

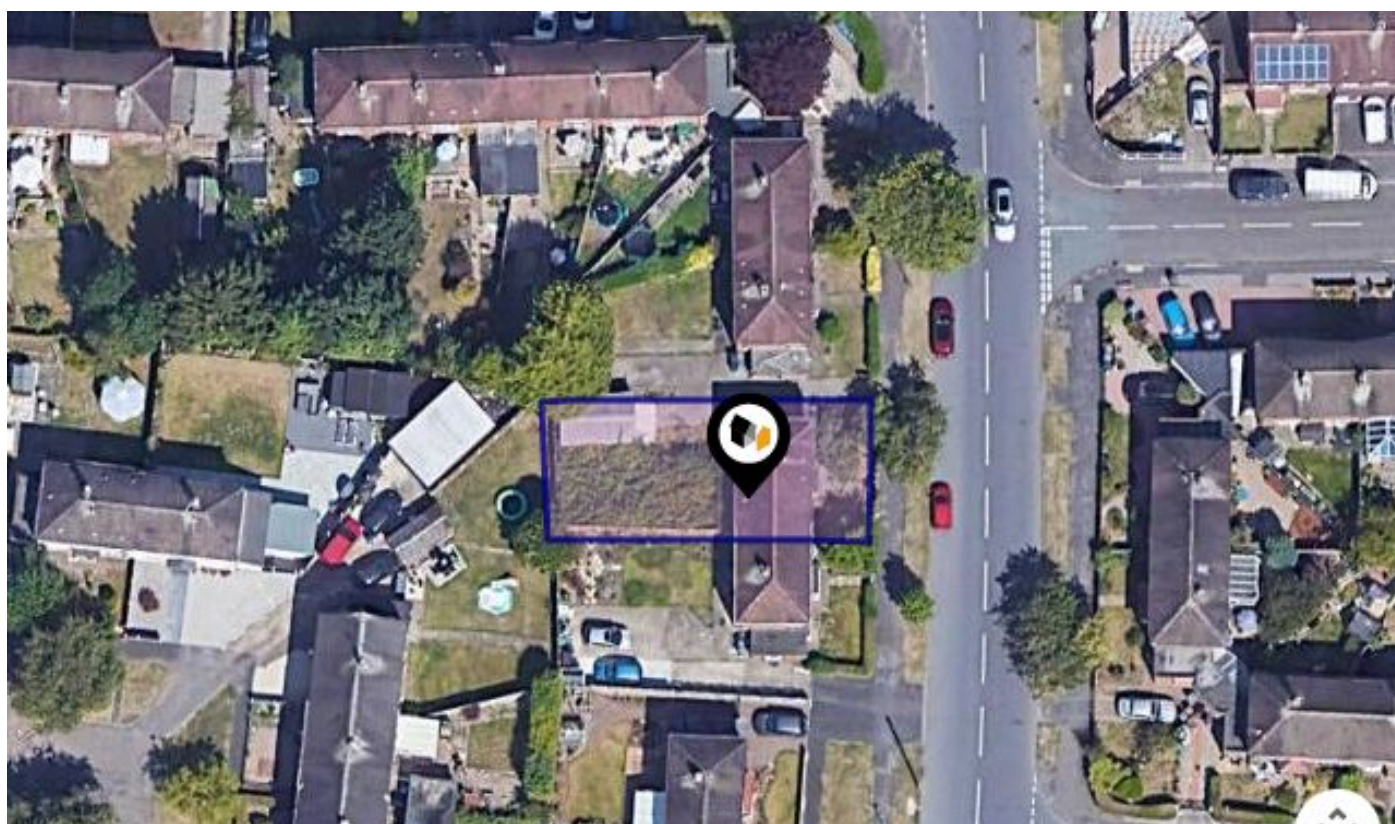


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th March 2025



LEXINGTON ROAD, CHADDESSEN, DERBY, DE21

Hannells

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

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hannells.co.uk



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Introduction

Our Comments



Useful Information:

- > Spacious Three-Bedroom Semi-Detached Home
- > No Upward Chain
- > Freehold/Standard Construction
- > EPC Rating C/Council Tax Band A
- > Shared Driveway

Property Description

Located in the sought-after area of Chaddesden, this spacious three-bedroom home is offered for sale with no upward chain. With a well-proportioned lounge diner, good-sized kitchen, additional outbuildings and a spacious rear garden, it will make a fantastic family home. Although the property is in need of modernisation, it offers excellent potential! Benefitting from double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge diner; well-proportioned kitchen with pantry store; first floor landing; three first floor bedrooms and a fitted family bathroom. To the front of the property is a garden space which offers potential to create additional off-road parking, alongside a shared driveway which extends to the rear of the property and a gives access to hard standing and a brick garage. To the rear is a generous garden space. The property has the added benefit of two brick-built stores to the side of the kitchen space.

Room Measurement & Details

Entrance Hall:

Lounge Diner: (17'7" x 13'4") 5.36 x 4.06

Kitchen: (10'10" x 8'4") 3.30 x 2.54

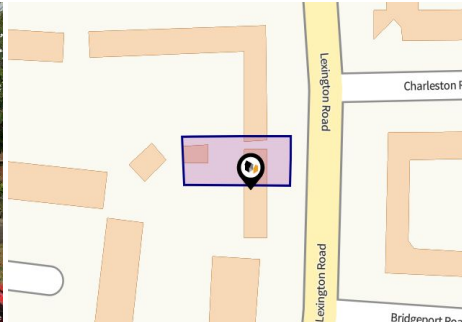
First Floor Landing:

Bedroom One: (14'8" x 10'2") 4.47 x 3.10

Bedroom Two: (10'10" x 10'3") 3.30 x 3.12

Bedroom Three: (9'11" x 7'1") 3.02 x 2.16

Bathroom: (6'6" x 5'5") 1.98 x 1.65



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	775 ft ² / 72 m ²
Plot Area:	0.08 acres
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY473833

Tenure: Freehold

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)

7 mb/s	80 mb/s	1800 mb/s

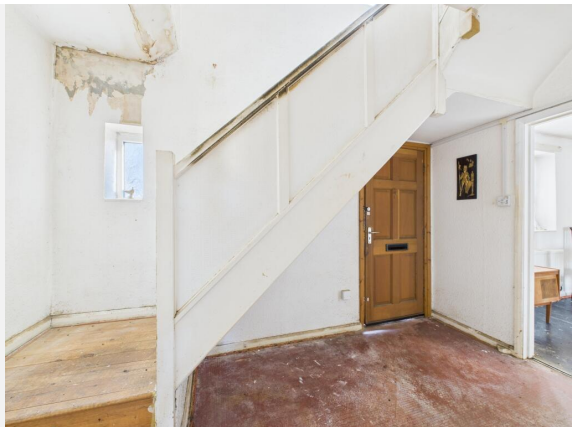
Mobile Coverage:

(based on calls indoors)



