

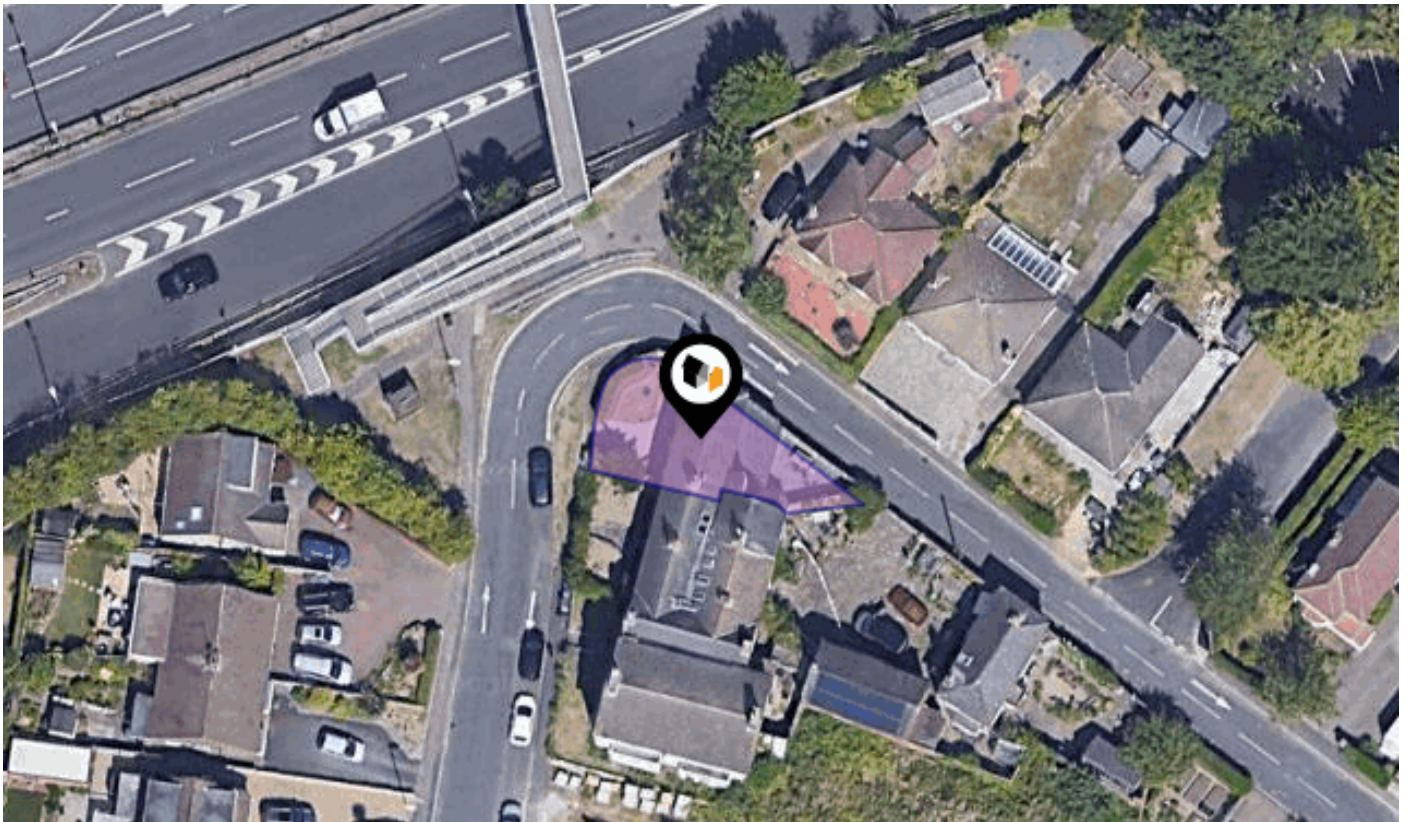


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 27th September 2024



46, LODGE LANE, SPONDON, DERBY, DE21 7GE

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Maintained Detached Bungalow Occupying A Generous Corner Plot
- > Scope To Extend, Subject To Necessary Planning Permission.
- > No Upward Chain, Viewing Recommended
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A well-maintained, two bedroomed detached bungalow occupying a mature corner plot position with scope to extend, subject to necessary planning permission. The property is situated within an established location and is available with no upward chain and viewing is recommended to appreciate the potential of the property.

