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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th April 2025



LINDSEY CLOSE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Recently Modernised Three Bedroomed Home
- > Early Viewing Recommended
- > Ideal First Time Buy/Family Home
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A recently modernised and improved bay fronted semi detached home available with no upward chain, ideal for the first time buyer or growing family and viewing is recommended. The property benefits from a recently refitted kitchen and bathroom, neutral decor, newly carpeted and floor coverings. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, two good size reception rooms, refitted kitchen and utility area. To the first floor the landing provides access to three bedrooms (two double) and refitted bathroom with a three piece suite. Outside, the property occupies a corner plot with off road parking and garage. Lindsey Close is well situated for Derby City Centre and major road links including the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Reception Hallway:

Bay Fronted Lounge: (13'11" x 10'1") 4.24 x 3.07

Dining/Sitting Room: (13'1" x 10'1") 3.99 x 3.07

Fitted Kitchen: (9'0" x 5'1") 2.74 x 1.55

Utility Area: (6'0" x 5'1") 1.83 x 1.55

First Floor Landing:

Double Bedroom One: (14'0" x 9'10") 4.27 x 3.00

Bedroom Two: (13'1" x 10'1") 3.99 x 3.07

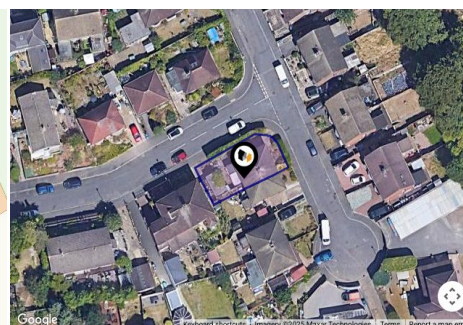
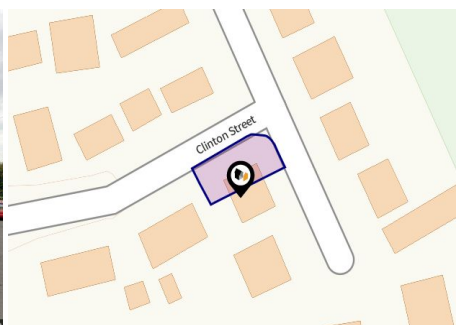
Bedroom Three: (8'0" x 7'0") 2.44 x 2.13

Refitted Bathroom: (9'1" x 5'10") 2.77 x 1.78

Outside: The property occupies a corner plot with off road parking to the side elevation. There is the benefit of a garage accessed from Clinton Street.

Buyer Information

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers at a cost of £25 (inc. VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.



Property




Type:	Semi-Detached
Bedrooms:	3
Floor Area:	925 ft ² / 86 m ²
Plot Area:	0.05 acres
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY115707

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)

13	80	1000
mb/s	mb/s	mb/s
		

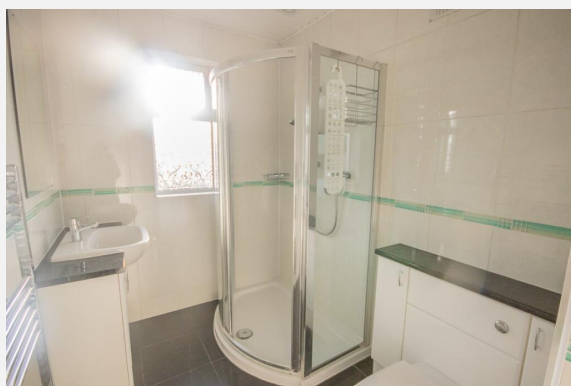
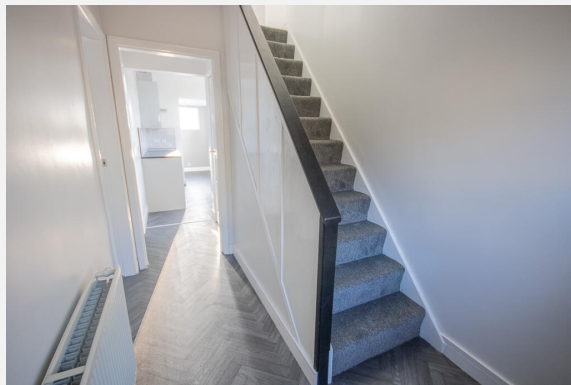
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