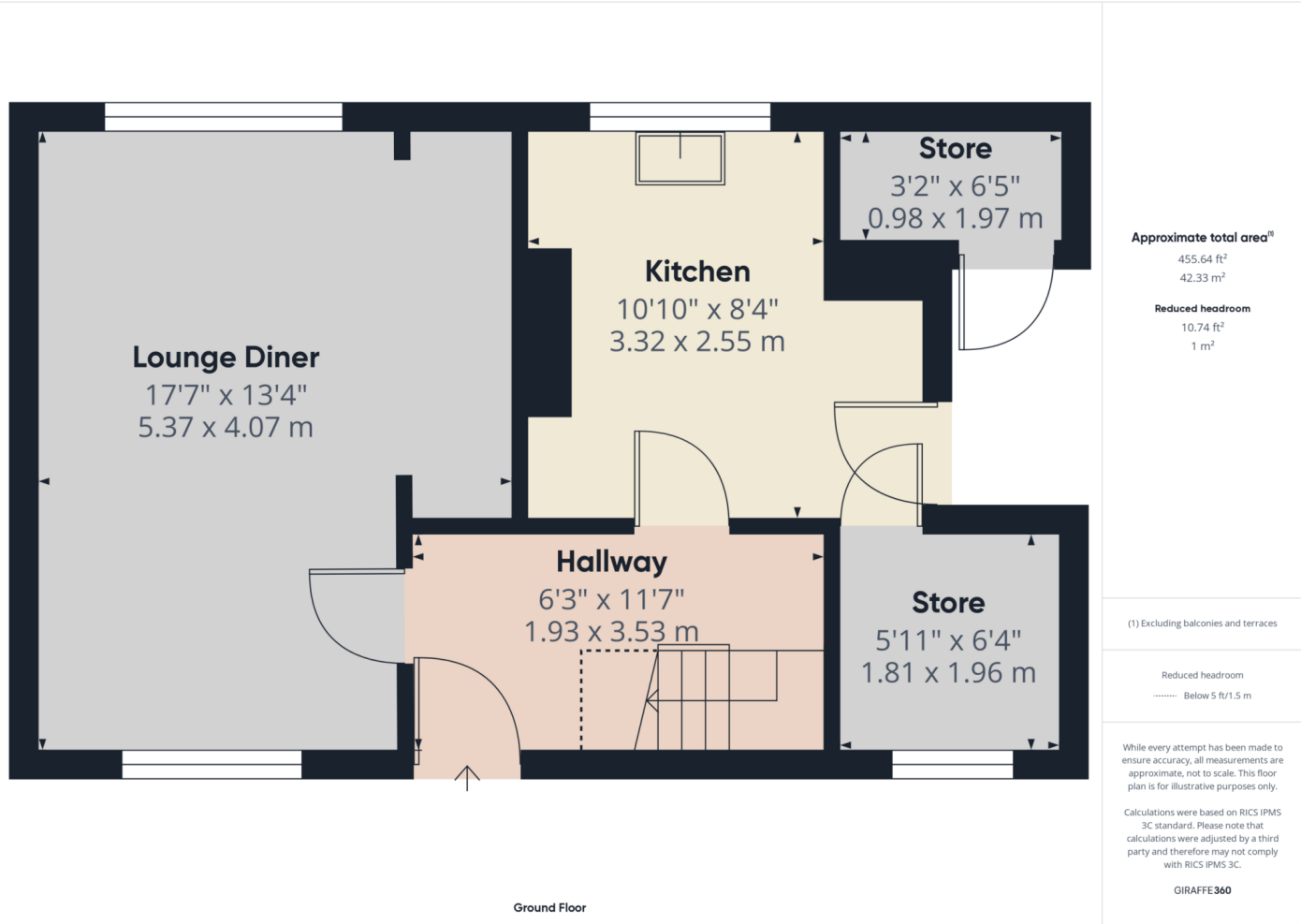
Satellite/Fibre TV Availability:



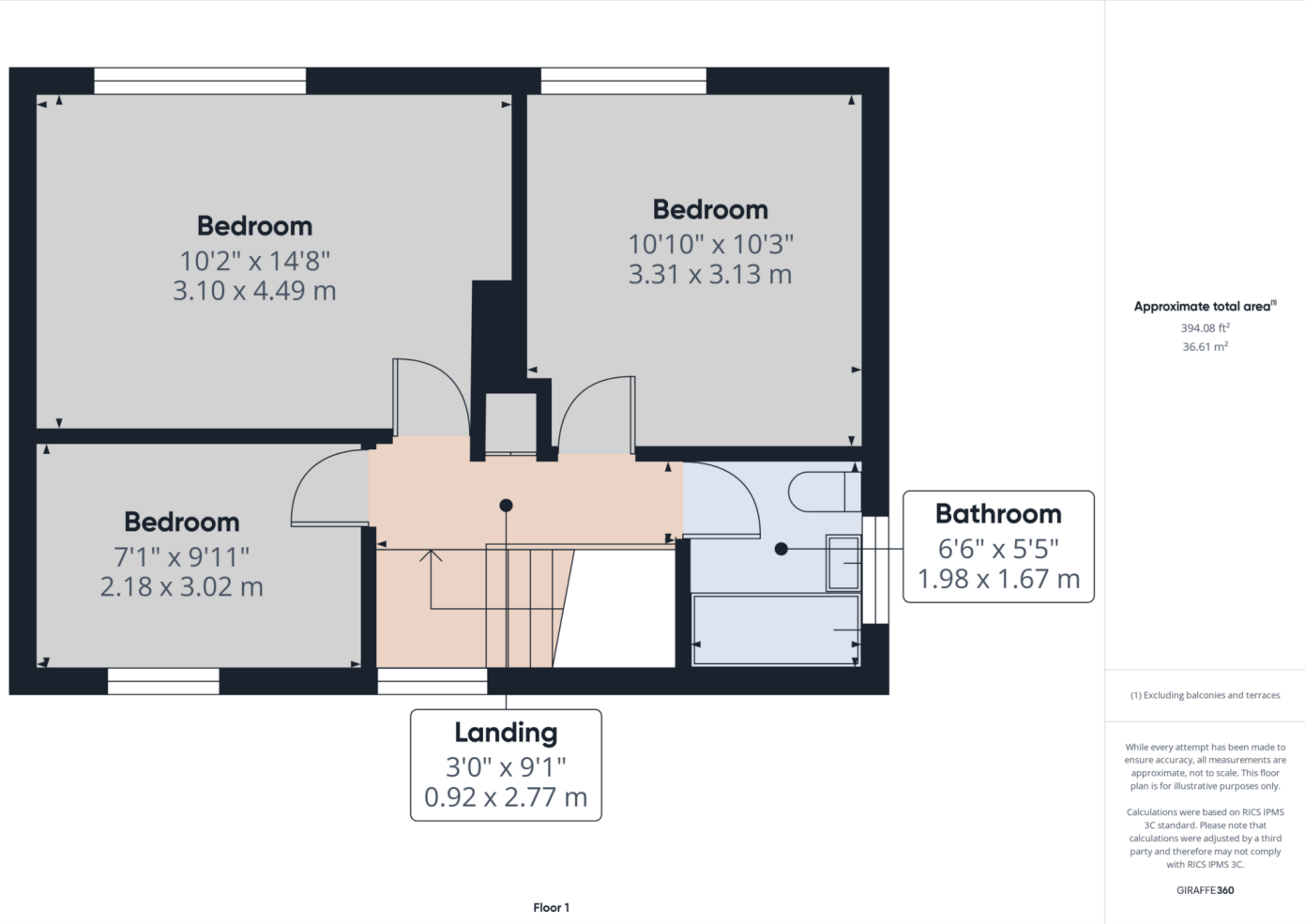




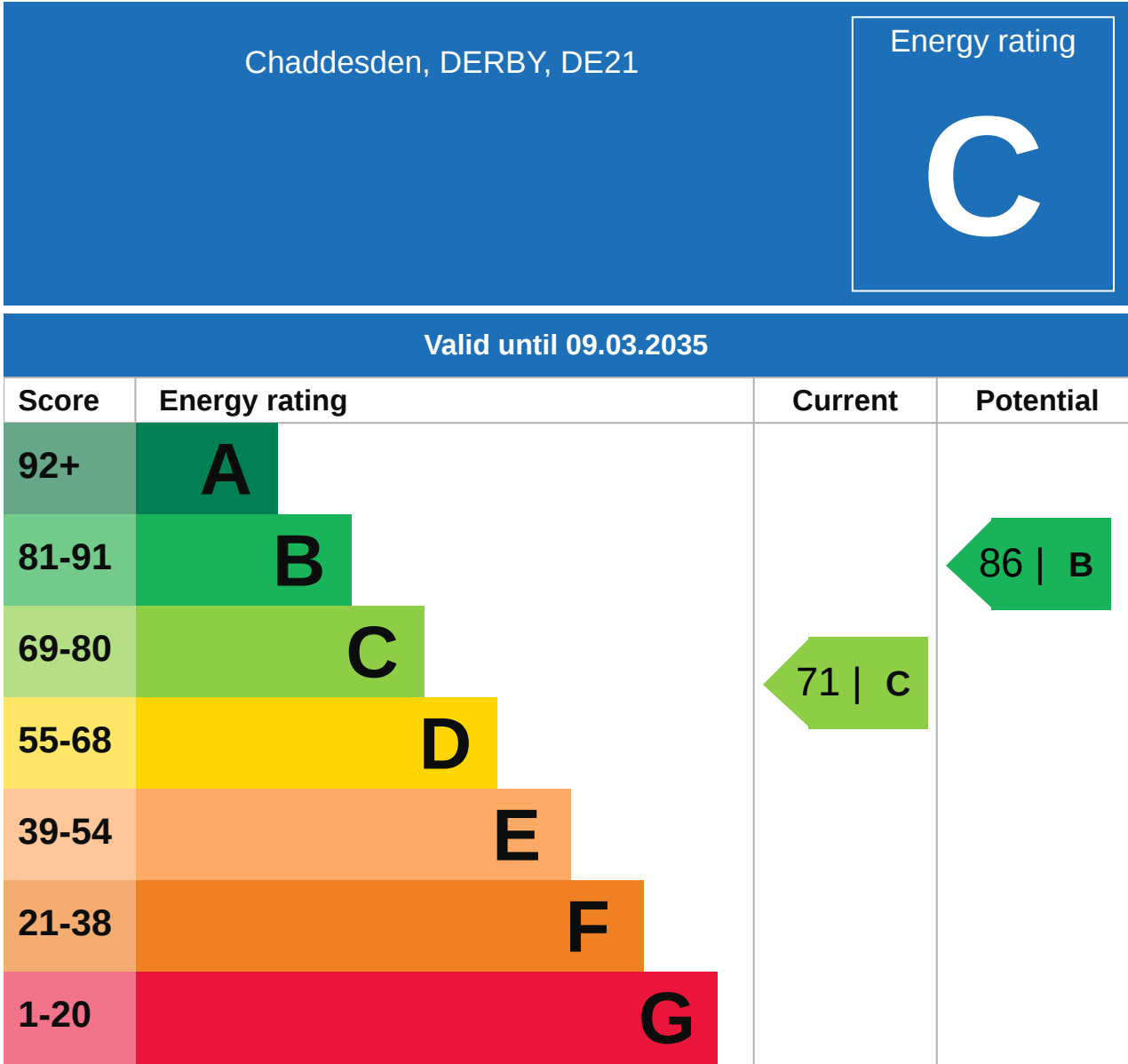
LEXINGTON ROAD, CHADDESSEN, DERBY, DE21



LEXINGTON ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 78% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	72 m ²

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.

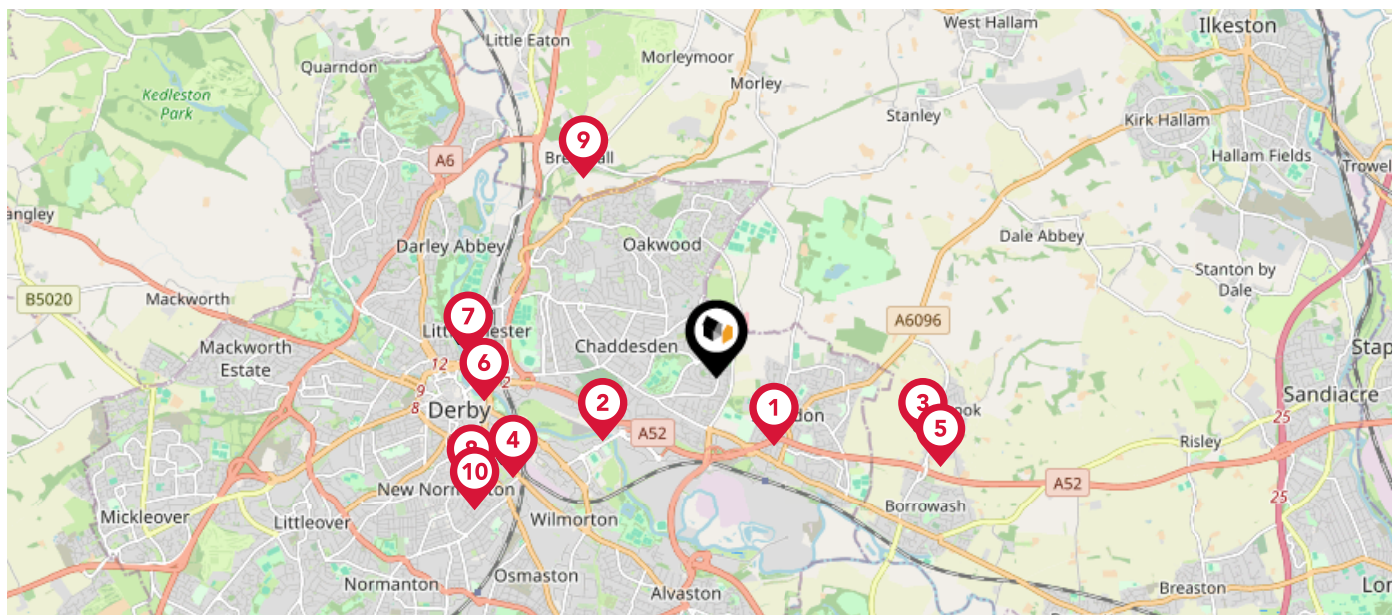
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



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

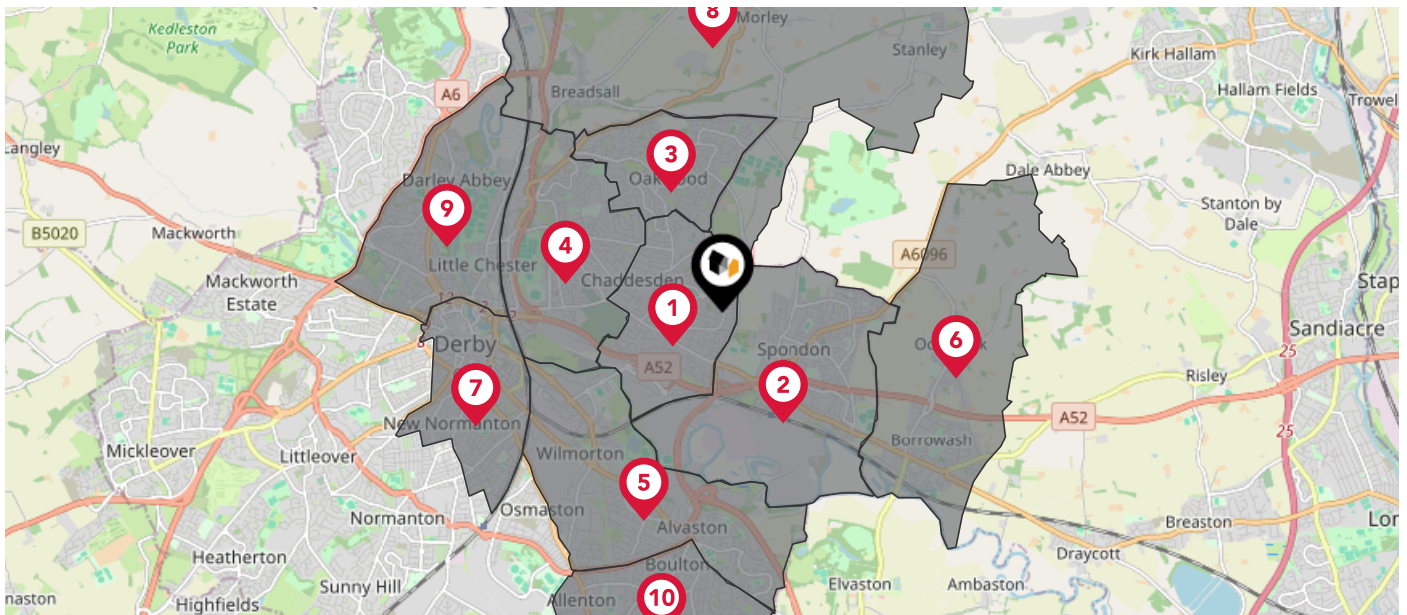
- 1 Spondon
- 2 Highfield Cottages
- 3 Ockbrook Moravian Settlement
- 4 Railway
- 5 Ockbrook Village
- 6 Nottingham Road
- 7 Little Chester
- 8 Hartington Street
- 9 Breadsall
- 10 Arboretum