The accommodation is supplemented by gas fired central heating (via combination central heating boiler), double glazing and briefly comprises:- side reception hallway, lounge, dining kitchen, conservatory, two bedrooms and modern shower room. Outside, there are gardens to front, side and rear elevations together with a driveway and garage.

The property lies within a popular location conveniently situated for both Spondon and Chaddesden which offer a range of shops, schools and transport links together with easy access for Derby City Centre and major road links including A52, M1 Motorway and A50 respectively. Viewing is recommended.

Room Measurement & Details

Side Reception Hallway:

Lounge: (15'3" x 11'4") 4.65 x 3.45

Dining Kitchen: (9'9" x 8'8") 2.97 x 2.64

Conservatory: (10'0" x 9'8") 3.05 x 2.95

Bedroom One: (11'9" x 10'5") 3.58 x 3.17

Bedroom Two: (8'8" x 7'7") 2.64 x 2.31

Modern Shower Room: (5'6" x 5'5") 1.68 x 1.65

Outside:

The property occupies a larger than average mature plot with gardens to front side and rear elevations, the front and side are laid mainly to lawn. To the rear of the property, a driveway provides off-road parking and access to a GARAGE 15'7" x 8'1" with courtesy door to the side elevation. Please note the front garage door needs replacing and the vendors have priced the property accordingly to reflect this. The rear garden is enclosed with fenced boundaries, cold water tap and garden shed.



Property

Type:	Terraced	Last Sold Date:	01/07/2016
Bedrooms:	3	Last Sold Price:	£135,000
Floor Area:	925 ft ² / 86 m ²	Last Sold £/ft²:	£145
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY83237		
UPRN:	100030332739		

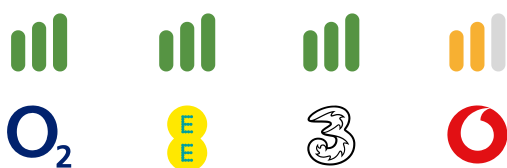
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



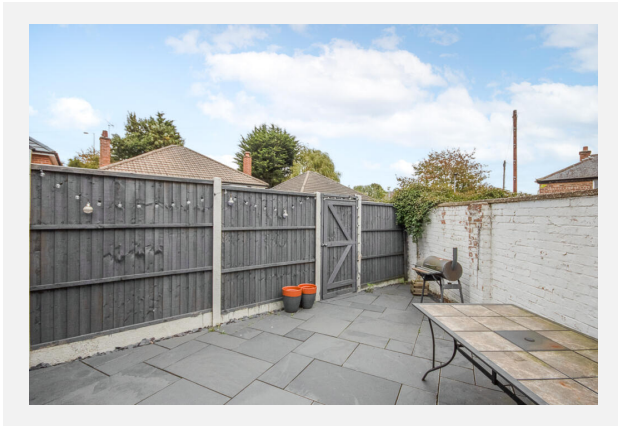
Satellite/Fibre TV Availability:



