

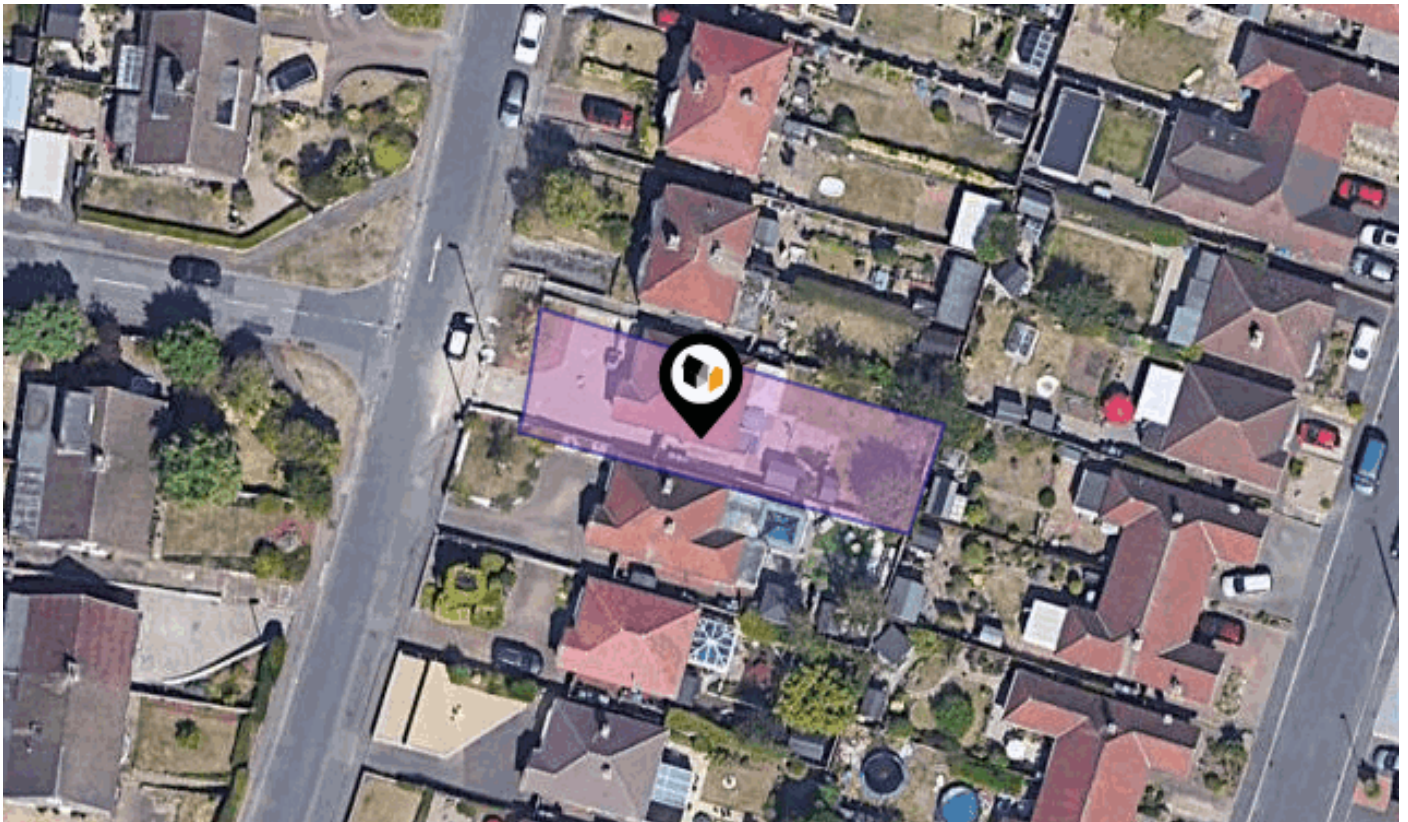


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th February 2024



LODGE LANE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well Appointed And Presented Traditional Bay-Fronted Bungalow
- > Ample Off-Road Parking And An Enclosed Rear Garden
- > Early Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A well-appointed and presented traditional bay-fronted detached bungalow occupying a popular and established location. The property benefit a pleasant lounge opening to a conservatory, two bedrooms, ample off-road parking and an enclosed rear garden. Viewing recommended.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, lounge with feature fireplace and opening to a conservatory, fitted breakfast kitchen, two bedrooms and bathroom with a three piece suite. Outside, there is ample parking to the front elevation and an enclosed garden to the rear.