Maps











Council Wards



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



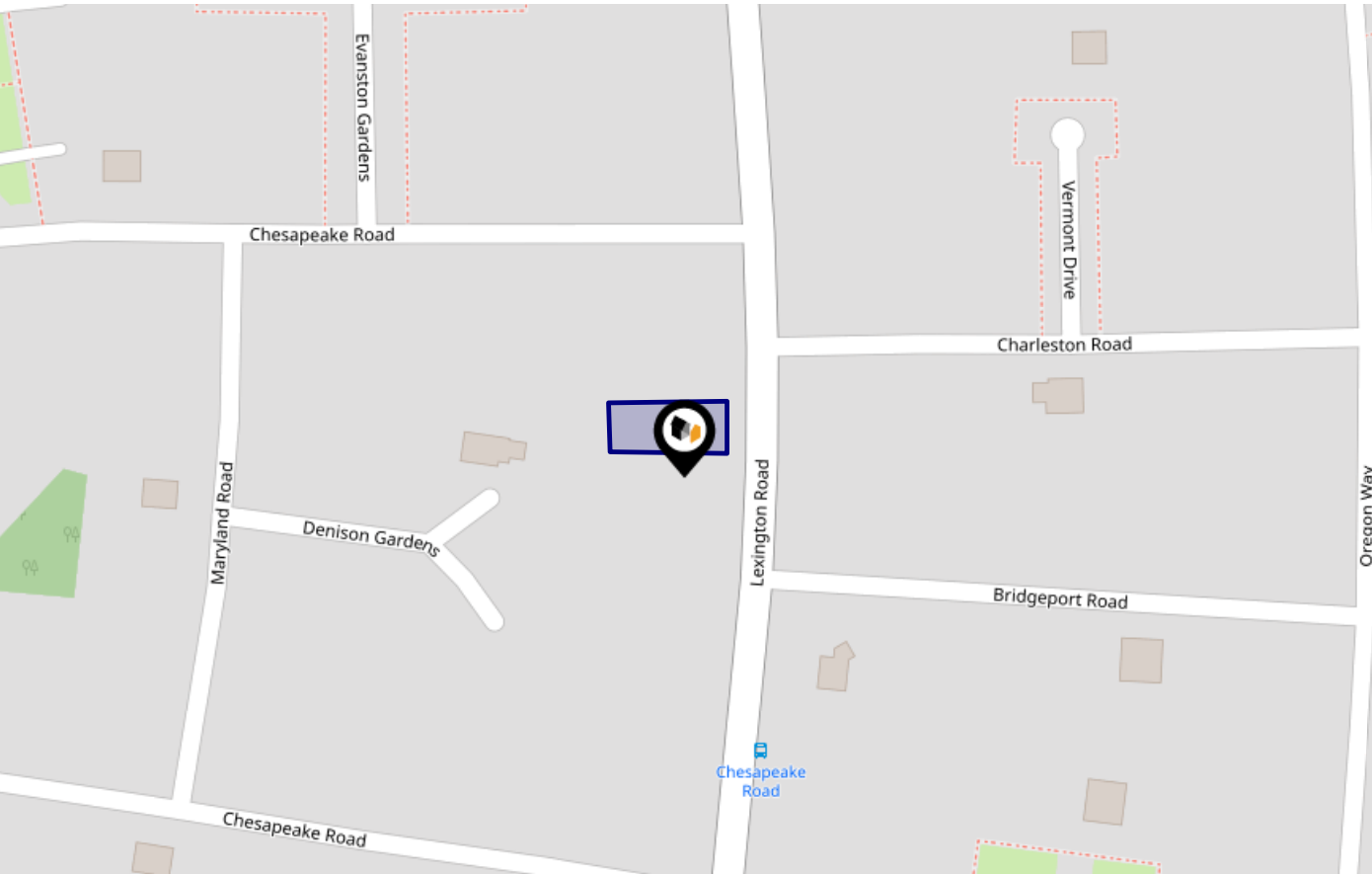
Nearby Council Wards

-  Chaddesden Ward
-  Spondon Ward
-  Oakwood Ward
-  Derwent Ward
-  Alvaston Ward
-  Ockbrook & Borrowash Ward
-  Arboretum Ward
-  Little Eaton & Stanley Ward
-  Darley Ward
-  Boulton Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

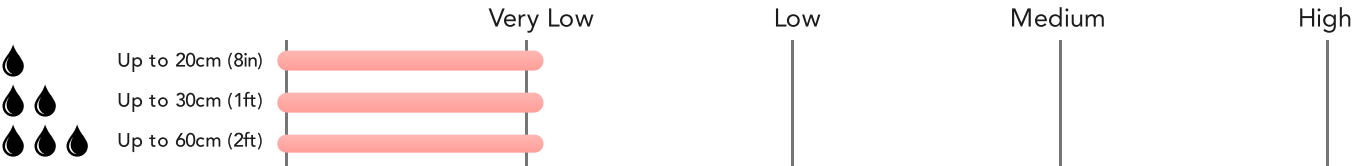


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

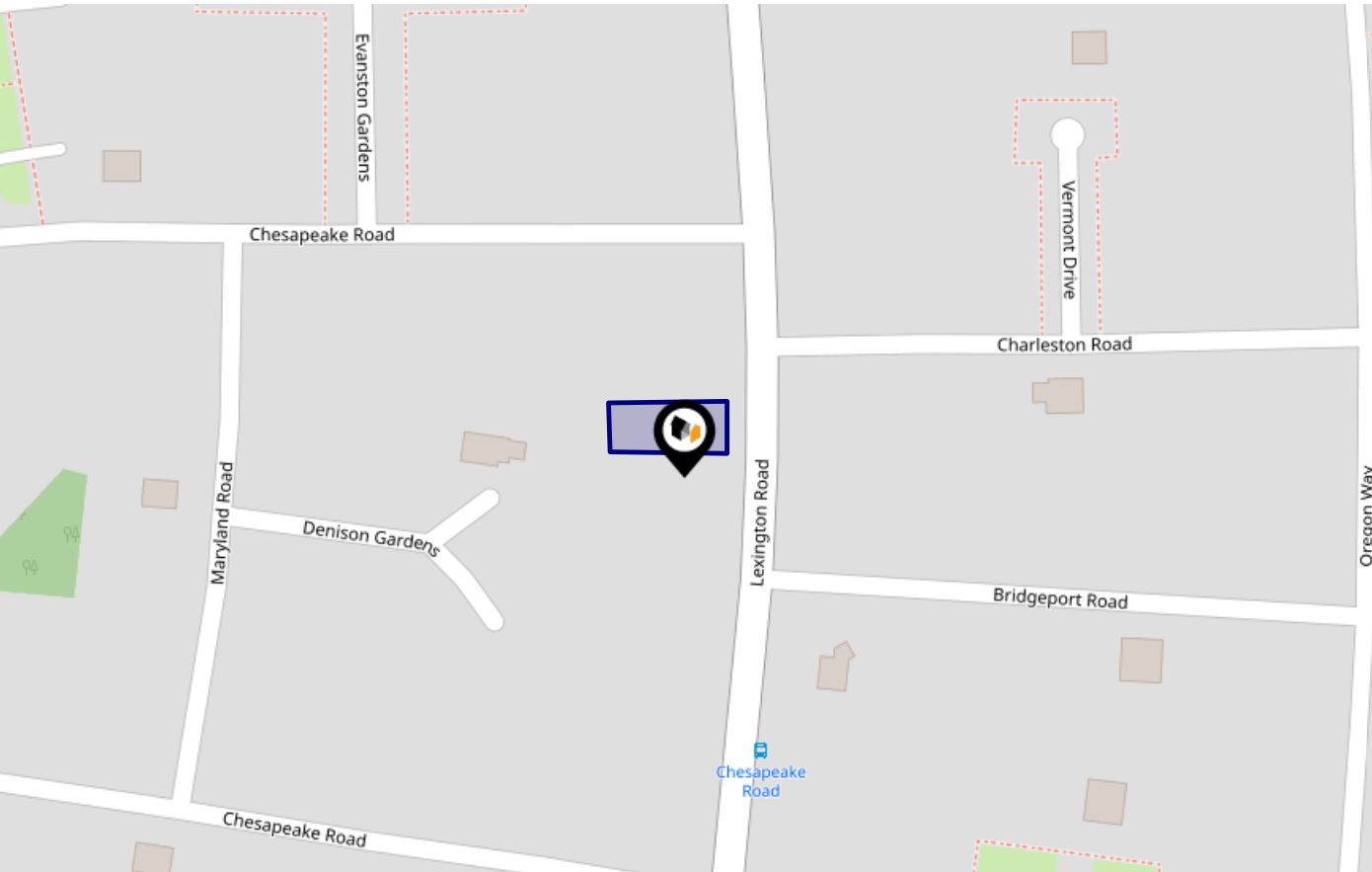
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