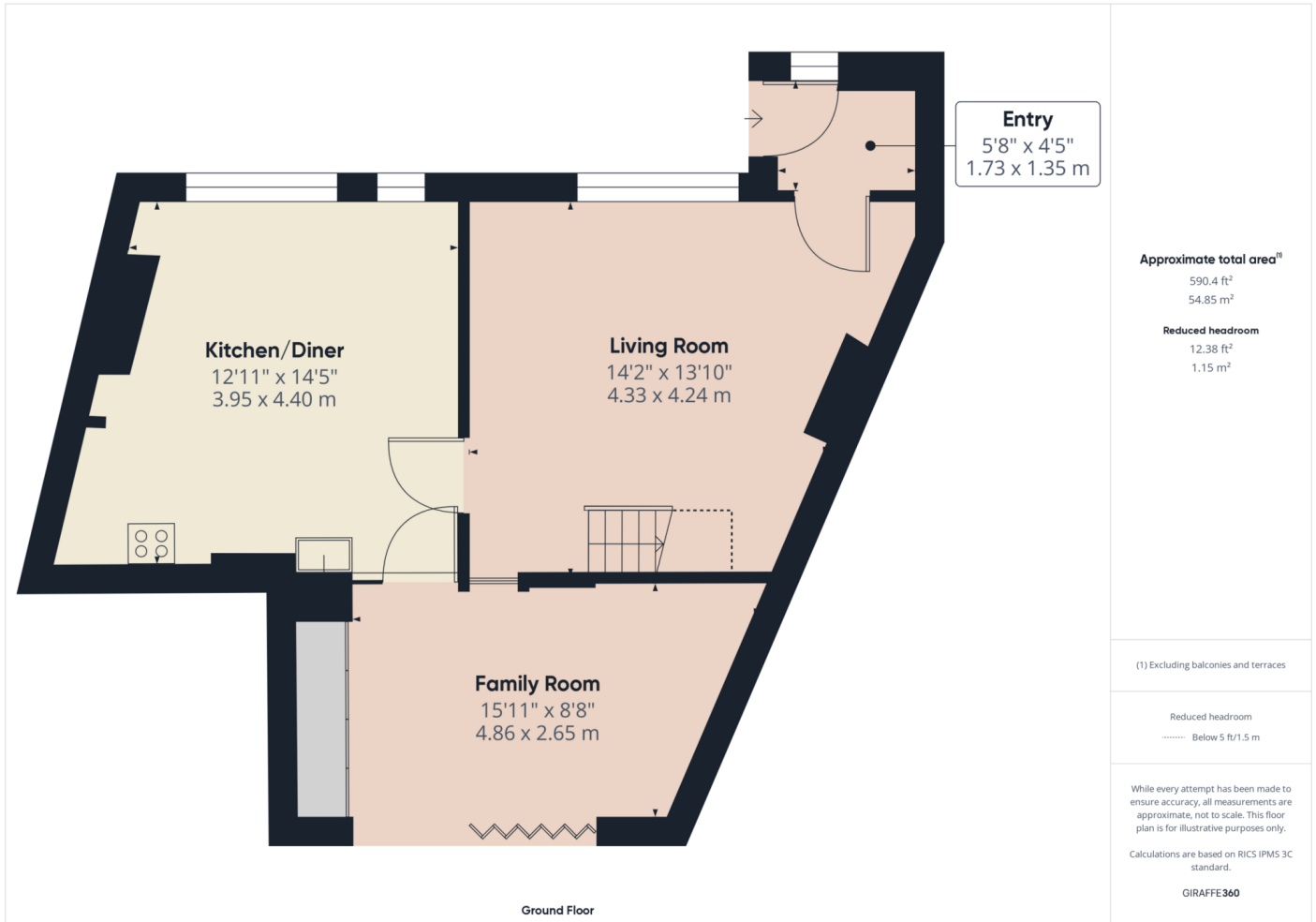




Gallery Photos



46, LODGE LANE, SPONDON, DERBY, DE21 7GE



46, LODGE LANE, SPONDON, DERBY, DE21 7GE



Property EPC - Certificate



46, Lodge Lane, Spondon, DE21 7GE

Energy rating

D

Valid until 02.03.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

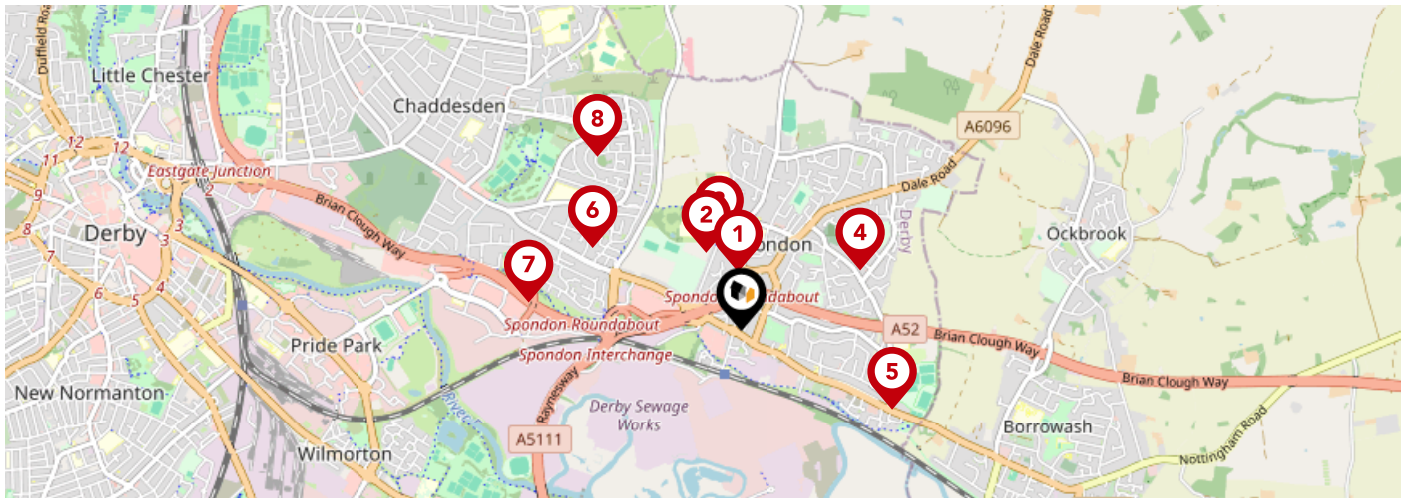
EPC - Additional Data



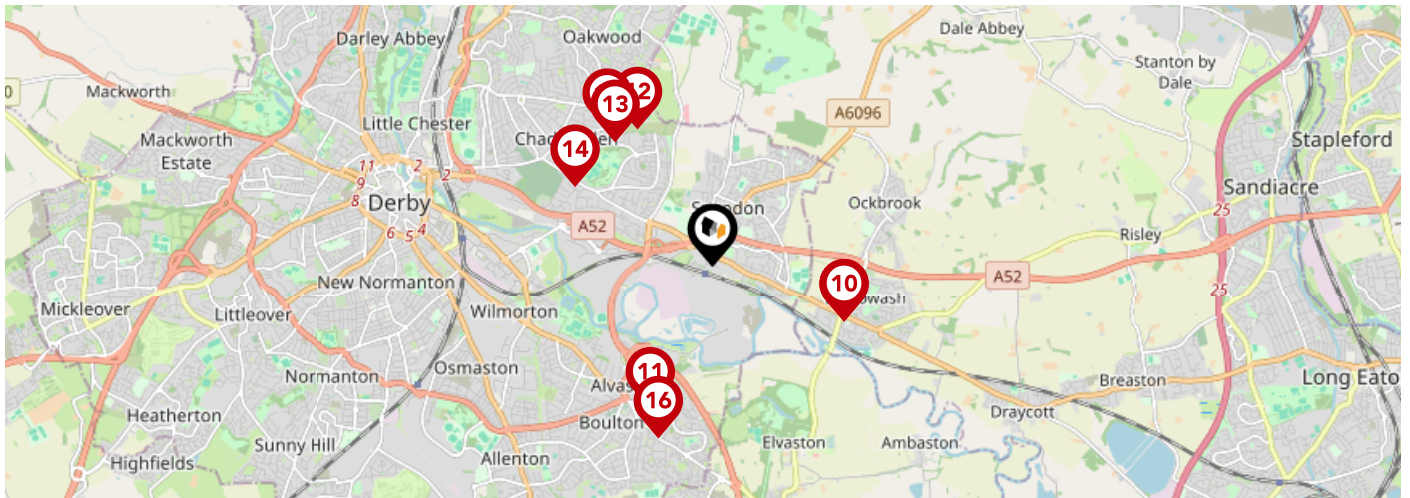
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 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 40% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²

Area Schools

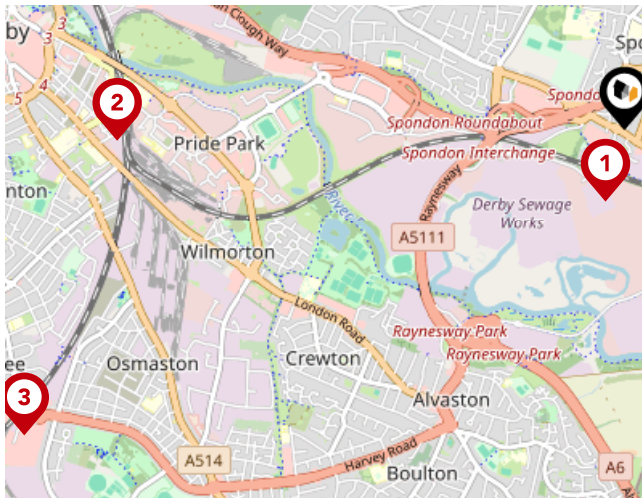


		Nursery	Primary	Secondary	College	Private
1	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.75	<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: 631 Distance:0.76	<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: 164 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



