



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th March 2024



LOCKO ROAD, SPONDON, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Well-Appointed And Presented Four Bedroomed Home
- > Newly Fitted Kitchen With Integrated Appliances And Family Bathroom
- > Newly Decorated, Carpeted And Floor Coverings
- > EPC Rating C, Standard Construction
- > Council Tax Band E, Freehold

Property Description

A well-appointed and presented four bedroomed detached family home set back from Locko Road and is offered for sale with no upward chain. The property has been subject to a range of recent improvement works to include a newly fitted kitchen and bathroom, redecorated throughout, new floor coverings and carpets and an early viewing is recommended to be appreciated.

The accommodation is supplemented by gas fired central heating (via a Baxi combination central heating boiler), double glazing and briefly comprises:- entrance lobby, reception hallway with deep understairs storage cupboard, spacious lounge with feature fireplace and patio doors to the rear garden, separate dining/sitting room, newly fitted kitchen with a range of integrated appliance, side entrance lobby and utility. To the first floor the landing provides access to the loft space, four well-proportioned bedrooms and refitted family bathroom. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking and detached garage.

Locko Road is well situated for Spondon village and its amenities which include a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway and access to Derby City Centre. An early viewing is recommended to appreciate the size and versatile living accommodation.

Room Measurement & Details

Entrance Porch:

Reception Hallway:

Spacious Lounge: (21'3" x 14'5") 6.48 x 4.39

Dining/Additional Sitting Room: (16'6" x 7'9") 5.03 x 2.36

Newly Fitted Kitchen: (13'8" x 10'3") 4.17 x 3.12

Side Entrance Lobby:

Utility Room:

First Floor Landing:

Double Bedroom One: (18'1" x 10'6") 5.51 x 3.20

Double Bedroom Two: (12'3" x 10'4") 3.73 x 3.15

Double Bedroom Three: (12'4" x 8'1") 3.76 x 2.46

Bedroom Four: (8'6" x 8'0") 2.59 x 2.44

Refitted Family Bathroom: (8'4" x 5'5") 2.54 x 1.65

Outside:

The property is set back from Locko Road and benefits from gardens to front and rear elevations, the front is laid mainly to lawn. A driveway to the side elevation provides off-road parking and this continues to the

side elevation with access to a GOOD SIZE DETACHED GARAGE with double doors, light and power. There is a good size rear garden which is laid mainly to lawn with fenced boundaries, greenhouse and cold water tap.

KFB - Key Facts For Buyers



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,313 ft ² / 122 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,335		
Title Number:	DY536		
UPRN:	100030332604		

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)

15 mb/s	80 mb/s	1000 mb/s

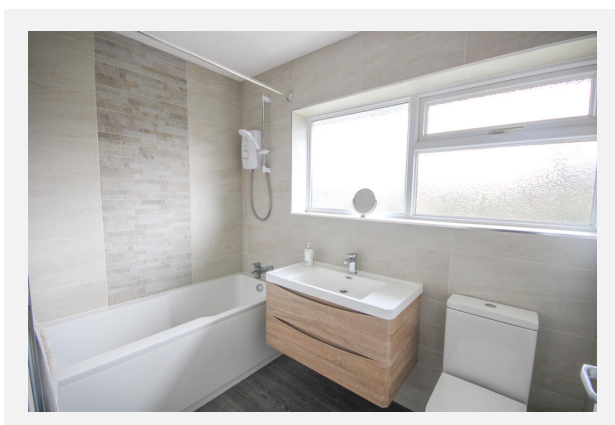
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



