

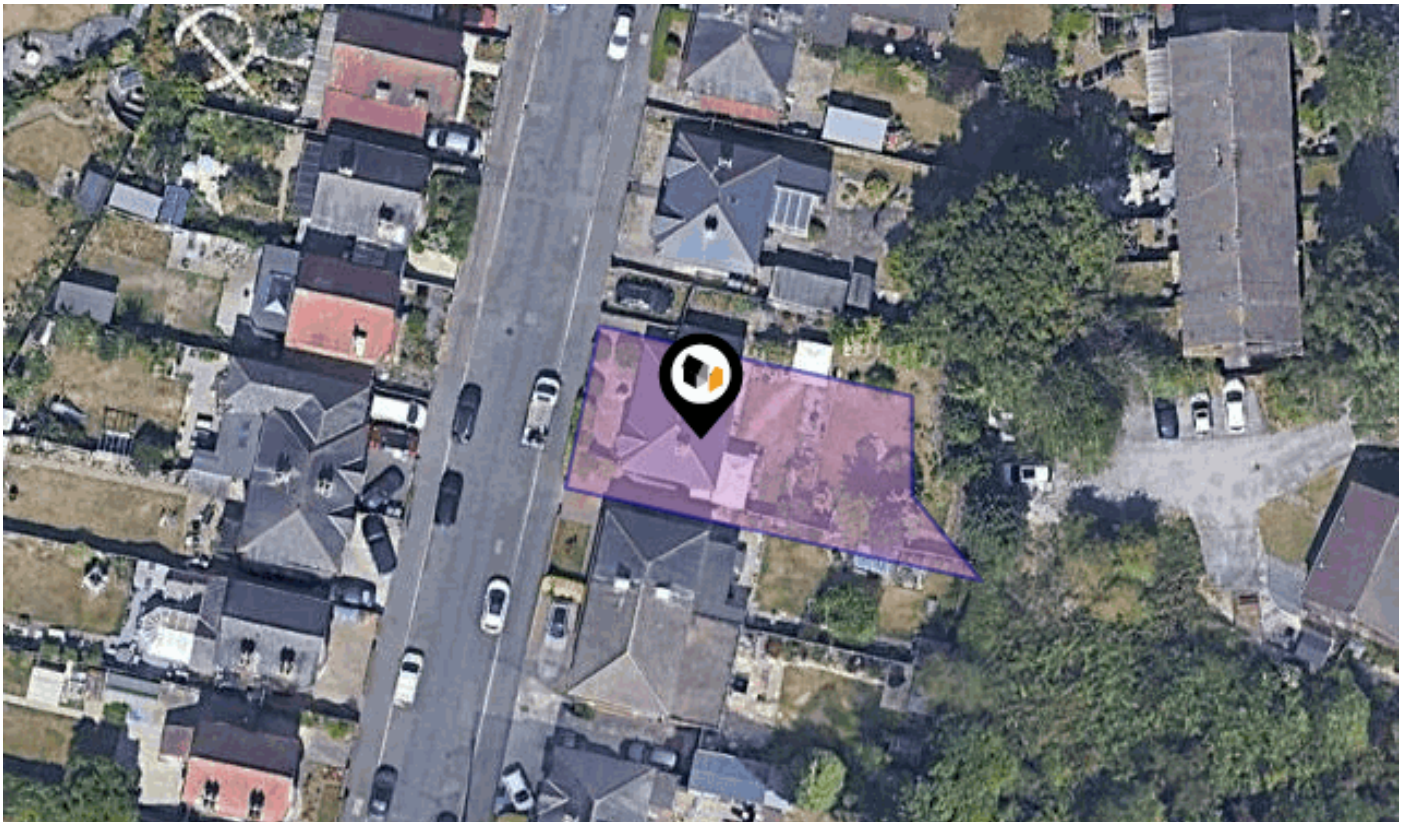


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th April 2024



LINDON DRIVE, ALVASTON, DERBY, DE24

Hannells

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Introduction

Our Comments



Useful Information:

- > No Upward Chain
- > Two Bedroom, Detached Bungalow
- > Standard Construction
- > EPC Rating TBC
- > Freehold

Property Description

NO UPWARD CHAIN Fantastic two bedroom, detached bungalow, on the very much sought after Lindon Drive, boasting a beautifully maintained, substantial rear garden, ample driveway parking, a conservatory and neutral décor throughout – this is one not to be missed!

