



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th November 2025



LITTON DRIVE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Much Improved, Well-Appointed And Presented Home
- > Early Viewing Highly Recommended
- > Ideal First Time Buy/Family Home
- > EPC Rating C, Airey Construction (Non-Standard)
- > Council Tax Band A, Freehold

Property Description

This much-improved and well-appointed semi-detached home is ideal for first-time buyers or a growing family. The property features a contemporary, recently refitted breakfast kitchen with integrated appliances, a conservatory overlooking the garden, stylish family bathroom, off-road parking and a generous rear garden. Set in a no-through road location, this attractive home combines modern living with a convenient setting. Early viewing is highly recommended. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, recently refitted breakfast kitchen with integrated appliances, living room and conservatory with French doors to the rear garden. From the kitchen there is access to three outhouses. To the first floor the landing provides access to three bedrooms and stylish bathroom with a three piece suite. Outside, there is off-road parking to the front elevation for two vehicles and there is a good size rear garden.

Room Measurement & Details

Entrance Hallway: (6'11" x 13'6") 2.11 x 4.11
Refitted Breakfast Kitchen: (18'3" x 11'11") 5.56 x 3.63
Living Room: (10'9" x 13'1") 3.28 x 3.99
Conservatory: (8'6" x 10'4") 2.59 x 3.15
First Floor Landing: (6'11" x 8'8") 2.11 x 2.64
Bedroom One: (10'10" x 13'6") 3.30 x 4.11
Bedroom Two: (11'0" x 11'11") 3.35 x 3.63
Bedroom Three: (6'10" x 10'4") 2.08 x 3.15
Bathroom: (6'9" x 6'0") 2.06 x 1.83

Outside:

There is a driveway to the front of the property providing off-road parking for two vehicles. There is a good-size rear garden being laid mainly to lawn with paved patio area along with three useful outhouses (one containing a WC).

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (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

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A Moving Experience



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	947 ft ² / 88 m ²
Plot Area:	0.09 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY547140

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s	52 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

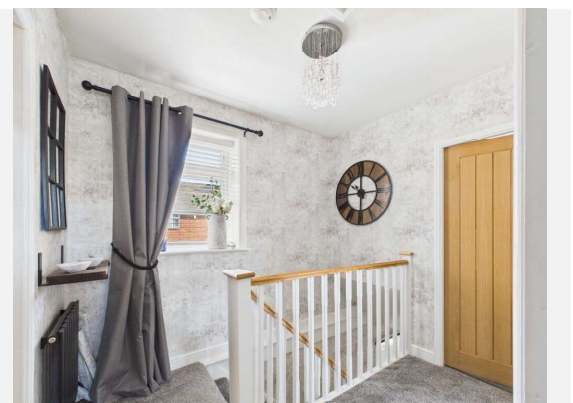
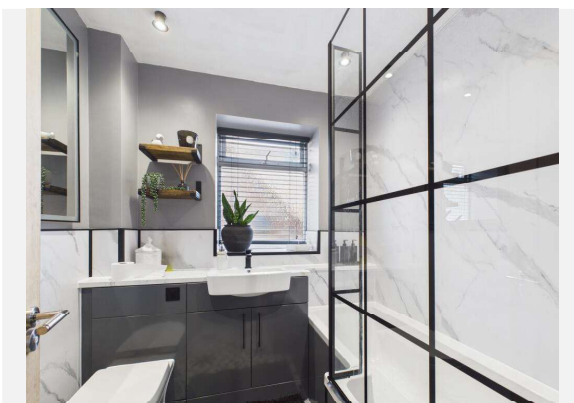
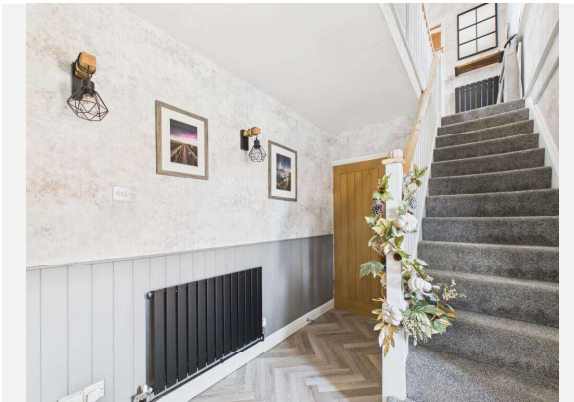
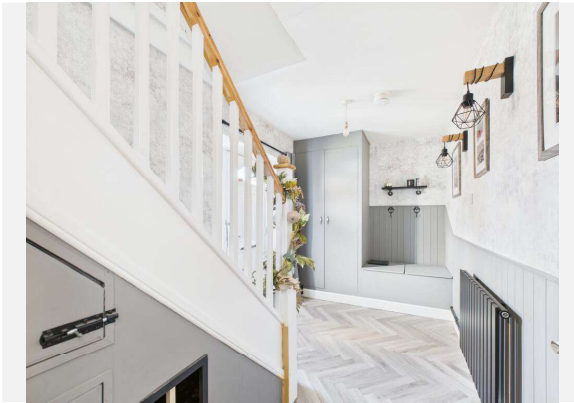