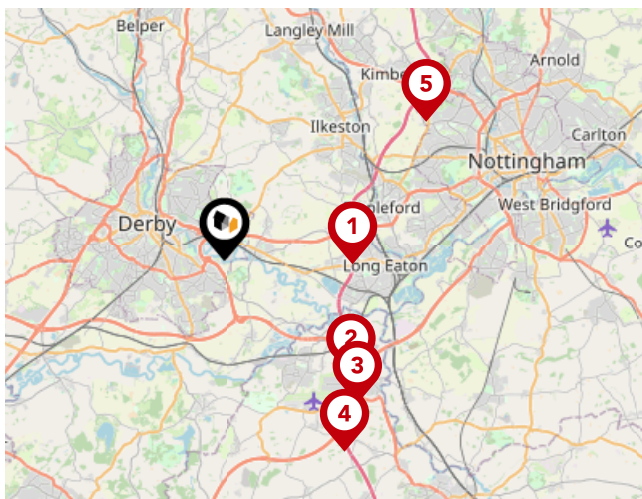
		Nursery	Primary	Secondary	College	Private
9	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 328 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



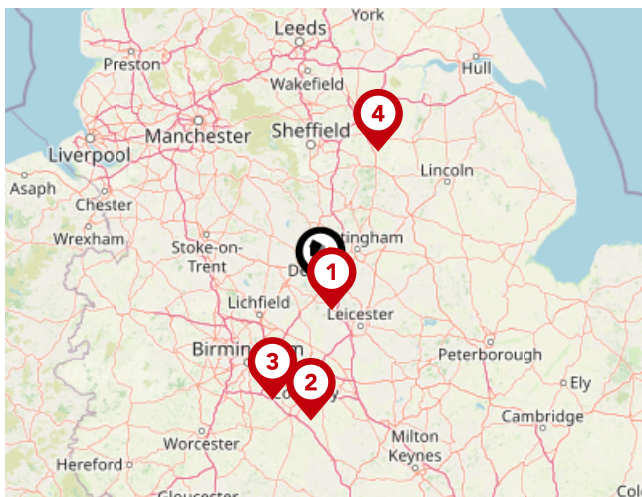
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.33 miles
2	Derby Rail Station	2.27 miles
3	Peartree Rail Station	3.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.56 miles
2	M1 J24A	6.09 miles
3	M1 J24	6.93 miles
4	M1 J23A	8.07 miles
5	M1 J26	8.78 miles

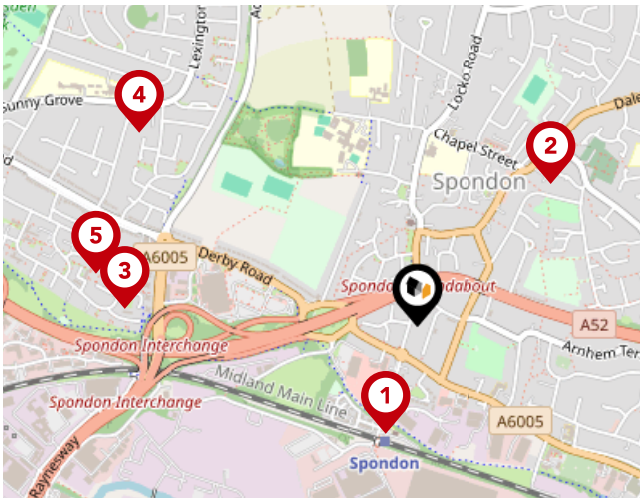


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.08 miles
2	Baginton	38.08 miles
3	Birmingham Airport	34.81 miles
4	Finningley	42.35 miles

