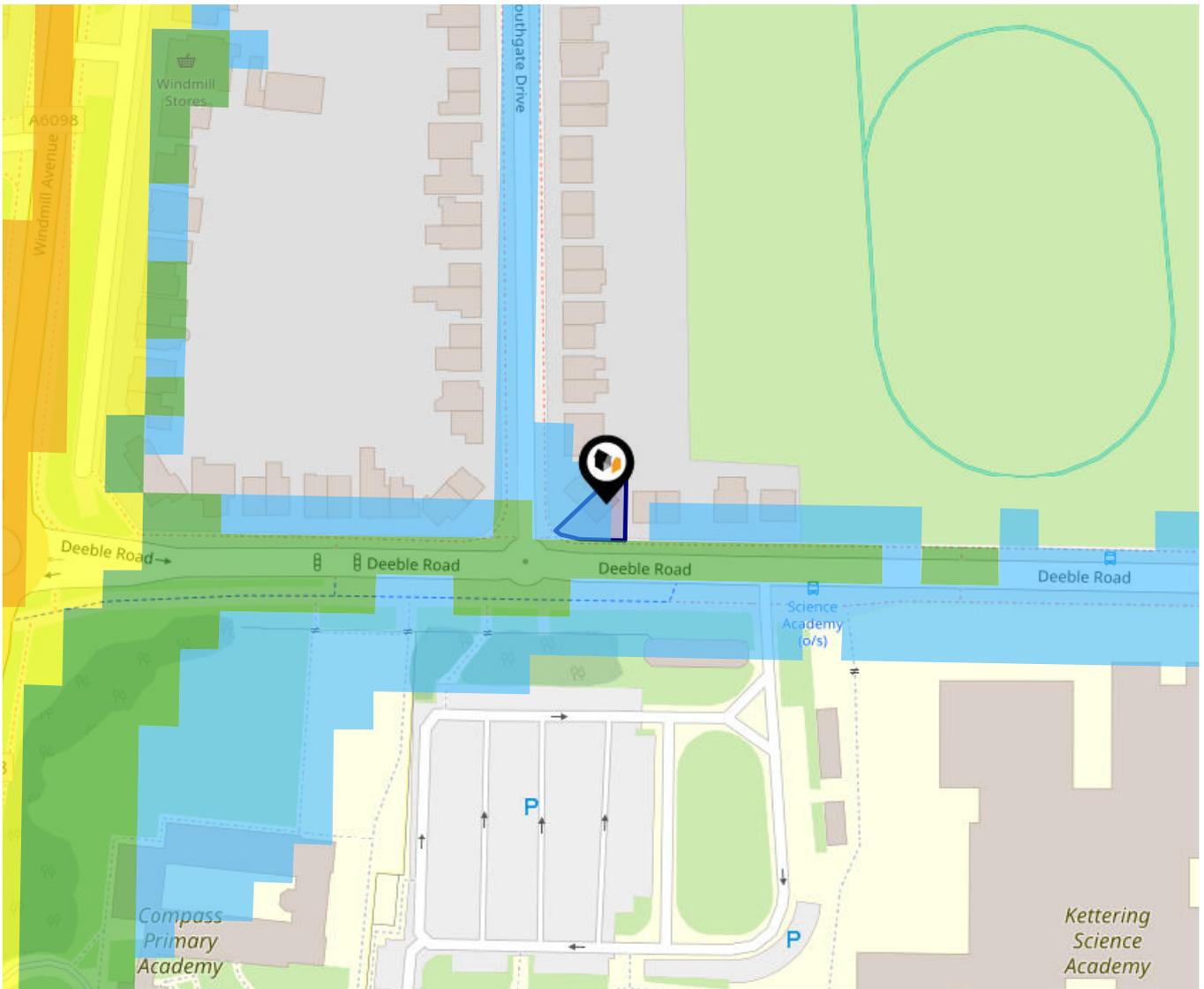


# Local Area Road Noise

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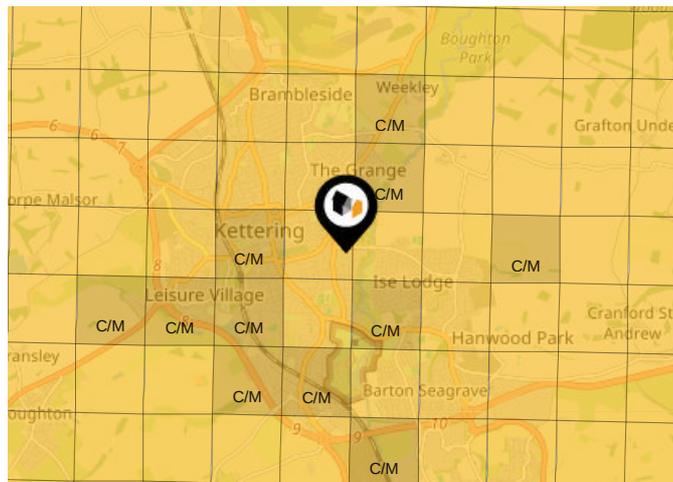


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	MOD	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM		



### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)