Satellite/Fibre TV Availability:





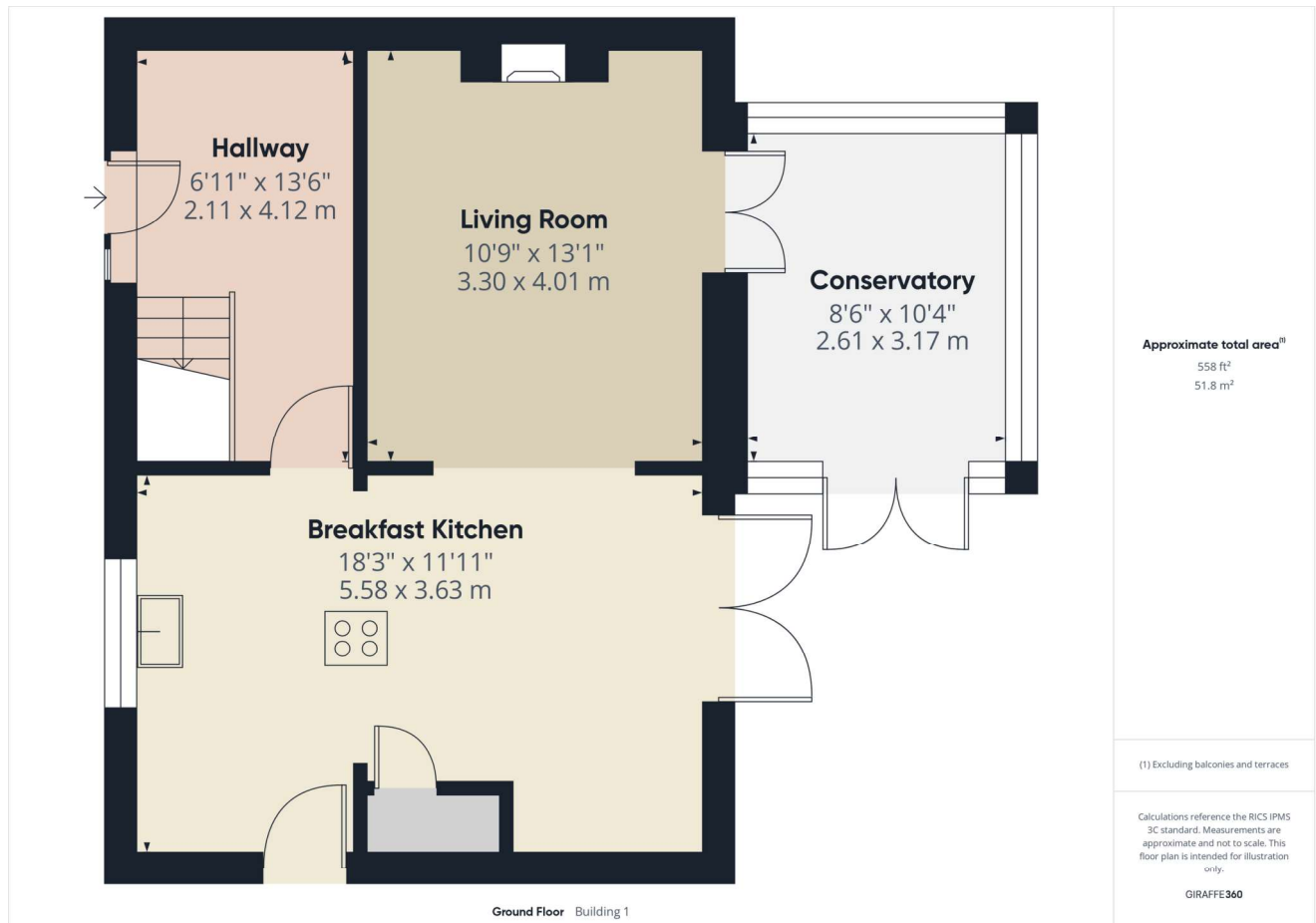
Gallery Photos



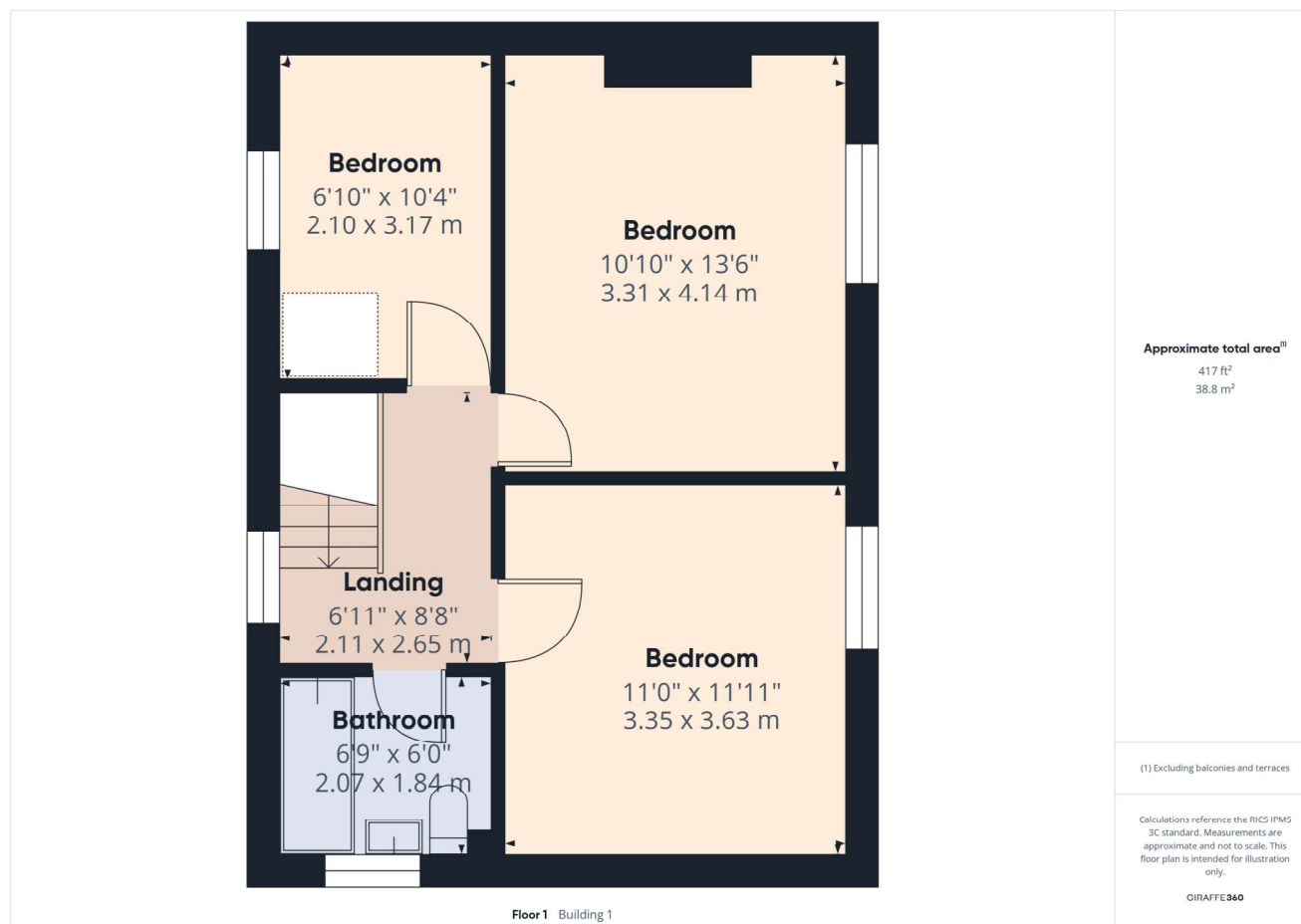
Gallery Photos



LITTON DRIVE, SPONDON, DERBY, DE21



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Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

C

Valid until 03.11.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	89 m ²



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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

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.

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Testimonials



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

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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