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**View This Property!**

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

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**T:** 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.



## Viewing Strictly By Appointment Only

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We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

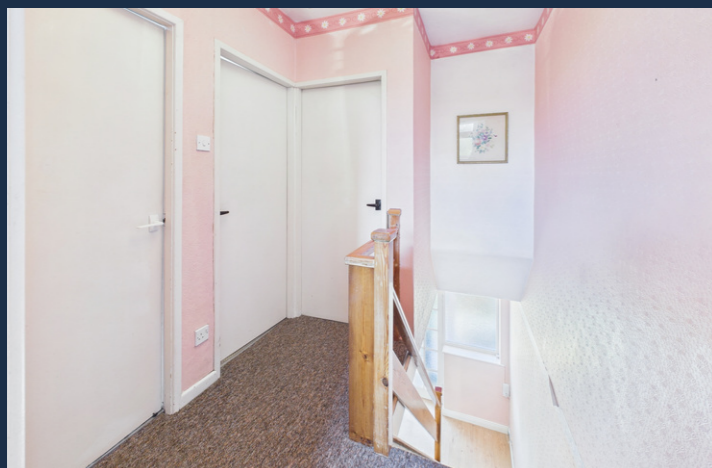
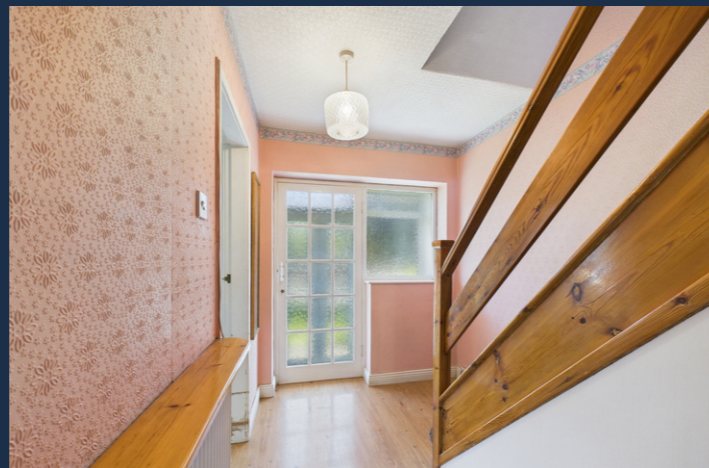
## Stoney Lane, Spondon, DE21 7QG | Asking Price £225,000 Freehold

Occupying a larger-than-average plot, this three-bedroom semi-detached property offers an exciting opportunity to create a wonderful family home. With ample outdoor space and immense potential for extension or modernisation (subject to planning permissions), this home is perfect for buyers looking to put their own stamp on a property!

- Spacious Three-Bedroom, Semi-Detached Home
- Larger Than Average Plot Set Back From Stoney Lane
- No Upward Chain
- EPC Rating D, Standard Construction
- Council Tax Band B, Freehold



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



### Full Description:

Occupying a larger-than-average plot, this three-bedroom semi-detached property offers an exciting opportunity to create a wonderful family home. With ample outdoor space and immense potential for extension or modernisation (subject to planning permissions), this home is perfect for buyers looking to put their own stamp on a property!

Set within a popular residential area, the property already benefits from gas fired central heating and double glazing and briefly comprises:- entrance porch, reception hallway, spacious living, dining room and kitchen.

To the first floor the landing provides access to three good size bedrooms and bathroom with a three piece suite.

Outside, there are gardens to both front and rear elevations together with a driveway and garage.

### Room Measurements & Details:

**Entrance Hallway:** (10'4" x 6'4") 3.15 x 1.93

**Living Room:** (12'4" x 14'8") 3.76 x 4.47

**Dining Room:** (8'10" x 7'10") 2.69 x 2.39

**Kitchen:** (8'10" x 13'4") 2.69 x 4.06

**First Floor Landing:** (6'2" x 6'3") 1.88 x 1.90

**Bedroom One:** (8'11" x 11'10") 2.72 x 3.61

**Bedroom Two:** (10'1" x 12'3") 3.07 x 3.73

**Bedroom Three:** (8'3" x 5'8") 2.51 x 1.73

**Bathroom:** (5'4" x 7'1") 1.63 x 2.16

### Outside:

The property is set back from Stoney Lane and is approached via a driveway providing off-road parking and access to a GARAGE with courtesy door to side elevation.

There is gated access to the side elevation leading to an enclosed and larger than average rear garden and enjoying a south-facing aspect. The garden is laid mainly together with garden shed with light and power, cold water tap. There are two further attached outhouses.

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*A Moving Experience...*