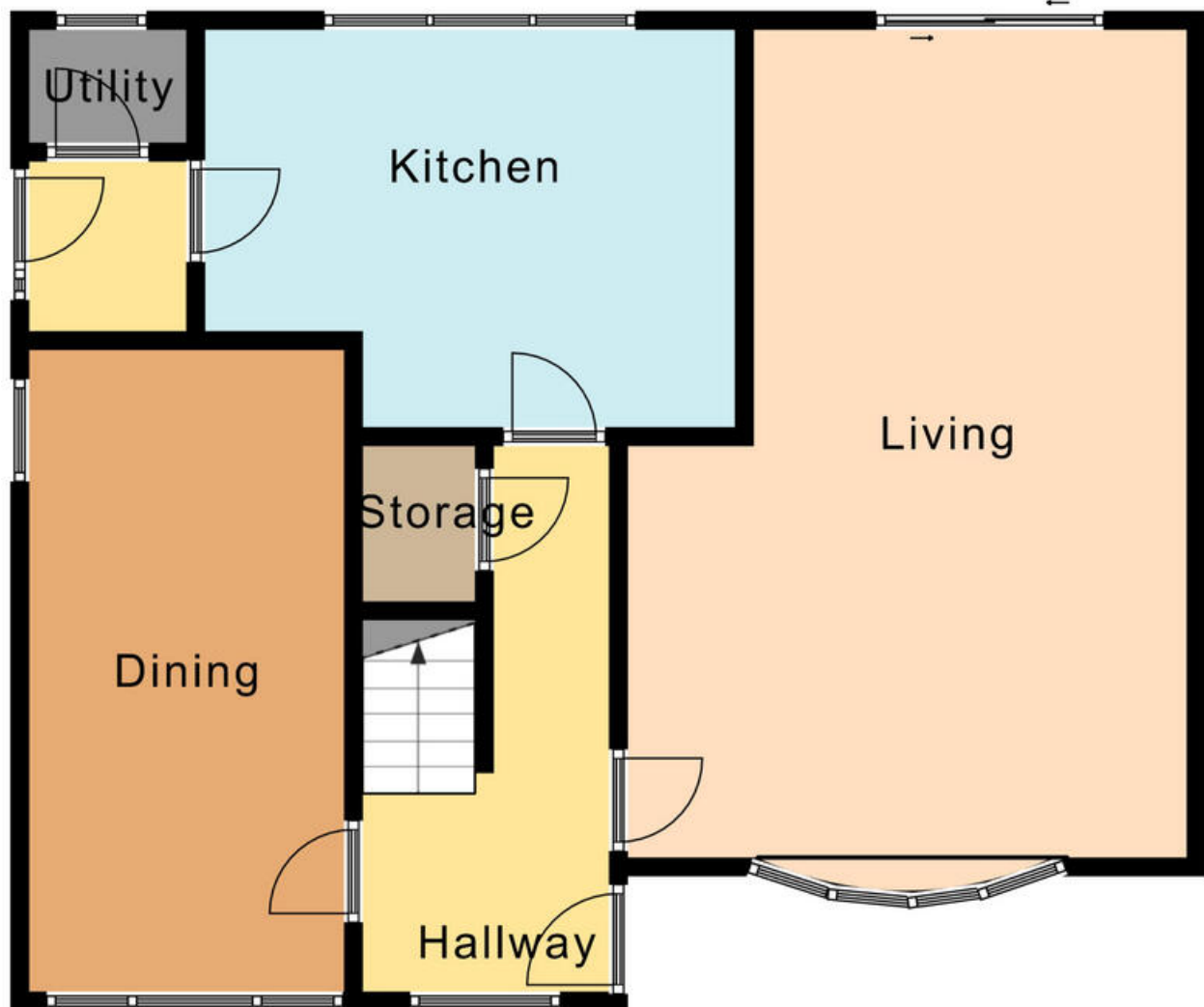




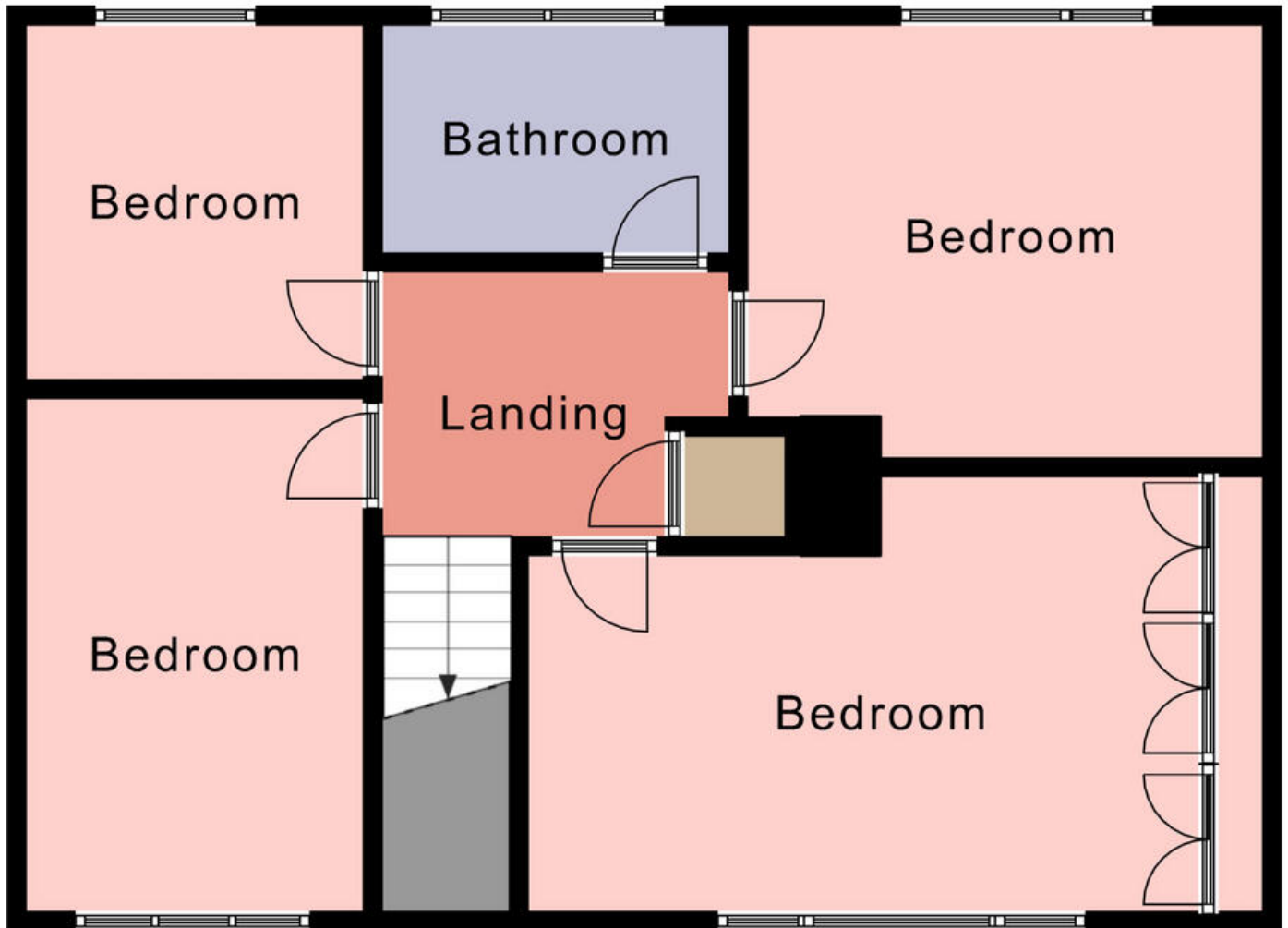
Gallery Photos



LOCKO ROAD, SPONDON, DERBY, DE21



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Property EPC - Certificate



Energy rating

C

Valid until 07.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

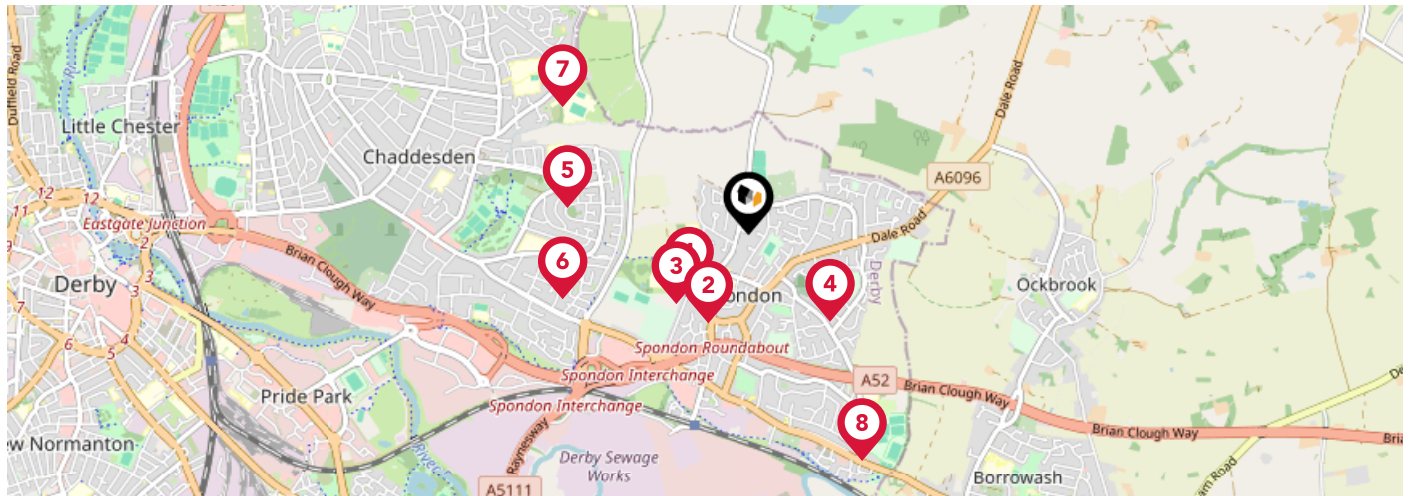
Property