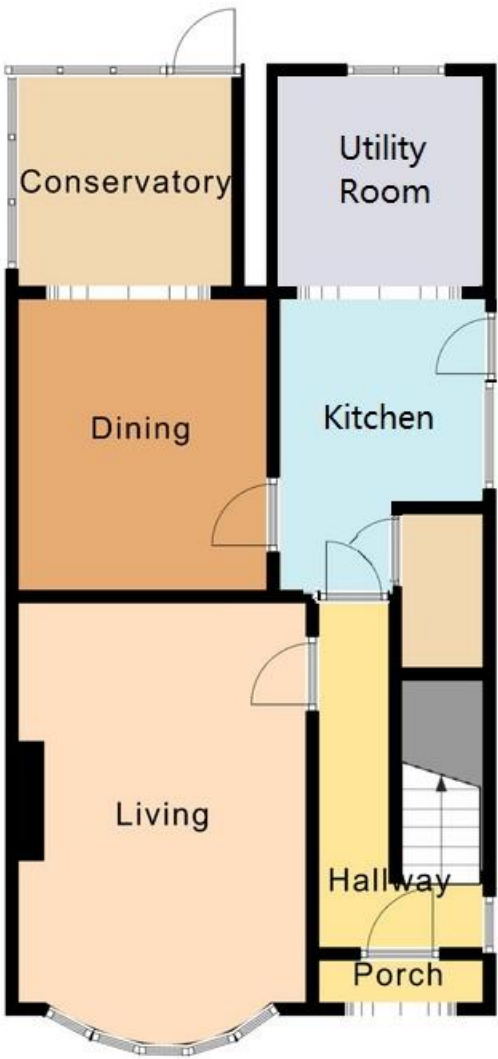




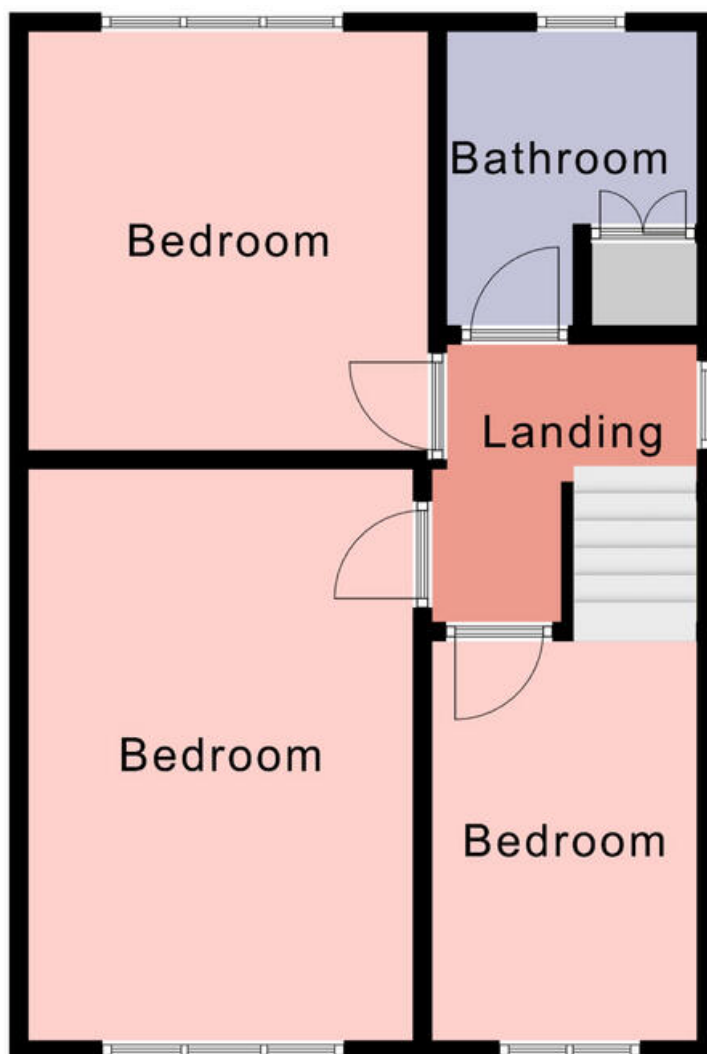




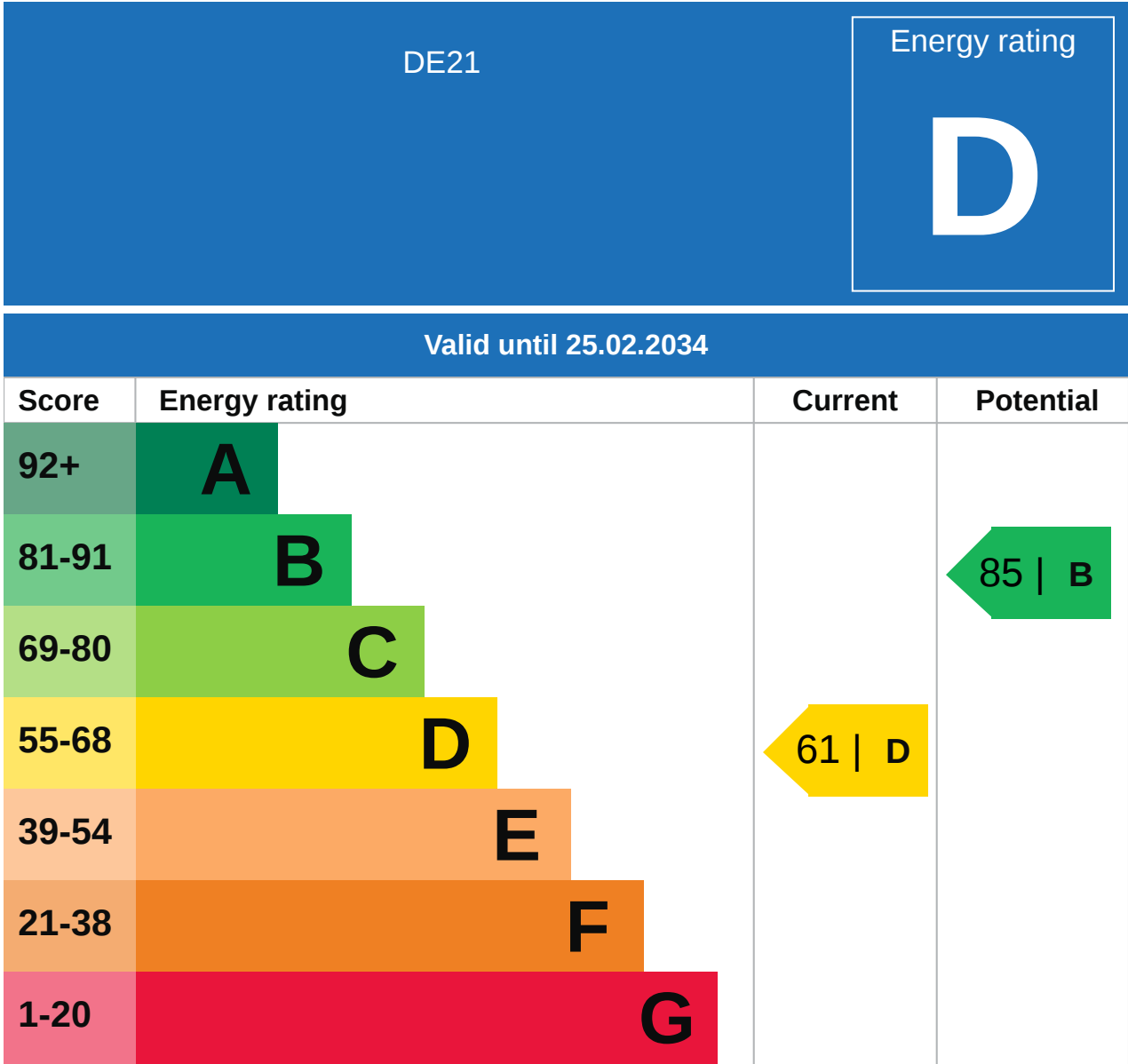
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 45% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	86 m ²



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.



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Data Quality

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