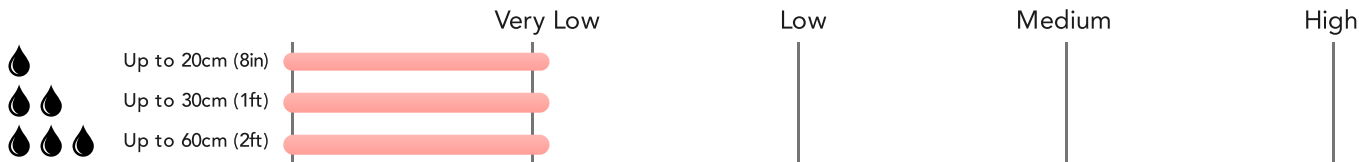


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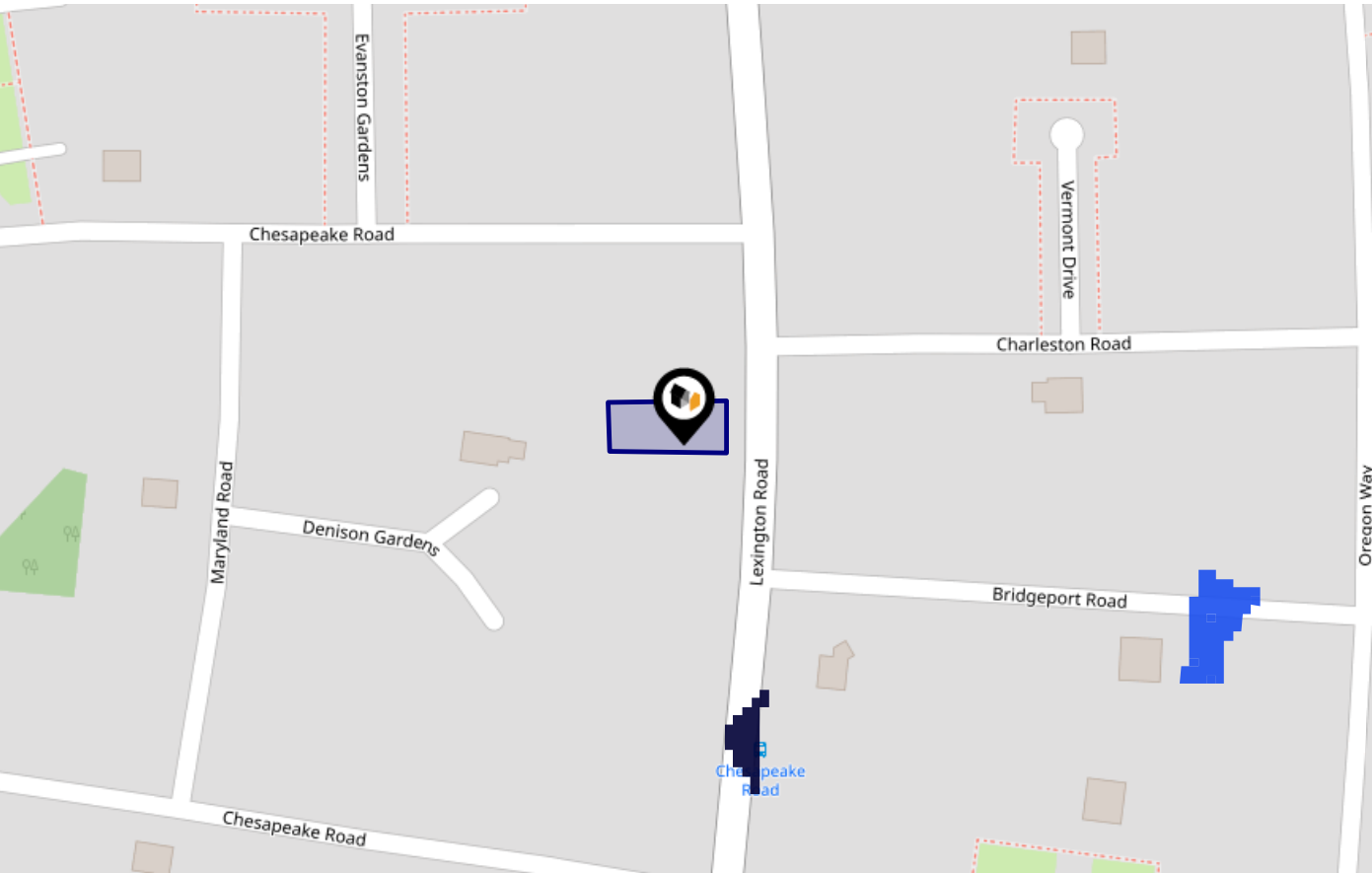
Chance of flooding to the following depths at this property:



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.

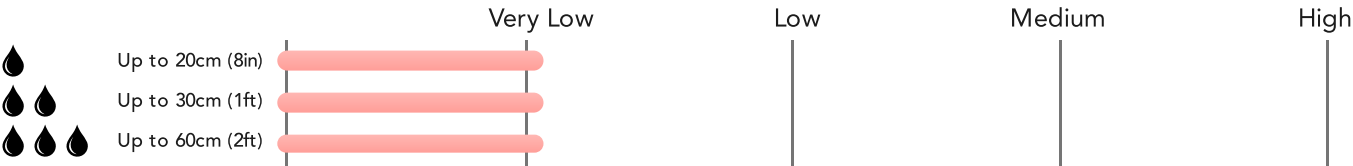


Risk Rating: Very low

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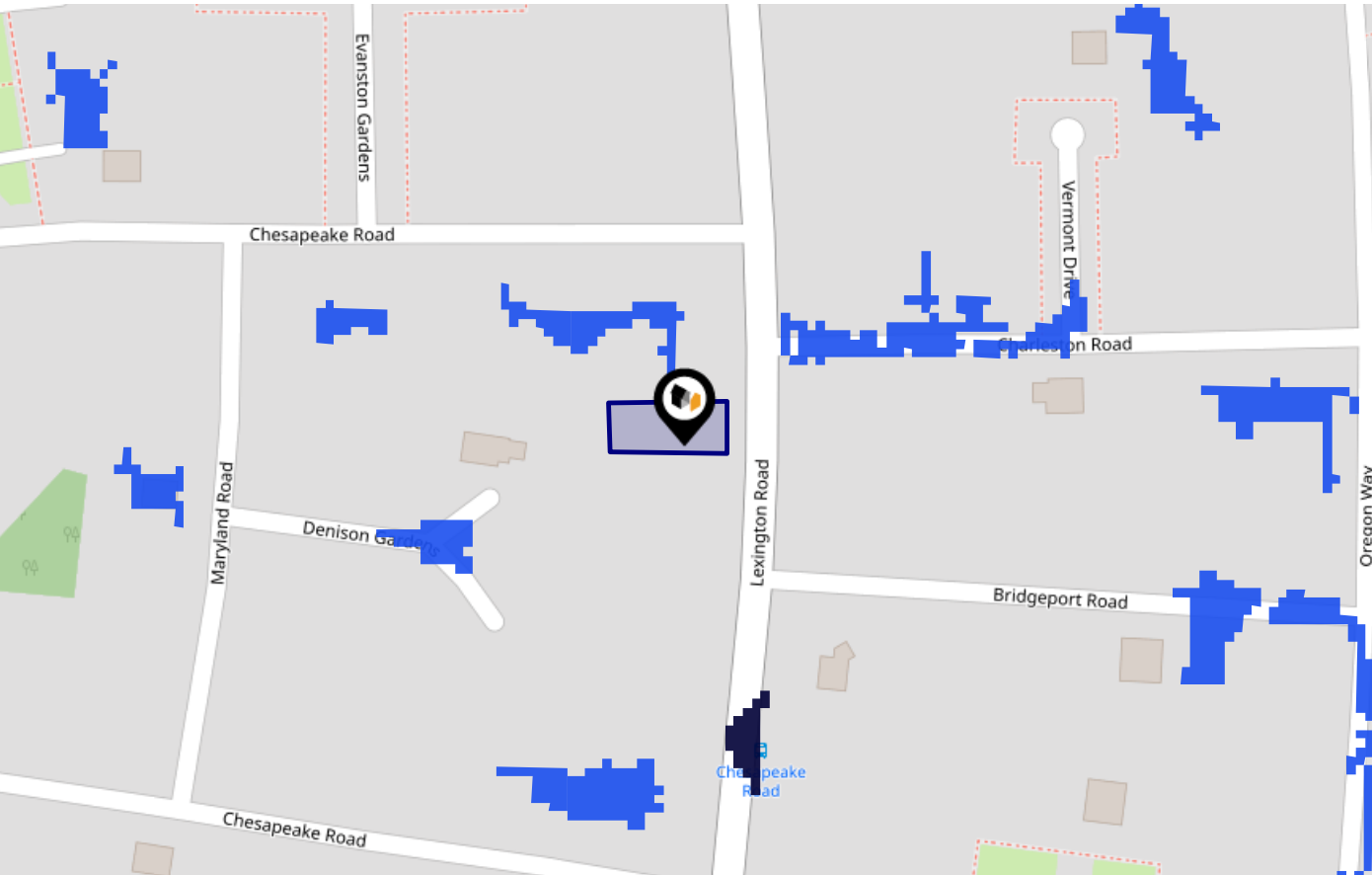
Chance of flooding to the following depths at this property:



Flood Risk





Surface Water - Climate Change

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.