Having both gas central heating and double glazing throughout the accommodation briefly comprises; superbly spacious entrance hallway, living room to the front with bay window and feature fire place, fitted kitchen to the rear opening through to the conservatory which over looks the garden. There are two double bedrooms, both with ample space for fitted wardrobes and an easy access wet room.

To the rear is a substantial and lovingly maintained rear garden with lawned areas, mature shrubs and bushes, several patio areas, rear access to the garage and side gated access to the front. The front of the property offers two side by side driveways providing ample off road parking, along with a well maintained front garden.

Lindon Drive is highly sought after and Bungalows are rarely brought to the market. It is very well located for local shops, bus routes and excellent road links with the A50, A52, and the A6. Early viewings are highly recommended to appreciate this beautiful accommodation on offer.

Room Measurement & Details

Hallway: (15'0" x 7'0") 4.57 x 2.13

Living Room: (14'0" x 13'0") 4.27 x 3.96

Kitchen: (10'0" x 12'0") 3.05 x 3.66

Conservatory: (8'0" x 11'0") 2.44 x 3.35

Bedroom 1: (13'0" x 11'0") 3.96 x 3.35

Bedroom 2: (10'0" x 11'0") 3.05 x 3.35

Wet Room: (5'0" x 6'0") 1.52 x 1.83

Property Overview



Property

Type: Detached
Bedrooms: 2
Plot Area: 0.1 acres
Year Built : 1930-1949
Council Tax : Band C
Annual Estimate: £1,873
Title Number: DY412007
UPRN: 100030332009

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	42 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