Lodge Lane is well situated for Spondon and its range of amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Reception Hallway:

Lounge: (13'6" x 11'0") 4.11 x 3.35

Fitted Breakfast Kitchen: (11'8" x 11'5") 3.56 x 3.48

Bedroom One: (15'9" x 10'10") 4.80 x 3.30

Bedroom two: (10'1" x 7'9") 3.07 x 2.36

Bathroom: (7'7" x 5'8") 2.31 x 1.73

Conservatory:

Outside:

The property is set back from Lodge Lane is is approached via a tarmac driveway providing ample off road parking for several vehicles. There is gated access to the side elevation which leads to the enclosed rear garden which is laid mainly to lawn with fenced boundaries and two garden sheds. Cold water tap.



Property

| | | | |
|-------------------------|---|------------------------------------|----------|
| Type: | Detached | Last Sold £/ft²: | £289 |
| Bedrooms: | 2 | Tenure: | Freehold |
| Floor Area: | 710 ft ² / 66 m ² | | |
| Plot Area: | 0.08 acres | | |
| Year Built : | 1900-1929 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,486 | | |
| Title Number: | DY242071 | | |
| UPRN: | 100030332715 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 20 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



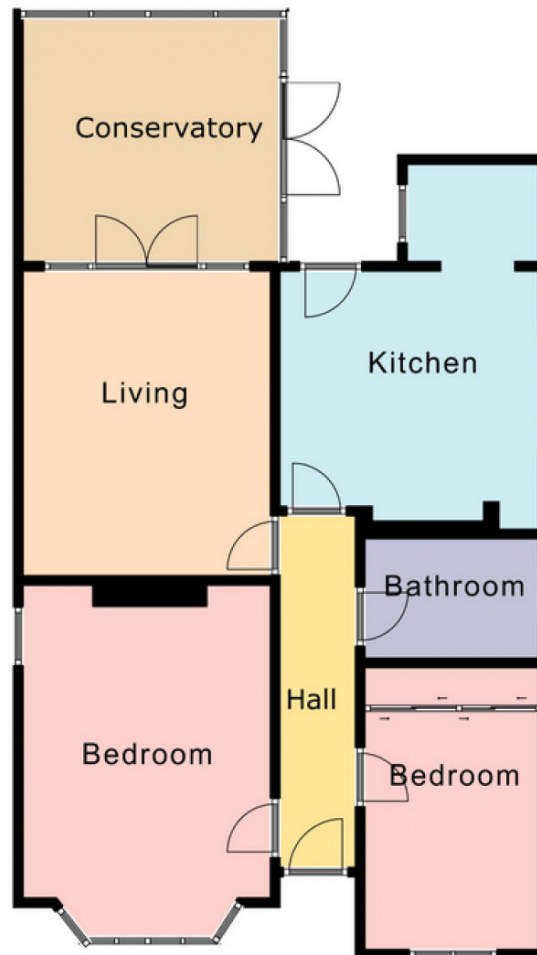