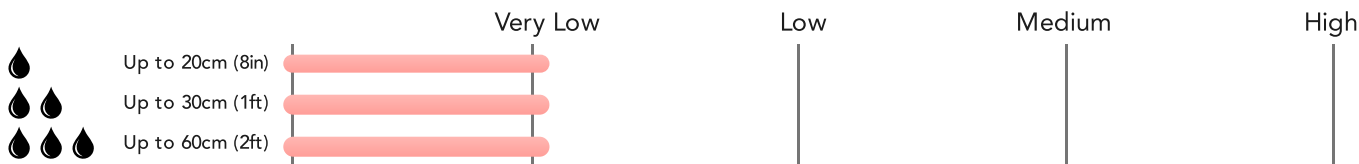


Risk Rating: Very low

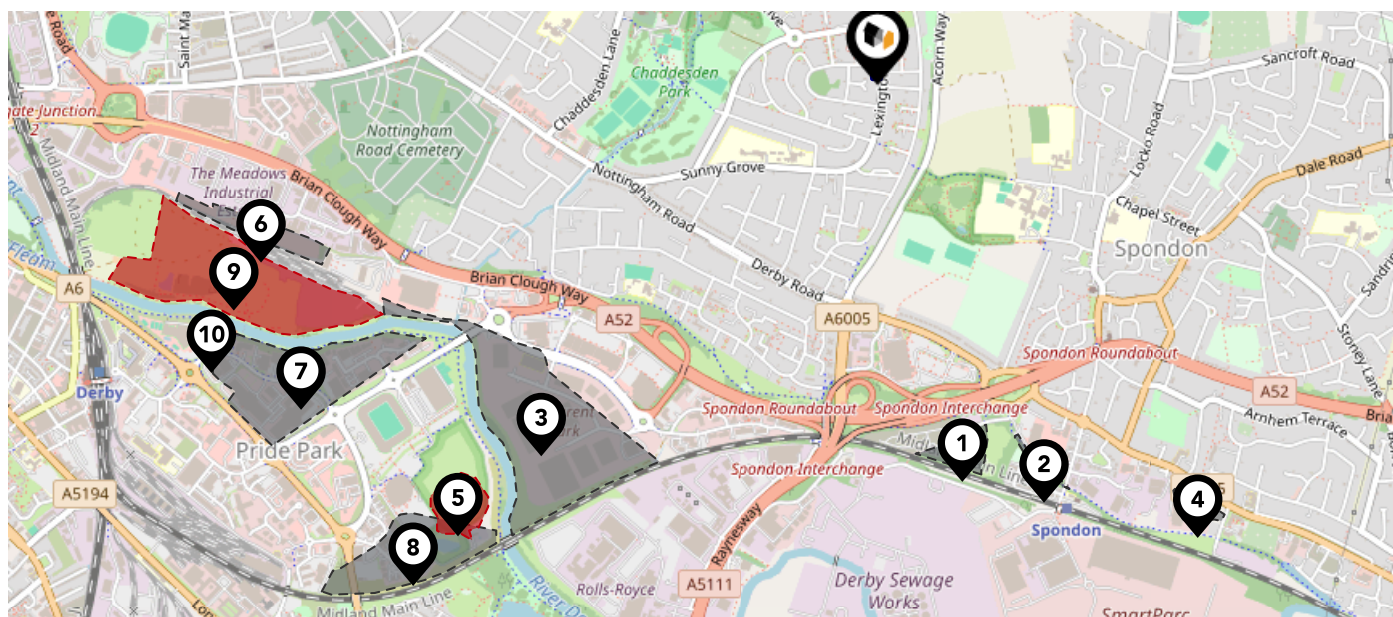
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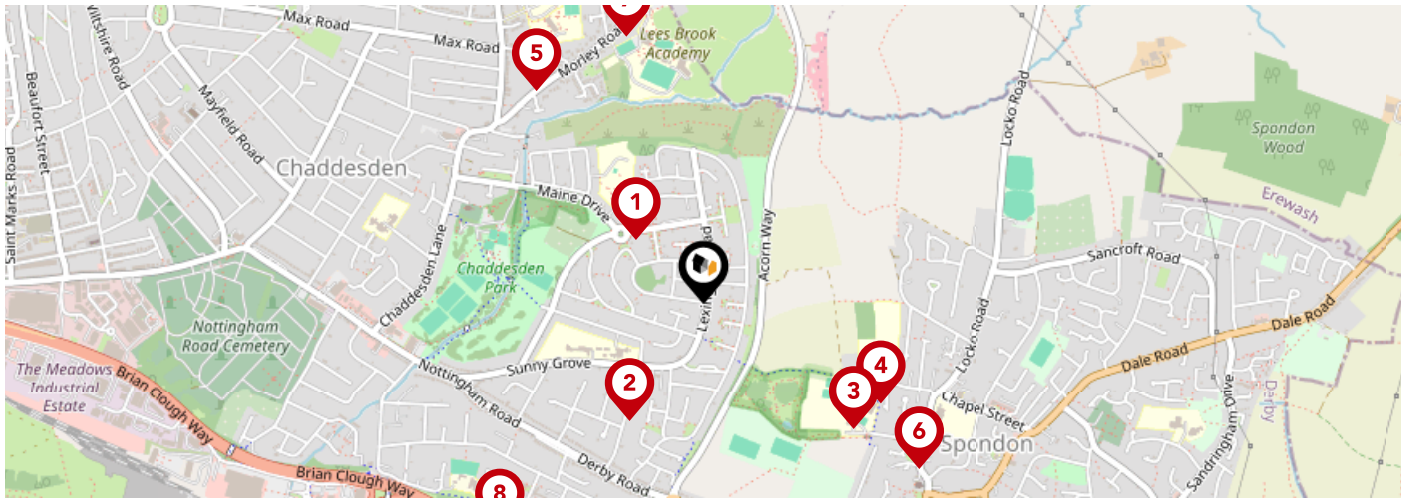


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

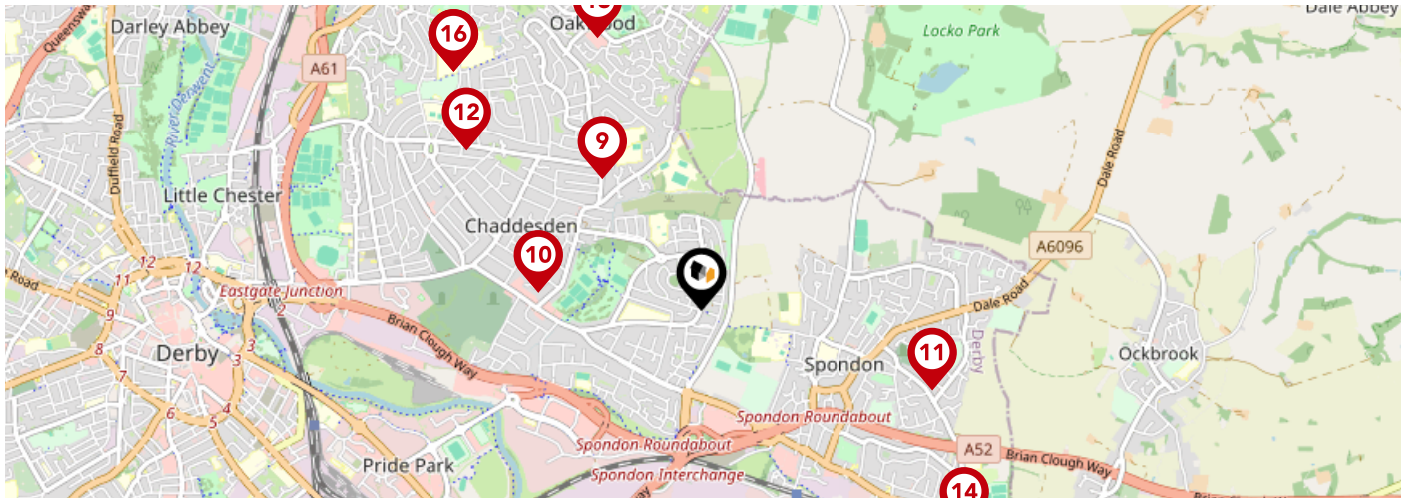










Nearby Landfill Sites

1	Megaloughton Lane Landfill Site-Megaloughton Lane, Spondon, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
2	Disused Canal-Rear of Erewash Borough Council Depot, Spondon, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
3	Chaddesden Sidings - Phase 2-Litchurch, Derby	Historic Landfill	<input type="checkbox"/>
4	Nottingham Road-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
5	EA/EPR/HP3890CE/V002	Active Landfill	<input checked="" type="checkbox"/>
6	Chaddesden Sidings-Litchurch, Derby	Historic Landfill	<input type="checkbox"/>
7	Chaddesden Sidings-Litchurch, Derby	Historic Landfill	<input type="checkbox"/>
8	Litchurch Works-Deadmans Lane, Derby	Historic Landfill	<input type="checkbox"/>
9	EA/EPR/TP3093CW/V006	Active Landfill	<input checked="" type="checkbox"/>
10	British Rail Engineering Limited/Locomotive Works-British Rail Engineering Limited, Derby	Historic Landfill	<input type="checkbox"/>