EPC - Additional Data

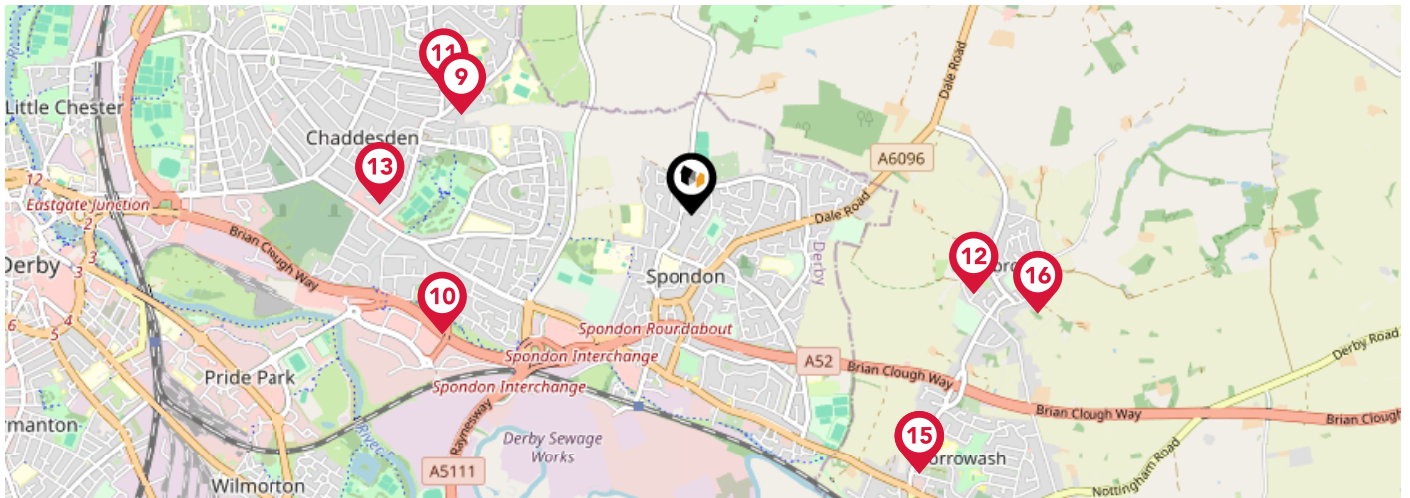


Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	122 m ²

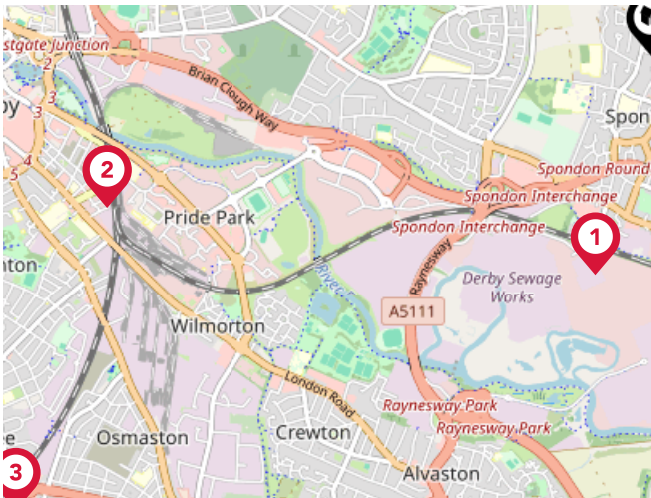


		Nursery	Primary	Secondary	College	Private
1	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.82	<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:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



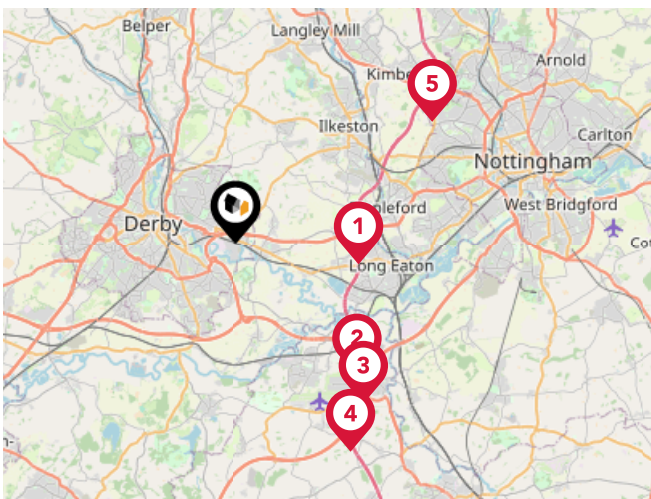
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance:1.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:1.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Redhill Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:1.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