Gallery Photos







LODGE LANE, SPONDON, DERBY, DE21



Property EPC - Certificate



SPONDON, DERBY, DE21

Energy rating

D

Valid until 09.02.2031

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

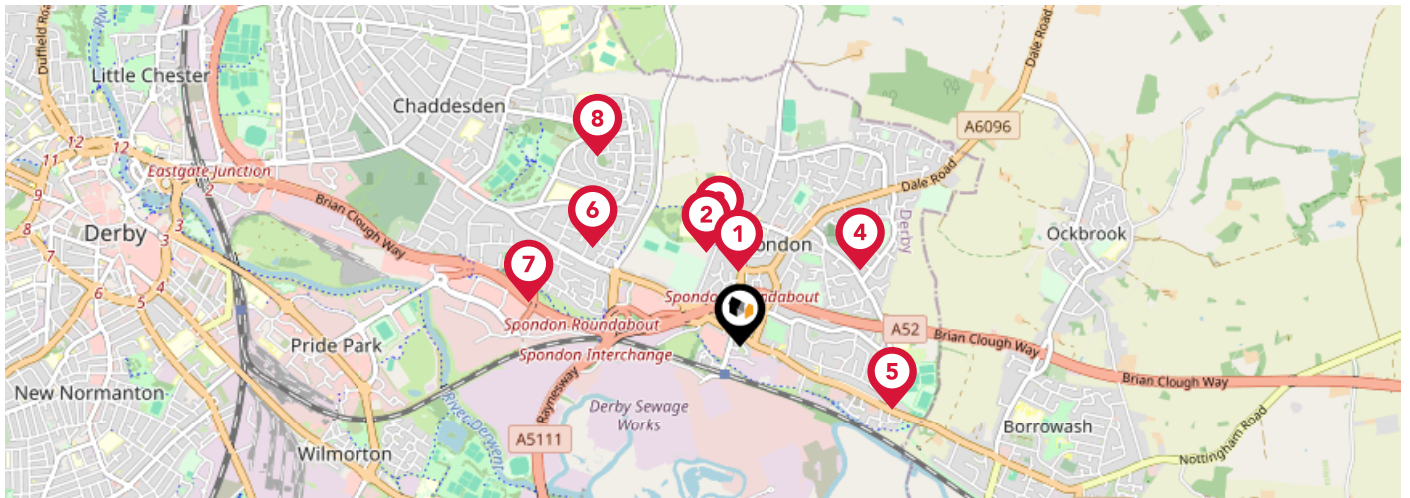
EPC - Additional Data



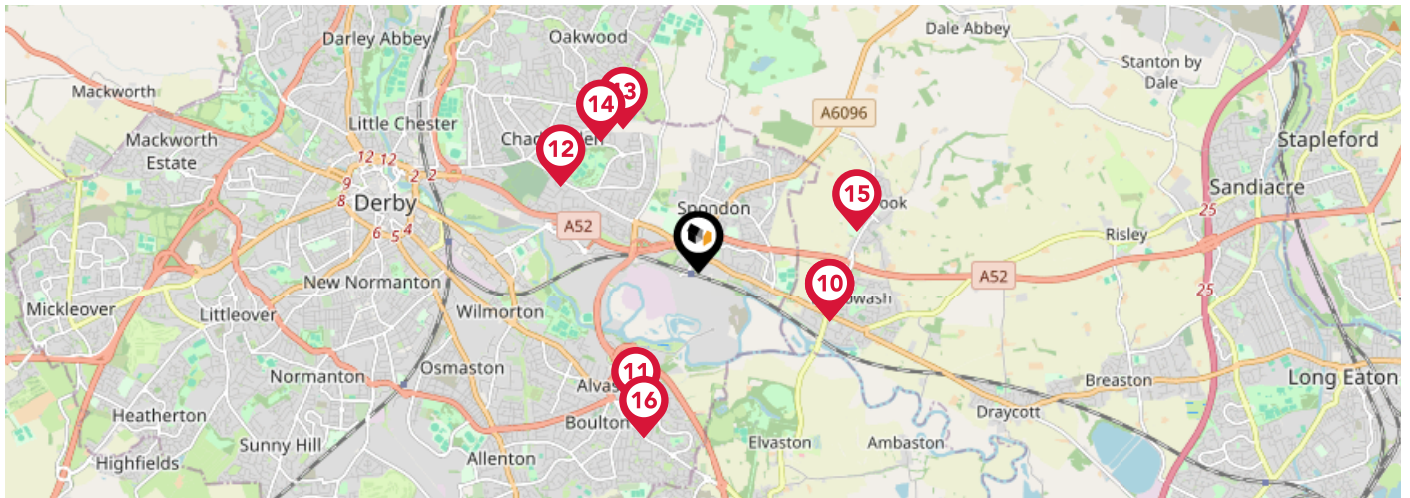
Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Bungalow |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Off-peak 7 hour |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, 270 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 33% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 66 m ² |

Area Schools

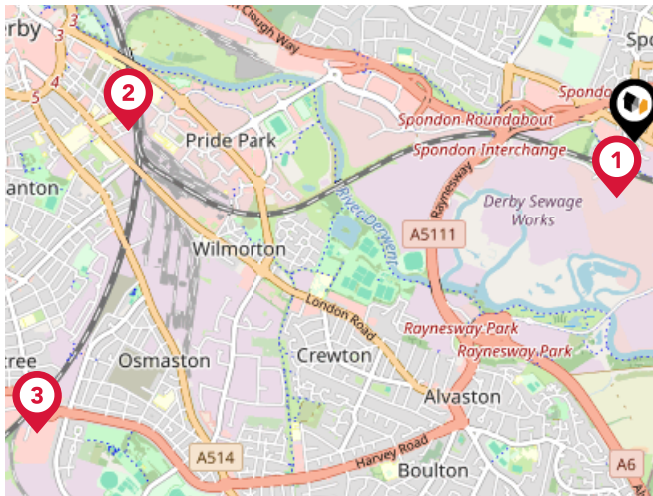


| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.45 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:0.73 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



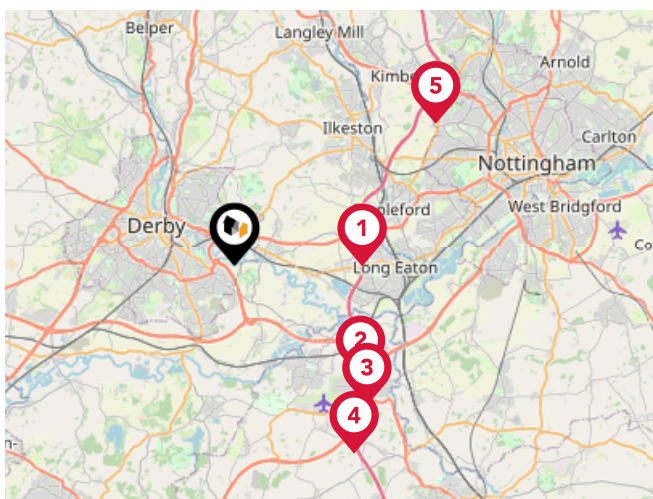
| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:1.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:1.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.46 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance:1.48 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 320 Distance:1.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