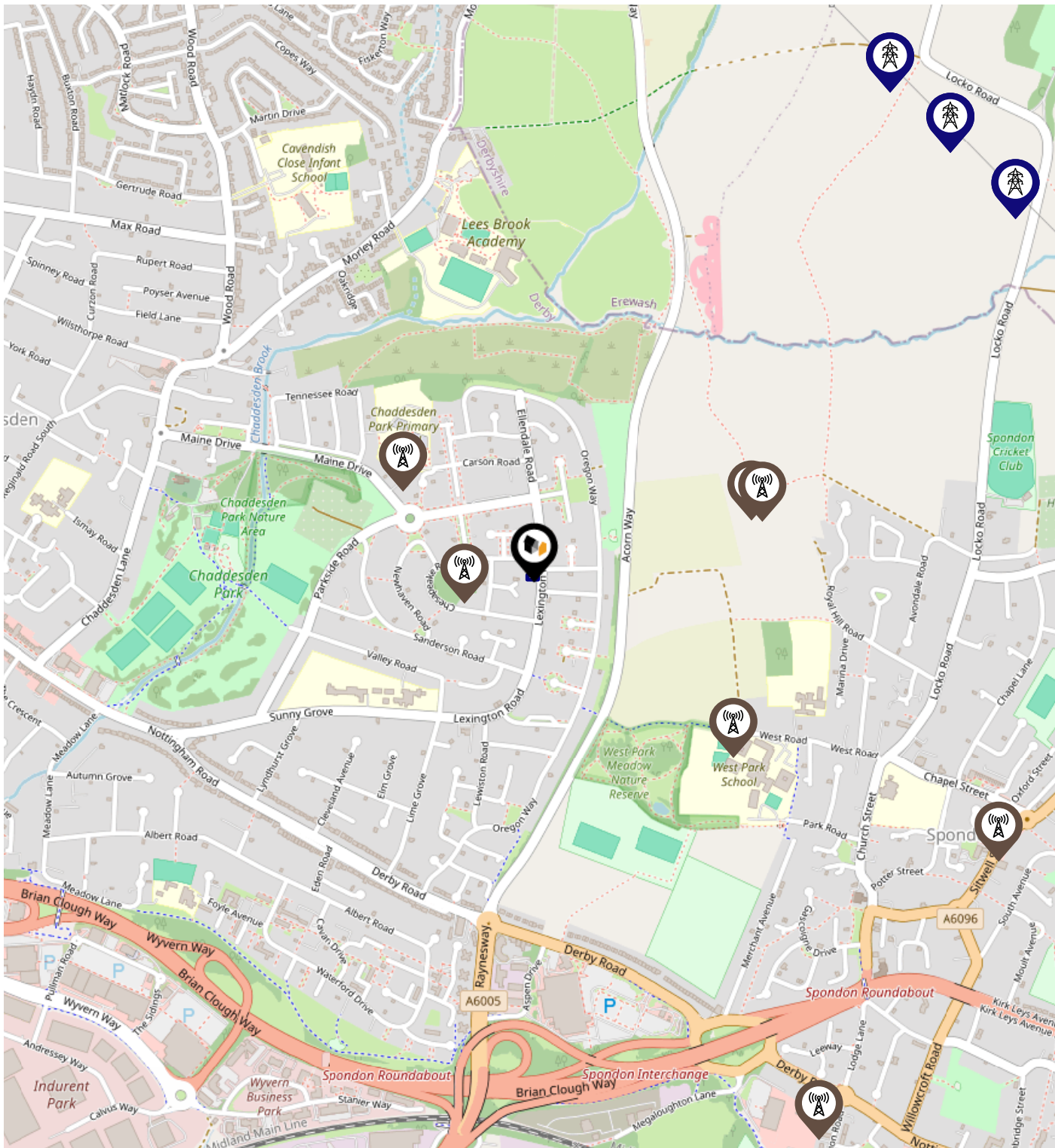
		Nursery	Primary	Secondary	College	Private
1	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.74	<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: 345 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

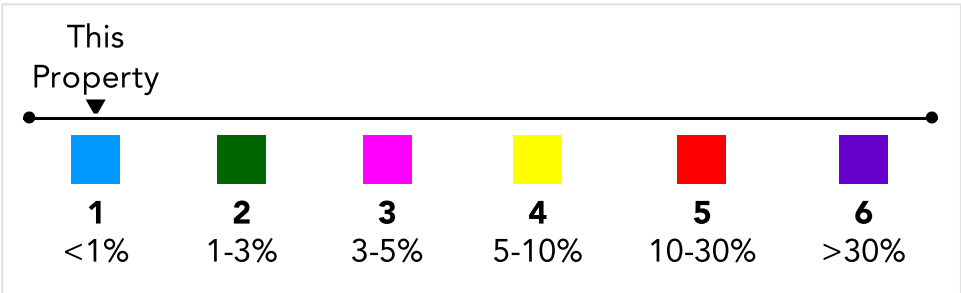
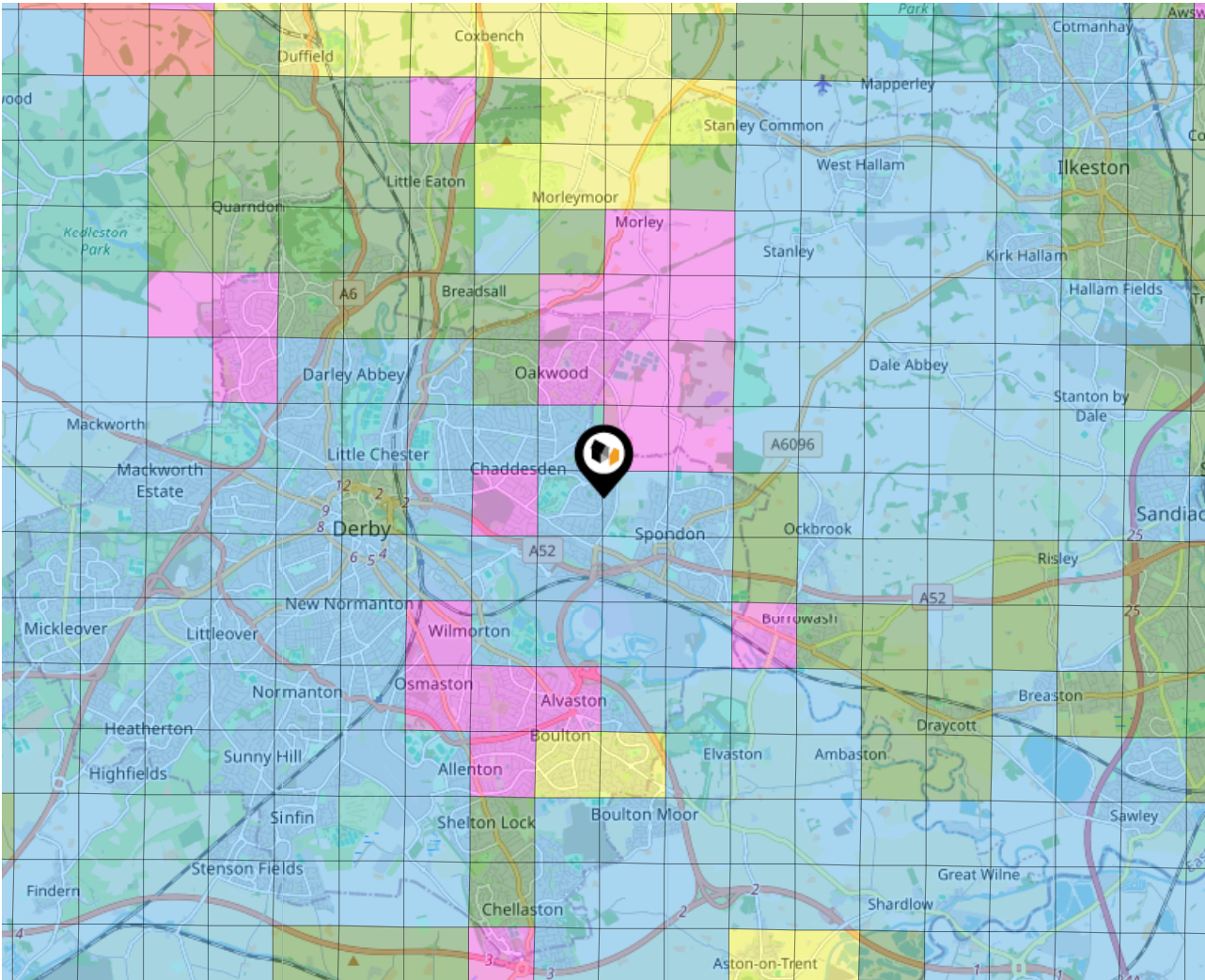


