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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22<sup>nd</sup> May 2025



**LODGE LANE, SPONDON, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Modernised & Spacious Semi-Detached Bungalow
- > No Upward Chain, Viewing Recommended
- > Freehold/Standard Construction
- > EPC Rating D/Council Tax Band B
- > Driveway Parking

**\*\* PREMIER PROPERTY \*\*** Located in the most sought-after area of Spondon, this modernised and well-presented two-bedroom semi-detached bungalow offers a stunning fitted dining/kitchen, well fitted shower room, spacious lounge with feature bay window and generous driveway offering excellent off-road parking. Offered for sale with no upward chain, viewing is a must! Benefitting from uPVC double glazing and gas central heating via combination boiler, the fully re-wired accommodation briefly comprises: Entrance Hall with feature flooring; spacious lounge with beautiful feature bay window; modern and spacious fitted dining/kitchen with sliding door opening to the rear garden; two well-proportioned bedrooms and a modern fitted shower room with shower cubicle. To the front of the property is a neat garden space alongside a driveway providing ample off-road parking. To the rear is an enclosed garden with patio seating area, lawn and mixed flower and shrubbery beds. Lodge Lane lies convenient for all the local amenities within Spondon, including highly regarded shops, schools and cafes/restaurants.

Entrance Hall:

Lounge: (12'2" x 10'6") 3.71 x 3.20

Dining Kitchen: (14'1" x 11'3") 4.29 x 3.43

Bedroom One: (11'4" x 11'1") 3.45 x 3.38

Bedroom Two: (11'1" x 8'1") 3.38 x 2.46

Shower Room: (7'10" x 5'9") 2.39 x 1.75

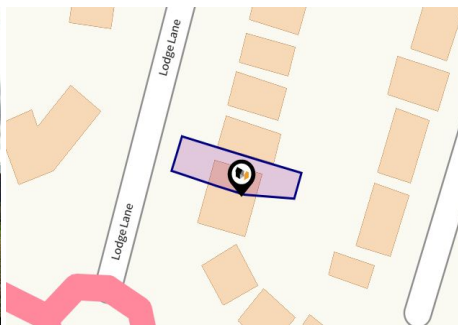
Outside:

There is a tarmac driveway to the front elevation providing ample off road parking. Gated access to the side elevation leads in-turn to the enclosed rear garden having a paved patio area with two shaped lawned areas, fenced boundaries and garden shed.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £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 Overview



## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	645 ft <sup>2</sup> / 60 m <sup>2</sup>
Plot Area:	0.06 acres
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY8330

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)

19 mb/s	80 mb/s	1800 mb/s

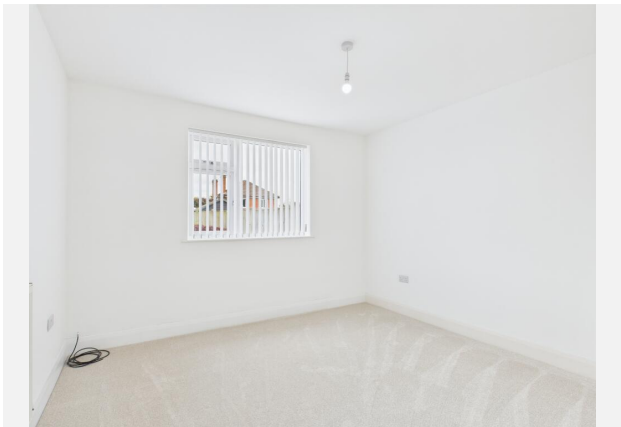
Mobile Coverage:  
(based on calls indoors)

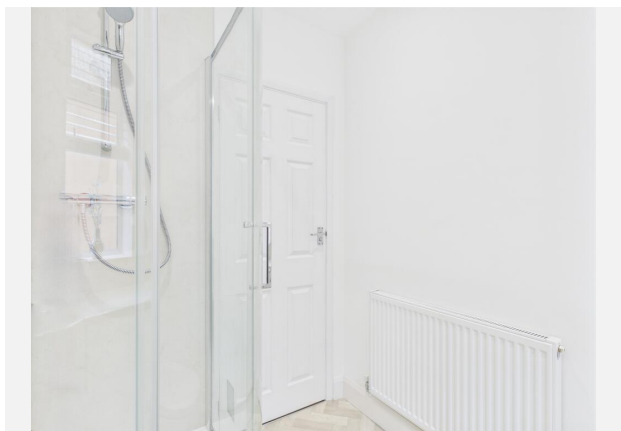


Satellite/Fibre TV Availability:

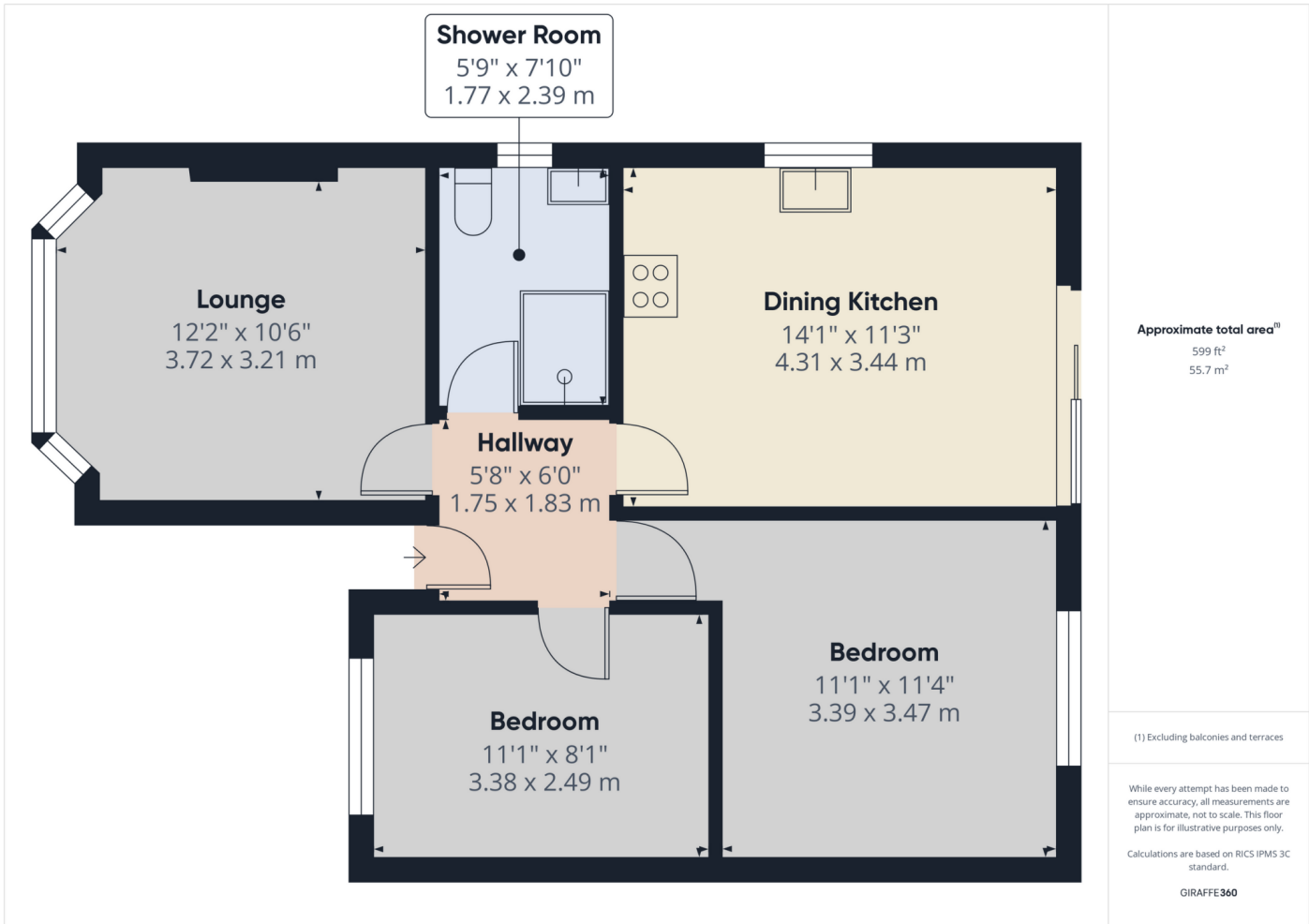




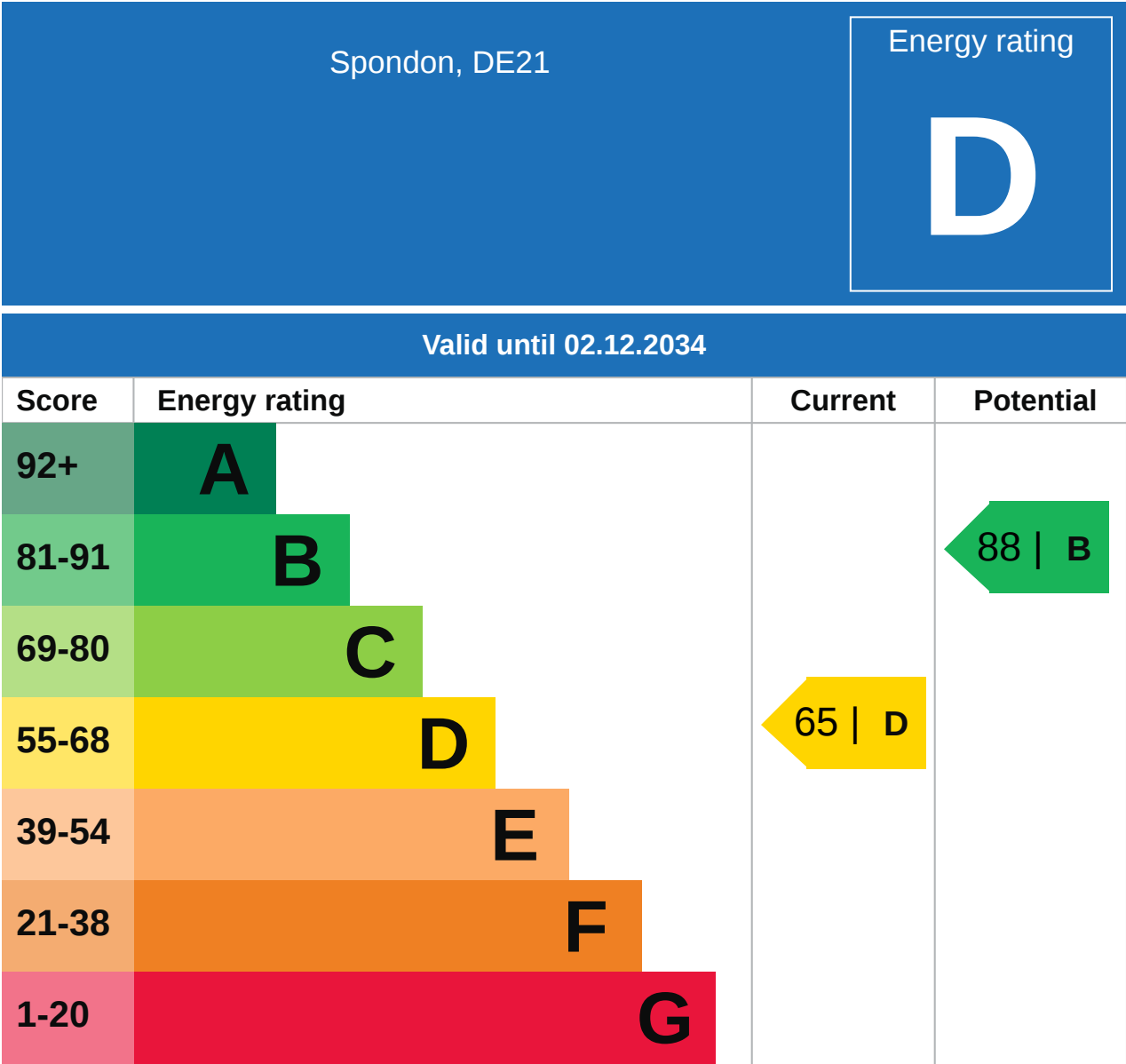




## LODGE LANE, SPONDON, DERBY, DE21



# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	60 m <sup>2</sup>





## Hannells

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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

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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.

## 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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# Hannells

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