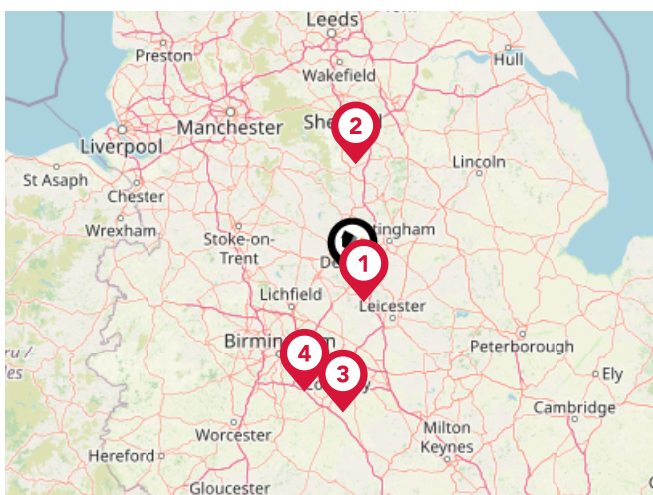
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Spondon Rail Station | 0.26 miles |
| 2 | Derby Rail Station | 2.26 miles |
| 3 | Peartree Rail Station | 2.98 miles |



Trunk Roads/Motorways

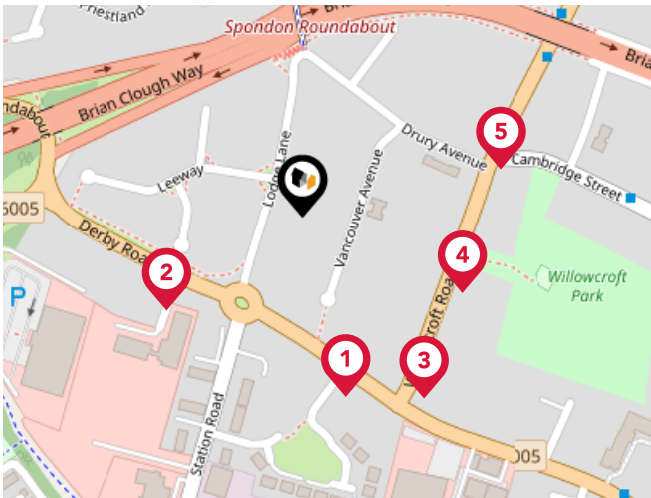
| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M1 J25 | 4.57 miles |
| 2 | M1 J24A | 6.05 miles |
| 3 | M1 J24 | 6.89 miles |
| 4 | M1 J23A | 8.02 miles |
| 5 | M1 J26 | 8.82 miles |



Airports/Helipads

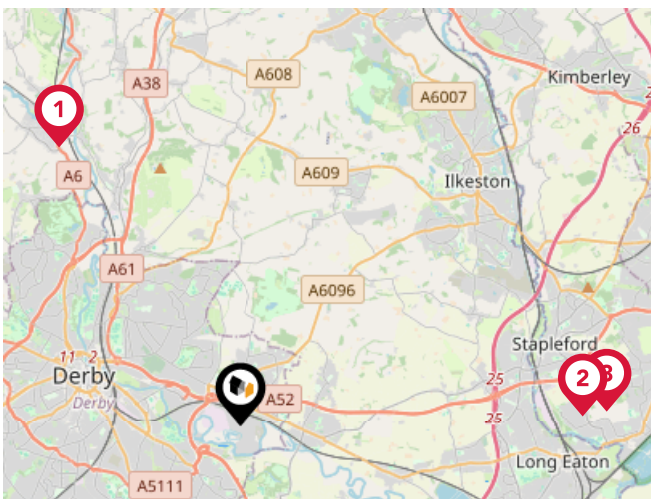
| Pin | Name | Distance |
|-----|----------------------------------|-------------|
| 1 | East Midlands Airport | 6.99 miles |
| 2 | Sheffield City Airport | 33.2 miles |
| 3 | Coventry Airport | 38.01 miles |
| 4 | Birmingham International Airport | 34.74 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Lodge Lane | 0.1 miles |
| 2 | Lodge Lane | 0.09 miles |
| 3 | Willowcroft Road | 0.12 miles |
| 4 | Willowcroft Road | 0.1 miles |
| 5 | Willowcroft Road | 0.11 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Duffield (Ecclesbourne Valley Railway) | 5.94 miles |
| 2 | Toton Lane Tram Stop | 6.12 miles |
| 3 | Inham Road Tram Stop | 6.58 miles |



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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

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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.

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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.

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Testimonials



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.



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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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