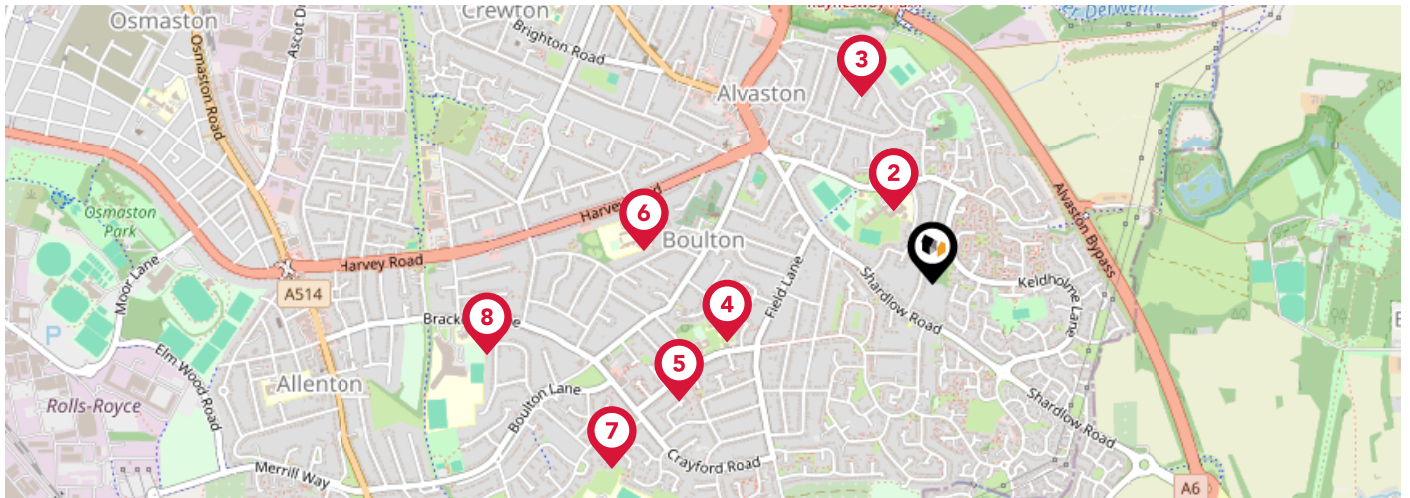


Gallery Photos

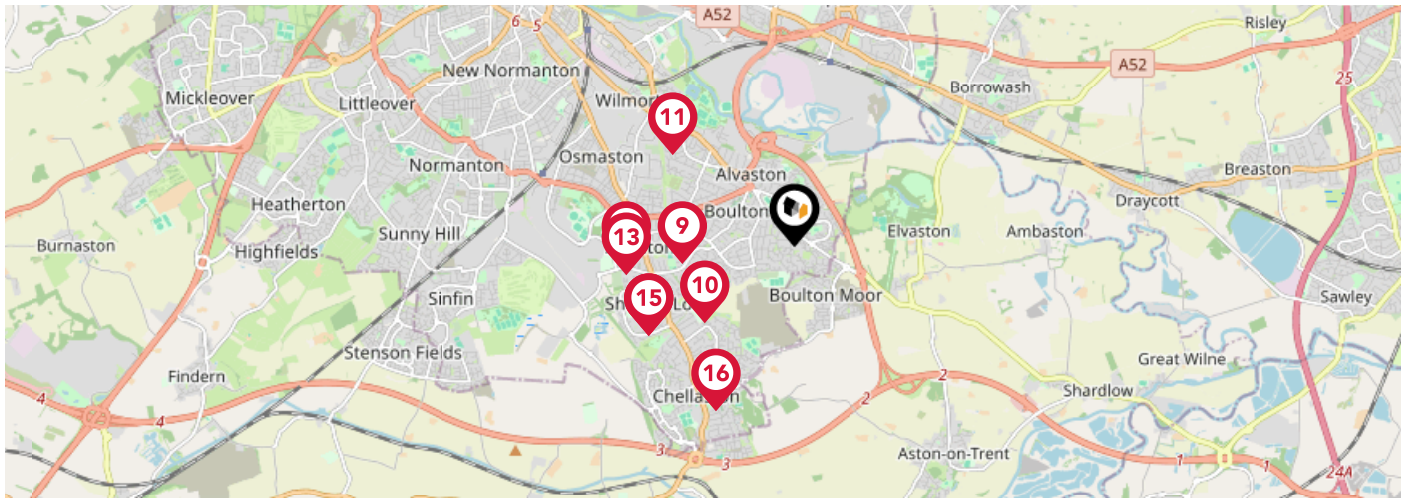


LINDON DRIVE, ALVASTON, DERBY, DE24



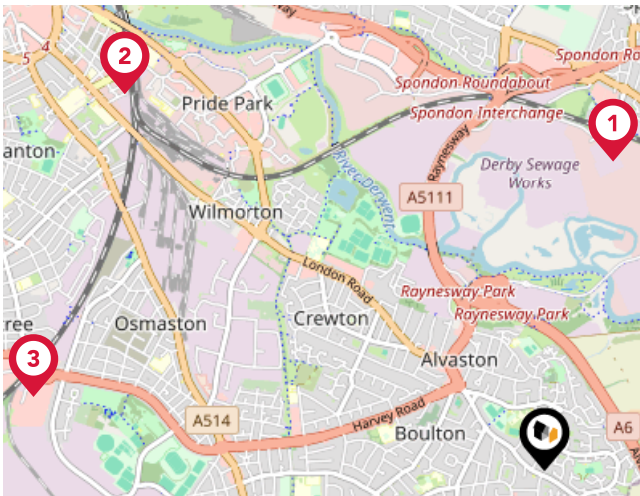


	Nursery	Primary	Secondary	College	Private
1 Alveston Infant and Nursery School Ofsted Rating: Good Pupils: 320 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Alveston Junior Academy Ofsted Rating: Good Pupils: 339 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 337 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Oakwood Junior School Ofsted Rating: Good Pupils: 347 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Wyndham Primary Academy Ofsted Rating: Outstanding Pupils: 466 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Martins School Ofsted Rating: Outstanding Pupils:0 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Landau Forte Academy Moorhead Ofsted Rating: Requires Improvement Pupils: 243 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



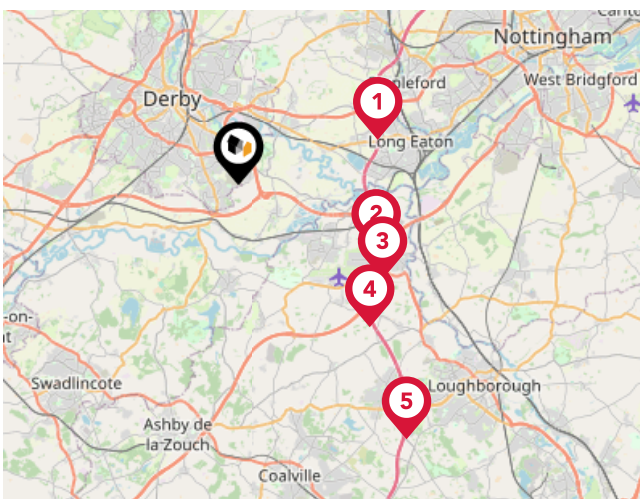
		Nursery	Primary	Secondary	College	Private
	Alvaston Moor Academy Ofsted Rating: Inadequate Pupils:0 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Noel-Baker Academy Ofsted Rating: Good Pupils: 993 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lord Street Nursery School Ofsted Rating: Good Pupils: 104 Distance:1.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allenton Primary School Ofsted Rating: Good Pupils: 393 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shelton Infant School Ofsted Rating: Requires Improvement Pupils: 244 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shelton Junior School Ofsted Rating: Good Pupils: 279 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chellaston Infant School Ofsted Rating: Good Pupils: 361 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