Key:

-  Power Pylons
-  Communication Masts

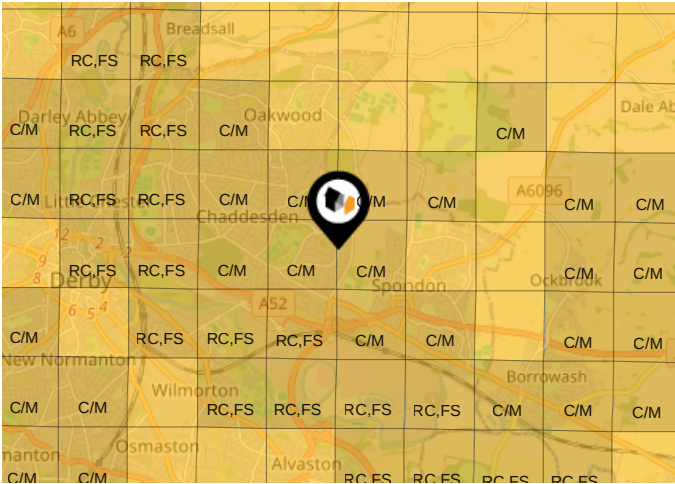
What is Radon?

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/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

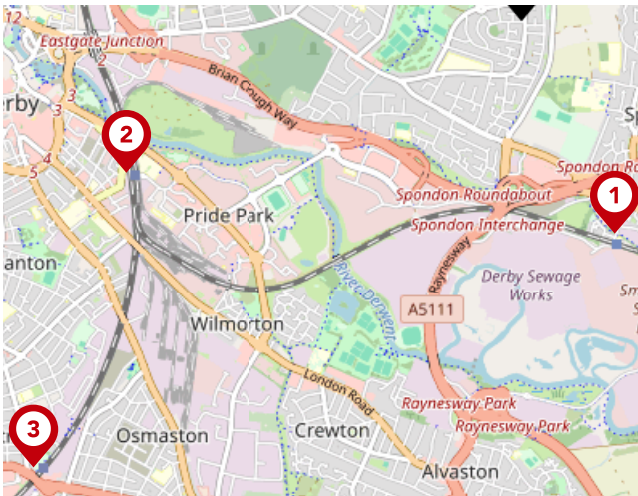
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

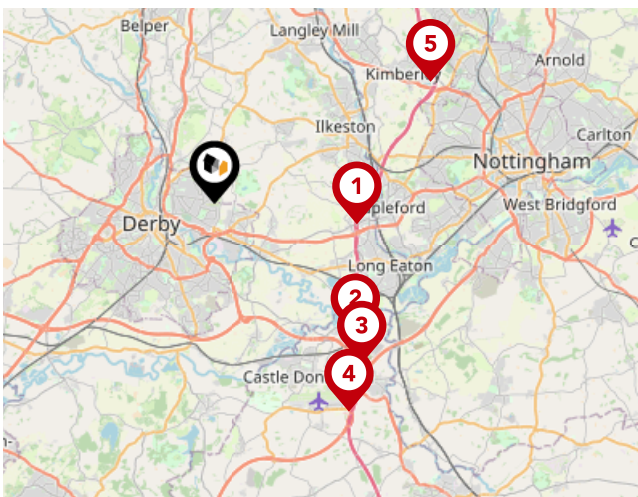
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



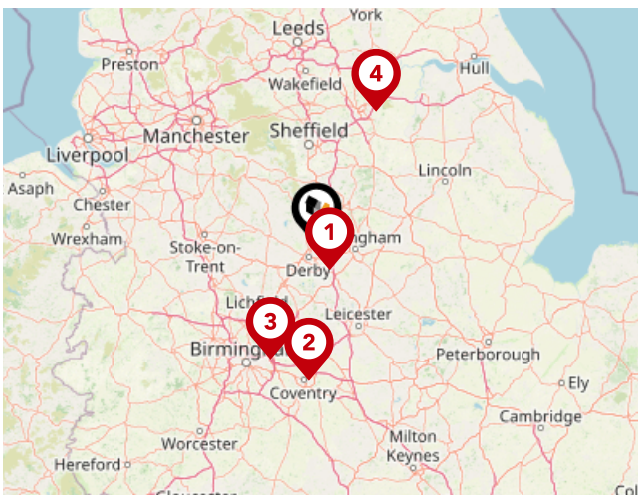
National Rail Stations

Pin	Name	Distance
	Spondon Rail Station	1.04 miles
	Derby Rail Station	1.9 miles
	Peartree Rail Station	2.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	5.11 miles
	M1 J24A	6.89 miles
	M1 J24	7.74 miles
	M1 J23A	8.88 miles
	M1 J26	8.86 miles

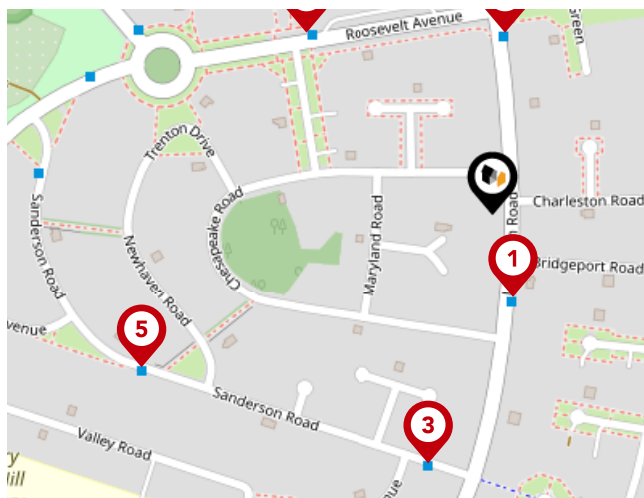


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	7.88 miles
	Baginton	38.68 miles
	Birmingham Airport	35.2 miles
	Finningley	41.96 miles

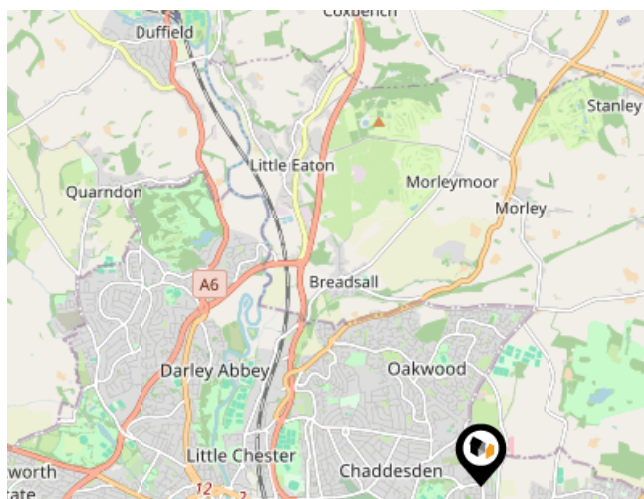
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chesapeake Road	0.05 miles
2	Winslow Green	0.1 miles
3	Grant Avenue	0.14 miles
4	Roosevelt Avenue	0.15 miles
5	Newhaven Road	0.21 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.09 miles
2	Tram Park & Ride	6.63 miles
3	Toton Lane Tram Stop	6.63 miles



Hannells

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

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



/hannellsestateagents



/hannells



/company/hannells-estate-agents

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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