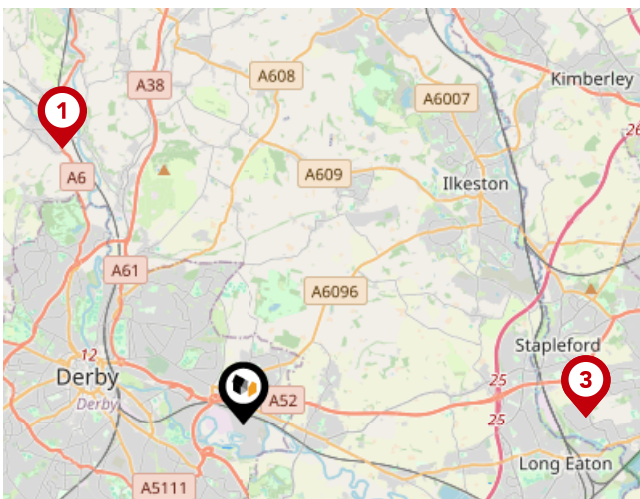
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Moon	0.25 miles
2	Stoney Lane	0.43 miles
3	Meath Avenue	0.66 miles
4	Lewiston Road	0.76 miles
5	Albert Road	0.73 miles



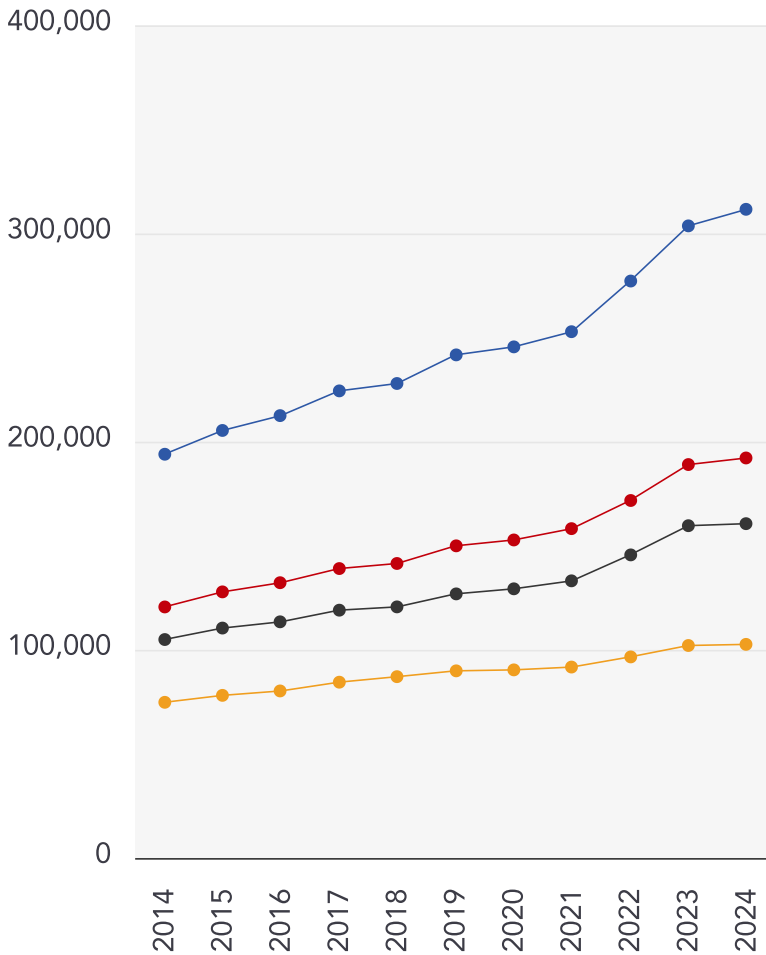
Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.9 miles
2	Tram Park & Ride	6.12 miles
3	Toton Lane Tram Stop	6.12 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in DE21



Detached

+60.65%

Semi-Detached

+59.33%

Terraced

+53.03%

Flat

+37.21%



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

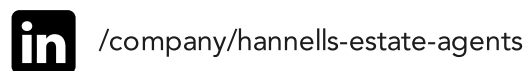
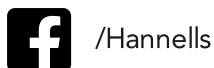


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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