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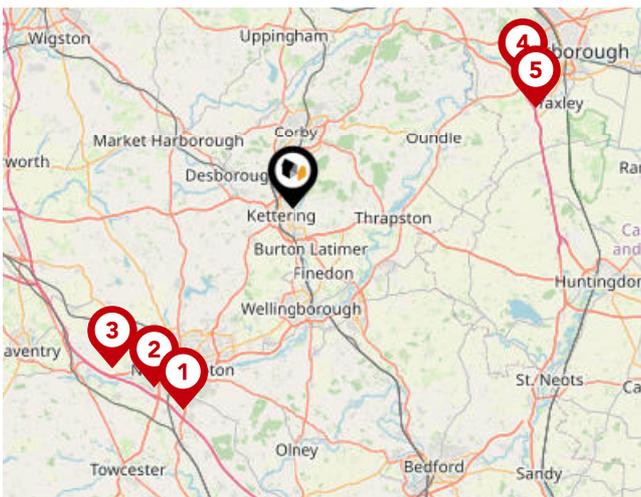


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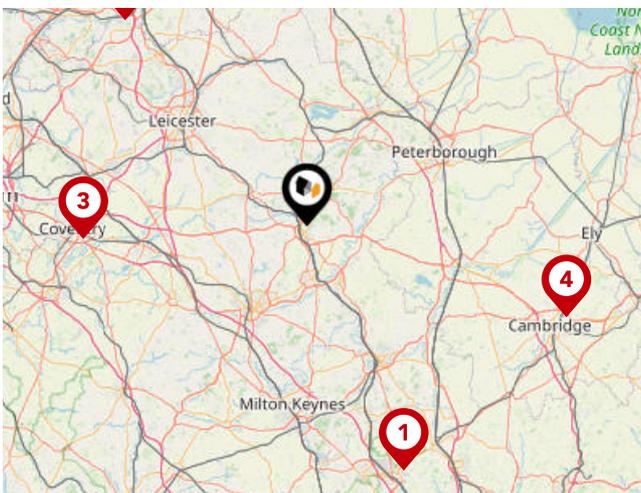
## National Rail Stations

Pin	Name	Distance
1	Kettering Rail Station	0.96 miles
2	Corby Rail Station	6.39 miles
3	Corby Rail Station	6.42 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	16.61 miles
2	M1 J15A	16.34 miles
3	M1 J16	17.35 miles
4	A1(M) J17	19 miles
5	A1(M) J16	18.99 miles



## Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	38.49 miles
2	East Mids Airport	39.47 miles
3	Baginton	32.37 miles
4	Cambridge	39.69 miles

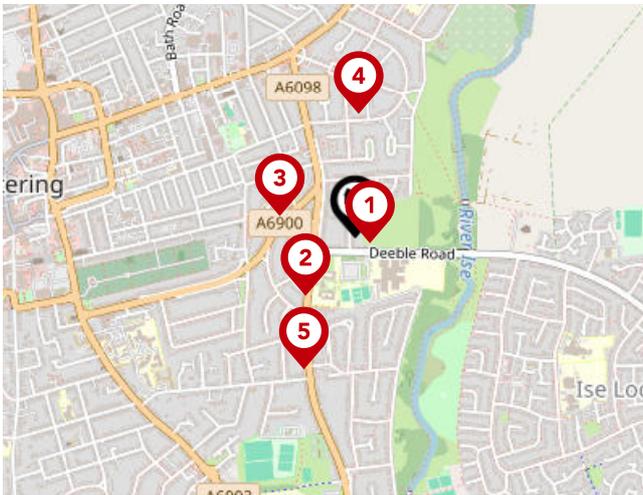
# Area

## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Science Academy	0.03 miles
2	(Kettering) Oak Road	0.17 miles
3	Fir Road	0.18 miles
4	Cardigan Place	0.28 miles
5	Hillcrest Avenue	0.32 miles

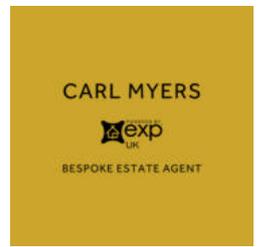
# Carl Myers Bespoke Estate Agent powered by eXp **About Us**



## **Carl Myers Bespoke Estate Agent powered by eXp**

Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

# Carl Myers Bespoke Estate Agent powered by eXp Testimonials



## Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never unhappy with the service we received. Carl Myers has been excellent . He fully talked us through the whole process and his manner as been both professional yet made us feel like we was his only vendors. His communication has been second to none , always coming back extremely quickly on telephone calls and e-mails often out of working hours. I would recommend him to anyone.

## Testimonial 2



On this occasion, and because of the exceptional service I have received from Carl Myers I felt a review was needed. Carl has been there every step of the way giving me exceptional service and advice that has gone beyond my expectations. Carl is very knowledgeable and passes on information in a way that is very easy to understand and made whole process run very smoothly. I would highly recommend speaking to Carl.

## Testimonial 3



I have sold 2 properties with Carl Myers, he was amazing. Especially with the hassle I had with the last property I sold. he managed to keep the buyer on side through a difficult time and grateful for all his hard work. he is a credit to the industry with impeccable customer service and hopefully we will work together on other properties I am selling in the future!!



/Carl Myers Bespoke Estate Agent



/carl\_myers\_bespoke

# Carl Myers Bespoke Estate Agent 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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Lettinging

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