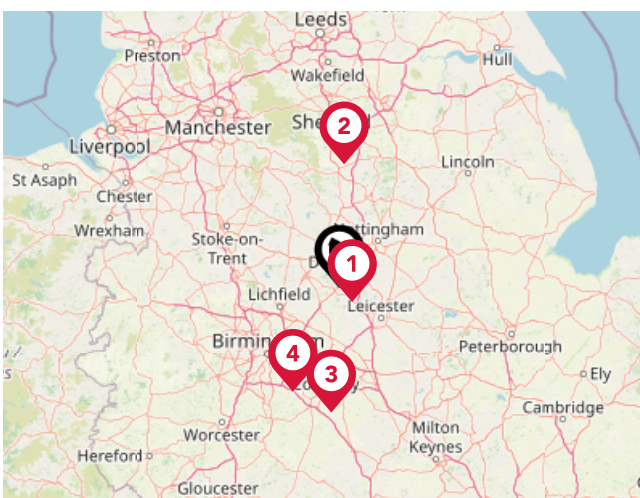
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.42 miles
2	Derby Rail Station	2.52 miles
3	Peartree Rail Station	2.31 miles



Trunk Roads/Motorways

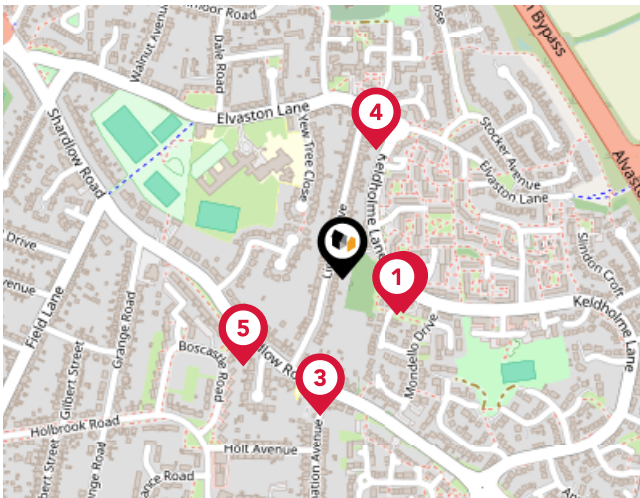
Pin	Name	Distance
1	M1 J25	5.21 miles
2	M1 J24A	5.46 miles
3	M1 J24	6.13 miles
4	M1 J23A	6.95 miles
5	M1 J23	10.94 miles



Airports/Helipads

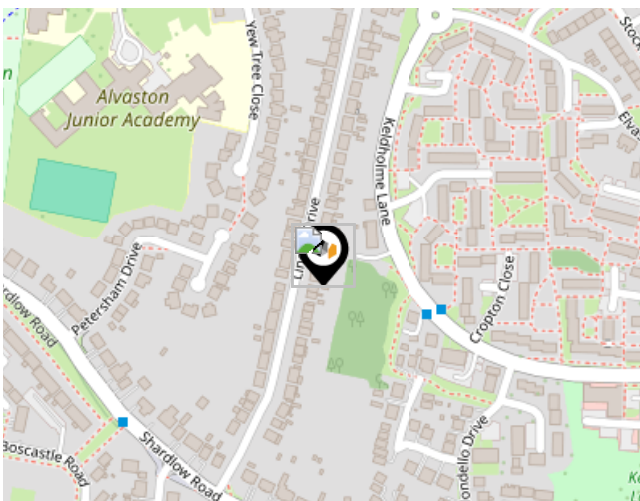
Pin	Name	Distance
1	East Midlands Airport	5.84 miles
2	Sheffield City Airport	34.85 miles
3	Coventry Airport	36.35 miles
4	Birmingham International Airport	33.09 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stonesdale Court	0.07 miles
2	Stonesdale Court	0.08 miles
3	Lindon Road	0.15 miles
4	Branksome Avenue	0.15 miles
5	Lindon Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	7.21 miles
2	Toton Lane Tram Stop	6.76 miles
3	Inham Road Tram Stop	7.22 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3

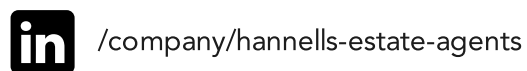
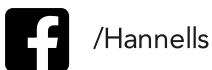


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



Hannells

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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