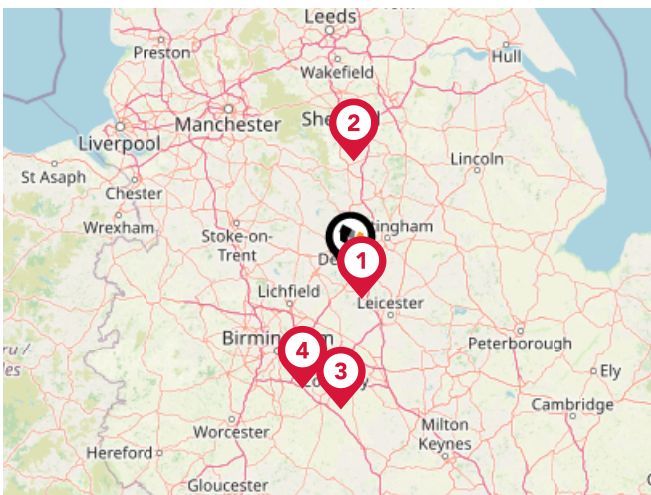
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.01 miles
2	Derby Rail Station	2.53 miles
3	Peartree Rail Station	3.5 miles



Trunk Roads/Motorways

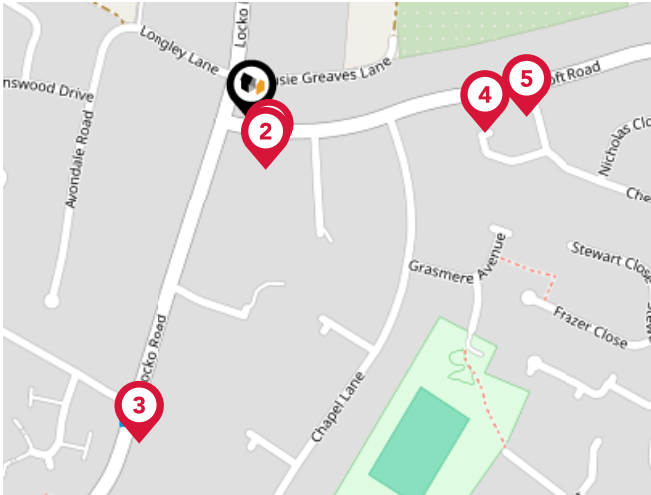
Pin	Name	Distance
1	M1 J25	4.46 miles
2	M1 J24A	6.44 miles
3	M1 J24	7.32 miles
4	M1 J23A	8.55 miles
5	M1 J26	8.28 miles



Airports/Helipads

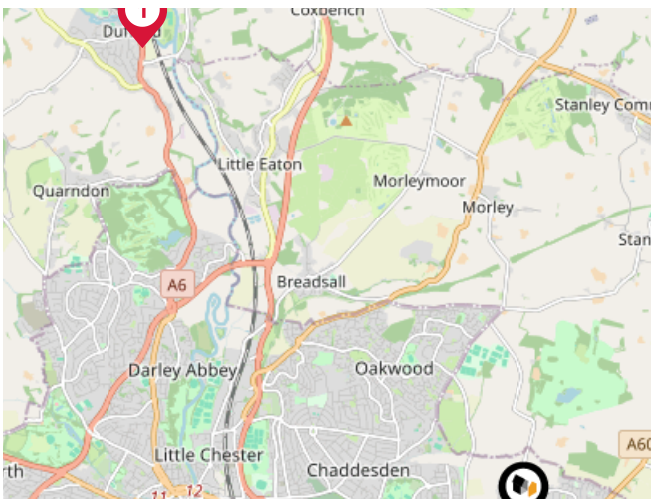
Pin	Name	Distance
1	East Midlands Airport	7.56 miles
2	Sheffield City Airport	32.47 miles
3	Coventry Airport	38.74 miles
4	Birmingham International Airport	35.48 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coniston Avenue	0.02 miles
2	Coniston Avenue	0.03 miles
3	Royal Hill Road	0.19 miles
4	Chesterton Road	0.13 miles
5	Chesterton Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.45 miles
2	Toton Lane Tram Stop	5.97 miles
3	Inham Road Tram Stop	6.42 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

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.

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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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513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
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chaddesden@hannells.co.uk
hannells.co.uk

